

Our Ref: 302763/CH/AW

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

13th December 2018

Dear Greater Norwich Planning Policy Team,

Greater Norwich Joint Local Plan

Site: Land North of Hempnall Road, Woodton & Land South of The Street, Woodton

Site Reference: GNLP2130 & GNLP2100

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 the above site reference GNLP2100 and site reference GNLP2130 both located in Woodton 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 sites represent a suitable sites and options for future residential development as identified within the Site Proposals Document Addendum for New, Revised and Small Sites. To supplement this though and address some of the points raised in the site appraisal we would wish to make the following comments.

1. GNLP2100- Land North of Hempnall Road, Woodton

Suitability

We would reiterate that the site is suitable for residential development being located adjacent to the village boundary of Woodton which is a service village and should be allocated for some

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

growth. As the Council note the site is well related to the built form which continues into the village to the west. We would highlight that within the suitability analysis none of the potential impacts or constraints cannot be overcome or mitigated against.

We note the initial feedback from the Highways Authority confirms suitable access could be provided but the road network is not suitable. However, with respect to the suitability of the local highway network, we would highlight that the road geometry, width and characteristics of Hempnall Road are not uncommon within the rural area and indeed help form the distinct character of the many rural villages within the district. Any development coming forward could be designed to provide for localised improvements to the highway along the site frontage and vicinity of the site. We would also highlight that the amount of development indicated for the site remains relatively small and could be allocated for between 5 and 10 dwellings. Following mitigation and limited the additional traffic levels generated by the development it is contended that the development of the site would not compromise the operation of the highway network.

The fundamental considerations relating to flood risk, landscape, biodiversity, heritage and townscape implications can all be mitigated for. With respect to the provision of sewerage and main water supply there is nothing at this stage that would indicate that these cannot be provided for 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, on the edge of the existing village, within walking distance to the various facilities in the village, and within close. 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.

2. GNL – Land South of The Street, Woodton

Suitability

We would reiterate that none of the potential impacts or constraints discussed within the suitability analysis cannot be suitably addressed, and therefore the site is suitable for residential development. The site is located adjacent to the village boundary within close proximity to facilities within the village. The site is well related to the village and the proposals represent a sympathetic and logical extension to the built form of the village. Again, we note the initial feedback from the Highways Authority confirms the suitability of the local road network and that access to the site is feasible. The footpath running in front of the site also provides a continuous connection to the centre of the village and various facilities within the village.

We note that part of the site that is at risk of surface water flooding and within flood zone 3 from watercourse along The Street as identified on the Environment Agency Flood Risk Maps. As the Council notes the site is of sufficient size with flexibility in the numbers of dwellings provide don the site to allow for the dwellings to be located to avoid these areas. Otherwise, there is nothing to indicate that a standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential impacts of site and minimise risk on and off site. Therefore, this would not be a constraint on development.

The other considerations relating to townscape, biodiversity; heritage, and utilities can all be mitigated for through the application and development process. None of these considerations are a constraint on development. 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. This is considered realistic for a site which is attractive being located on the edge of an existing village and within close proximity to local amenities including schools, shop and public houses. Indeed this provides for more than adequate flexibility in providing for any necessary improvements to the capacity of any necessary highway and utility infrastructure to serve the development.

Summary

With respect to both site references GNLP2100 and GNLP2130, the applicant welcomes the Council's comments that the sites represent suitable sites for future residential development within the village of Woodton, but acknowledge that for the purposes of the HELAA they cannot double count the amount of available land and hence the overall conclusions for the sites.

We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the emerging joint 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