

Greater Norwich Local Plan Team

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Tel 01206 835150

Co. Reg. No. 5677777

14th December 2018

Dear Sir or Madam,

Greater Norwich Local Plan Site Proposals Addendum (New, Revised & Small Sites) Consultation: Comment in Relation to Site Reference GNLPSL2007 – Land Allocated for Employment Use at Abbey Farm Commercial Park, Horsham St Faith.

1.0 Introduction

- 1.1 On behalf of our client, Horsham Properties Ltd, we write in respect to the Greater Norwich Local Plan, Regulation 18 (b), New, Revised & Small Sites Consultation, published October 2018.
- 1.2 This letter comprises our representation regarding Site Reference GNLPSL2007 – Land at Abbey Farm Commercial Park, Horsham St Faith, that is allocated for employment uses within the Broadland District Council Site Allocations Development Plan Document (2016) under adopted policy HNF3.
- 1.3 In summary, the site owners support the incorporation of the existing employment allocation (site reference GNLPSL2007) within the Greater Norwich Local Plan (GNLP) and continue to request that the settlement boundary of Horsham St Faith is extended and amended to encompass the allocation on the basis of previously consented development, including the site extension to the north, which has been constructed and is not presently included on the revised settlement maps.

2.0 Background

- 2.1 Broadland District Council's Site Allocations Development Plan Document was adopted in May 2016 and allocates sites that are suitable for certain forms of development such as housing, employment, community facilities etc. The document allocates land at Abbey Farm Commercial Park (Approx. 2.9ha) for employment uses (Use Classes B1, B2 and B8).
- 2.2 We wrote to you on 21st March 2018 in response to the GNLP Regulation 18 Site Proposals Consultation Document and requested that the settlement boundary is extended around the allocated part of the business park as well as the existing industrial land.

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3.0 Greater Norwich Local Plan 'New, Revised & Small Sites' Consultation

- 3.1 Revised Site Proposals maps have been published for Horsham & Newton St Faith (dated 15th June 2018), and these show the settlement boundary (purple dashed line) around the allocated employment area to the west of the business park (yellow hatched line).
- 3.2 The site owners maintain their stated intention to develop the allocated land within the next five years and are in the process of preparing a planning application. We welcome the extension of the settlement boundary around the allocated land; the development of which will complement the form and function of the service village in the same way as the existing park.
- 3.3 In 2012 permission was granted (reference 20121385) for an extension of the business park in the north. These buildings have been built and form a set of industrial units known as 'L-block'. The yellow and purple dashed line does not extend around this area, and therefore we request that this is amended to reflect the current limits of the existing operational business park.
- 3.4 The extent of development approved in 2012 is shown on drawings numbered 001D (Site Plan) and 051 B (Block Plan) (Appendices 1 & 2 to this letter). We have indicated the area where the settlement boundary is requested to be extended in blue hatching on an extract of the Horsham & Newton St Faith GNLP Revised Site Proposals map (Appendix 3). As a consequence, we also request that the settlement limits are further amended to follow the yellow line on this map.
- 3.5 The GNLP Settlement Summary (paragraph 3.23) suggests that, as GNLP SL2007 has not yet been developed as a current employment allocation, *"the case for inclusion within the settlement boundary is less convincing"*.
- 3.6 The allocated employment land to the west of the Park formed part of the site granted planning permission in 2012. This land contains development by way of engineering operations and structural landscaping which were designed to reduce the visual impact of the business park extension (L Block) in the north-east – these elements being integral to the delivery of this development.
- 3.7 Given the dependency between the allocated land in the west and the recent development of L-Block, and taking into account the potential redevelopment of this land in future, we feel that there is a convincing case for the inclusion of this land within the settlement limits of Horsham St Faith.

4.0 Conclusion

- 4.1 We note that the GNLP Settlement Summary suggests settlement boundaries will only be extended where development already exists on a site. Due to the presence of engineering operations and landscaping, required in connection with an implemented planning permission which extended the business park to the north, we would regard the allocated land to have a form and function which connects to the existing settlement and thus the settlement limits should be extended to enclose it.



4.2 However, notwithstanding the GNLP's position on land to the west, we request that, as a minimum, the settlement boundaries are amended to include L-block and its operational land in the north. The land and buildings have been built, but are not presently included in the settlement limits of the village as shown on the revised Site Proposals maps in the New, Revised and Small Sites Consultation. Given that this building, and associated land around it presently function as part of the operational business park, they should clearly be included within the settlement limits extension.

We trust you will find the above and enclosed information to be helpful, please contact Kathryn Oelman on 01206 835150 if you require further clarification.

Yours faithfully,

Kathryn Oelman
Lawson Planning Partnership Ltd



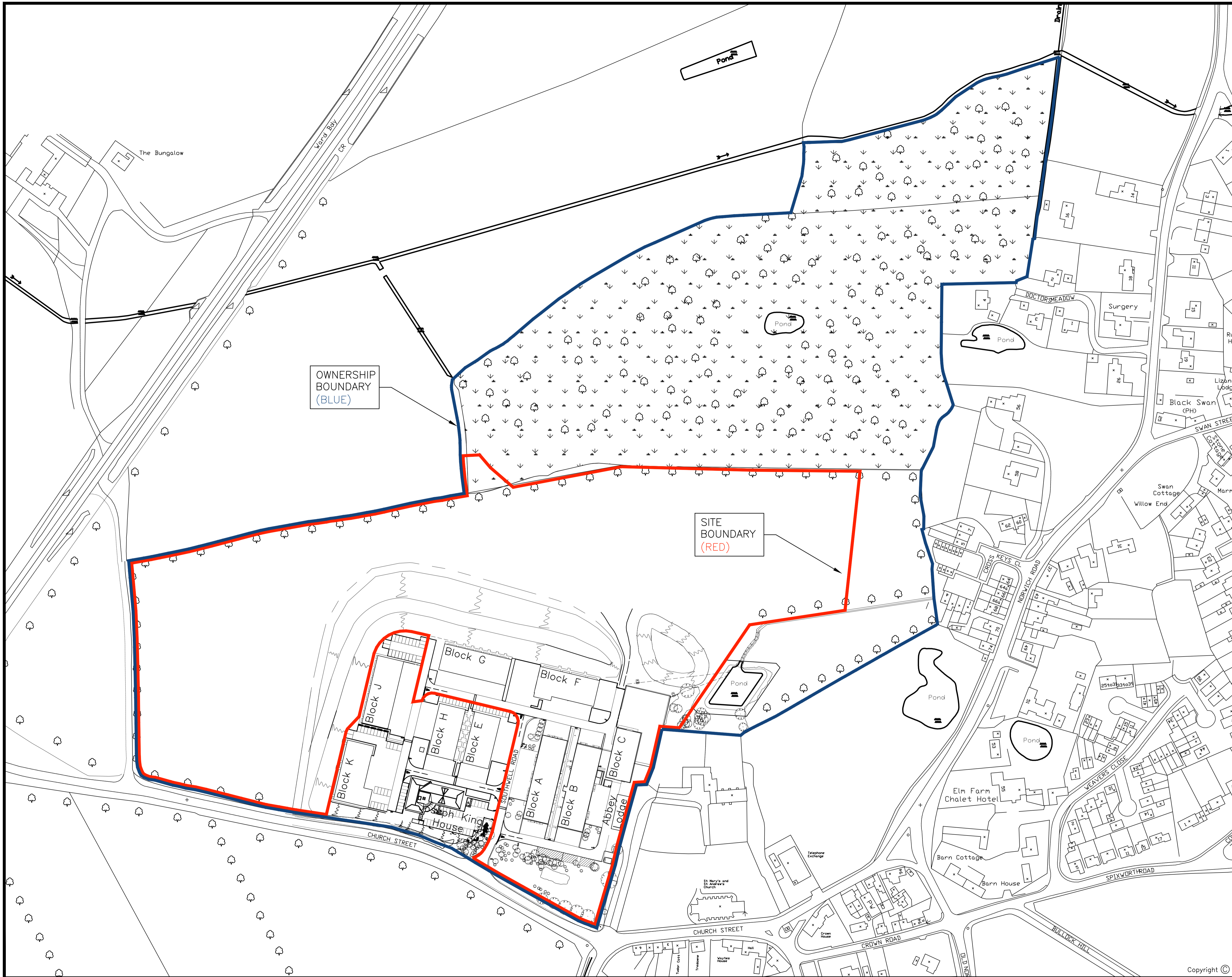
Appendix



Appendix 1

001D (Site Plan)

Existing Site and Land Ownership Plan



OWNERSHIP
BOUNDARY
(BLUE)

SITE
BOUNDARY
(RED)

NOTES

D	UPDATED TO SUIT COMMENTS RECEIVED	ME 18/07/12
C	SITE BOUNDARY AMENDED	ME 17/07/12
B	SITE BOUNDARY INDICATED IN RED	ME 09/07/12
A	FIRST ISSUE	DIV 16/12/11
ISSUE LETTER	ISSUE	INITIAL & DATE

CLIENT

Horsham Properties Limited

PROJECT TITLE
**ABBEY FARM COMMERCIAL PARK
NORSHAM ST. FAITH
NORWICH**

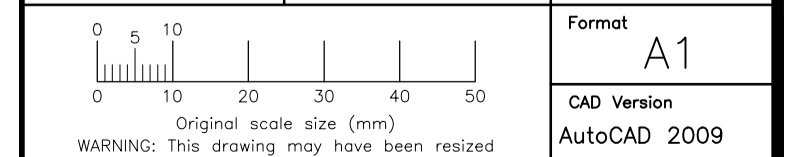
DRAWING TITLE
**EXISTING SITE AND LAND
OWNERSHIP PLAN**

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**R
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A**

Drawn by	Date	Scale
DIV	16/12/11	1:1250 at A1 1:2500 at A3
Checked by	Date	



Drawing Status
P-PRELIMINARY, I-INFORMATION, A-APPROVAL, T-TENDER, C-CONSTRUCTION, R-RECORD

Drawing No	Issue	Status
N11126	/001 /	D P

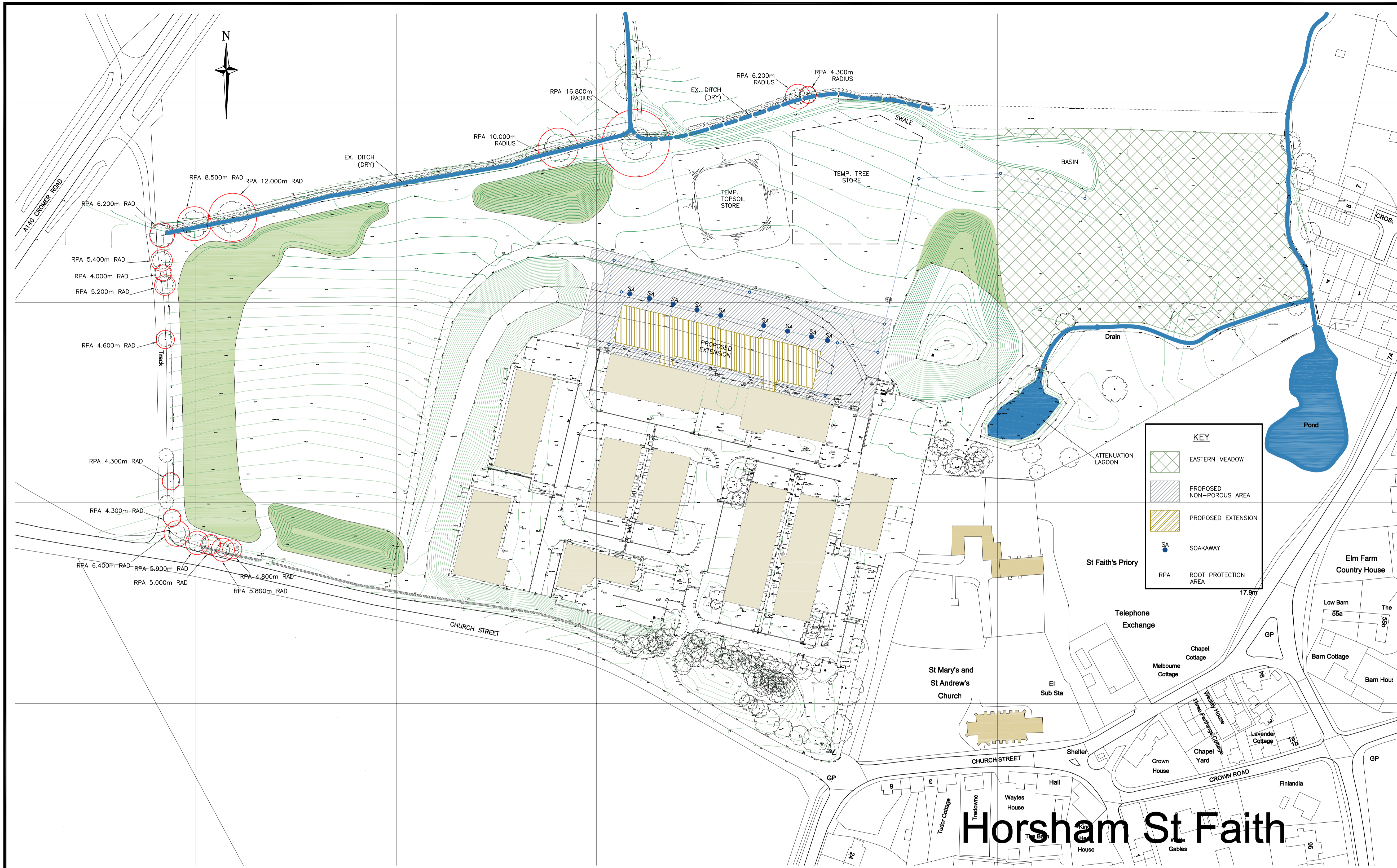
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Appendix 2

051B (Black Plan)

Proposed Earthworks and Drainage Strategy Layout



**EARTHWORKS AND DRAINAGE
STRATEGY LAYOUT**
SCALE 1:1000

Horsham St Faith

NOTES

RPA: ROOT PROTECTION AREA OF EXISTING TREES CALCULATED ON THE PRINCIPLES OF BS5837:2005 TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION.

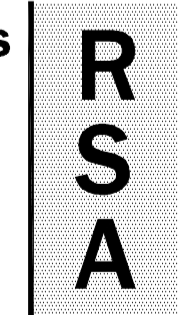
B	RPA NOTE ADDED, SWALE AMENDED	MA 13/06/12
A	FIRST ISSUE	MA 29/05/12
ISSUE LETTER	ISSUE	INITIAL & DATE

CLIENT
Horsham Properties Ltd

PROJECT TITLE
**ABBEY FARM COMMERCIAL PARK
HORSHAM ST FAITHS
NORWICH**

DRAWING TITLE
**PROPOSED EARTHWORKS AND
DRAINAGE STRATEGY LAYOUT**

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Drawn by	Date	Scale
MA	18/05/2012	1:1000
Checked by	Date	

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WARNING: This drawing may have been resized	CAD Version
	AutoCAD 2013

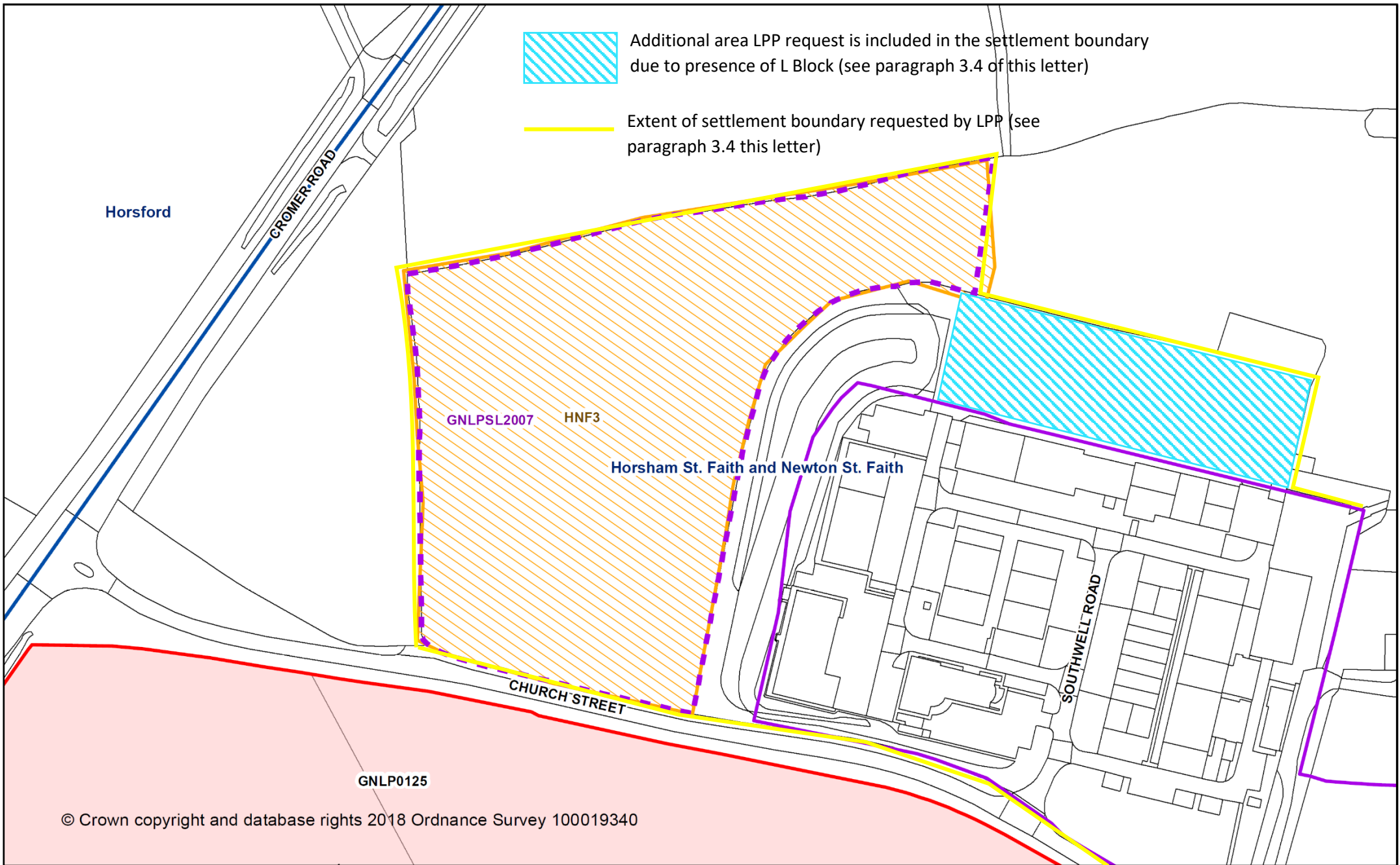
Drawing No	Issue	Status
N11126 /051 /	B	P

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Appendix 3

Greater Norwich Local Plan Reg 18 Consultation 2018



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**Greater Norwich Local Plan
Regulation 18 Consultation**

GNLPSL2007

This map was made by the Norfolk County Council Information Exploitation Team gis@norfolk.gov.uk

Date created:
15-06-2018

scale: 1:2,000
@A4

