

Our Ref: 302658/CH/AW

Sent by email to: GNLP@norfolk.gov.uk

12th December 2018

Dear Greater Norwich Planning Policy Team,

Greater Norwich Joint Local Plan

Site: Land South of Flaxlands Road, Carleton Rode

Site Reference: GNLP2086

I write further to the Council's consultation with respect to the Joint Local Plan and in particular to the above site. We hereby submit comments with respect to site reference GNLP2086 and in response to the Site Proposals Document Addendum New, Revised and Small Sites document and Housing and Economic Land Availability Assessment (HELAA).

On behalf of our client we welcome and support the Council's decision and consideration that the site represents a suitable site for future residential development as identified within the Housing and Economic Land Availability Assessment (HELAA). To supplement this though and address some of the points raised in the site appraisal we would wish to make the following comments.

Suitability

We would reiterate that the site is suitable for residential development being located adjacent to the village boundary, and adjacent to the Carleton Rode Primary School and with built form continuing to the north and along Flaxlands Road/Church Road to the east. We would highlight that within the suitability analysis none of the potential impacts or constraints cannot be overcome. We note the initial feedback from the Highways Authority with respect to capacity issues on the local highway network. However, we would highlight that any development coming forward could be designed to provide for a widened carriageway extending across the site frontage. We would also highlight that the amount of development allocated for the site remains relatively small and

BECCLES
01502 712122
10 New Market
Beccles
Suffolk
NR34 9HA

DISS
01379 642233
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4WH

HARLESTON
01379 852217
32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

SOUTHWOLD
01502 723292
98 High Street
Southwold
Suffolk
IP18 6DP

HALESWORTH
01986 872553
12 Thoroughfare
Halesworth
Suffolk
IP19 8AH

AUCTION ROOMS
01502 713490
The Old School House
Peddars Lane
Beccles, Suffolk
NR34 9UE

MAYFAIR
0870 112 7099
Cashel House
15 Thayer Street
London
W1U 3JT

following such improvements the subsequent traffic levels generated by the development would not compromise the wider function of the highway network. In addition we would highlight that locating new homes adjacent to the Primary School would inherently help to minimise vehicular trips to the school in the AM and PM peak hours.

We would highlight that given the small scale of the development proposed and appropriate on this site the nearest protected wildlife site being 3kms would not be a constraint on development. The other important considerations relating to townscape, heritage, flood risk can all be mitigated for through the application and development process. None of these considerations are a constraint on development.

With respect to the Carleton Rode WRC and the provision of main water supply there is nothing at this stage that would indicate that these cannot be provided whether this be through on site private treatment measures or improvements to existing infrastructure. We also contend that this is a very realistic and attractive site to come forward being located in a semi-rural location, adjacent to the existing village and within close proximity to a school. Therefore, the site represents a very suitable site for development to be included in the emerging plan.

Availability

We also take the opportunity to reiterate that the site is available and owned by our client and there are no known legal restrictions to bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes.

Achievability

We would highlight that the site is available now in freehold ownership of our client and there are no technical, legal, or viability constraints that would not prevent it from being developed within years 1 - 5. Indeed this provides for more than adequate flexibility in providing for any necessary improvements to the capacity of any necessary utility infrastructure.

Summary

With respect to site reference GNLP2086, the applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process, and the site represents an opportunity to provide much needed housing within a location that would support the nearby school, minimise vehicle trips to the school whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the emerging local plan.

Do please feel free to contact me should you have any queries regarding the above.

Yours sincerely

Christopher Hobson BSc (Hons) MSc MA MRTPI

Principal Planner

Building Consultancy Department

Diss Office

Email: chris.hobson@durrants.com

Administration: 01379 646603

www.durrantsbuildingconsultancy.com