

Greater Norwich Local Plan

New, Revised and Small Site Proposals Regulation 18 Consultation

Sites Response Form

Thank you for responding to the New, Revised and Small Sites Regulation 18 Consultation on the emerging Greater Norwich Local Plan.

The current consultation runs from **October 29th to Friday December 14th 2018**.

It covers **newly submitted sites, revisions to some of the sites already consulted on in January 2018 and small sites**. Altogether, this comes to more than 200 sites. We need to get views on these sites to help us draw up our draft plan.

Except for the sites we have been asked to revise, we are not consulting again on the sites we asked for your views on in January 2018. However, when commenting on new sites, you can also tell us if you have anything more to say on nearby sites consulted on previously. If doing this, please include the site reference for the earlier sites in your comments on the new site.

If you have any questions relating to the consultation please contact the Greater Norwich Local Plan team on 01603 306603 or email gnlp@norfolk.gov.uk

It is easier to respond online at www.gnlp.org.uk . If you cannot do this, please use this form to respond to the consultation on new, revised and small sites.

Consultation documents are available from www.gnlp.org.uk. These are the Site Proposals Addendum and the HELAA Addendum. They provide information on sites which may help you to make your comments.

Hard copies of the documents are available at consultation "Deposit Points" at:

- County Hall, Martineau Lane, Norwich (main reception);
- City Hall, St Peters Street, Norwich (2nd floor reception);

- Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
- South Norfolk Council, Cygnet Court, Long Stratton (main reception).

Submitting your Response Form

Responses should be submitted by email to gnlp@norfolk.gov.uk or completed hard copy forms should be sent to:

*Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX*

**All submissions should be made no later than 5pm on
Friday 14 December 2018.**

| 1a. Contact Details | |
|-------------------------------|---|
| Title | Mr |
| First Name | Stuart |
| Last Name | Williamson |
| Job Title (where relevant) | |
| Organisation (where relevant) | Wood Plc |
| Address | Gables House, Kenilworth Road, Leamington Spa |
| Post Code | CV32 6JX |
| Telephone Number | 01926 439054 |
| Email Address | Stuart.williamson@woodplc.com |

| 1b. I am... | |
|---|--|
| Owner of the site <input type="checkbox"/> | Parish/Town Council <input type="checkbox"/> |
| Developer <input type="checkbox"/> | Community Group <input type="checkbox"/> |
| Land Agent <input type="checkbox"/> | Local Resident <input type="checkbox"/> |
| Planning Consultant <input type="checkbox"/> Yes | Registered Social Landlord <input type="checkbox"/> |
| Other (please specify): | |

| 1c. Client/Landowner Details (if different from question 1a) |
|---|
| |

| | |
|-------------------------------|-------------------------|
| Title | |
| First Name | |
| Last Name | |
| Job Title (where relevant) | |
| Organisation (where relevant) | Hopkins Homes C/O Agent |
| Address | |
| Post Code | |
| Telephone Number | |
| Email Address | |

Please make your comments below. You can comment on more than one site on this form. Please clearly state the site reference number of the site (GNLP....) your comments refer to.

| Site reference | Comments |
|------------------------|---|
| GNLP2131 & GNLP2135 | See attached document for comments on both sites. |

Please add additional sheets if necessary

Disclaimer

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018/Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form

The response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be made available for public viewing. By submitting this form

you are consenting to your comments being stored by Norfolk County Council, and the details being published for consultation purposes.

Once comments have been checked and verified they will be available online (with respondents' names) for others to see. Any representations which are deemed to contain offensive comments will be removed from the consultation site. Whilst we will include names on our website, we will remove personal contact details such as addresses, telephone numbers, emails and signatures before publishing.

If you wish to comment but feel that you have a strong reason for your identity to be withheld from publication, you can contact your District Councillor who will put forward your comments as appropriate. Please note that where you submit your views in writing to your local District Councillor, this is described as "lobbying" and the local member will be obliged to pass these on. The local District Councillor will be required to provide your details to the GNLP where they will be stored for their records.

Please note, however, that if you subsequently wish to comment as part of the formal Regulation 19 stage of the Greater Norwich Local Plan (due to take place in 2020) comments must be attributable for the public examination by the Planning Inspectorate.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information.

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

| | |
|---------------------------|-----------------|
| Name Stuart Williamson | Date 14.12.2018 |
|---------------------------|-----------------|

Greater Norwich – New, Revised and Small Sites Document - Regulation 18 Response Form

| | |
|-----------------------|--|
| FOR OFFICIAL USE ONLY | |
| Response Number: | |
| Date Received: | |

Your completed form should be returned to the Greater Norwich Local Plan team **no later than 5pm on Friday 14 December 2018.**

If you have any further questions about the ways to comment, or if you need consultation documentation in large print, audio, Braille, an alternative format or a different language, you can email us at gnlp@norfolk.gov.uk or phone us on 01603 306603.

Greater Norwich Local Plan: New, Revised and Small Sites Consultation

1. Introduction

Wood Plc (previously Amec Foster Wheeler) submitted land in response to the Call for Sites in 2016 as part of the Greater Norwich Local Plan preparation on behalf of Hopkins Homes Limited (hereafter referred to as Hopkins Homes). An L-shaped area of greenfield land extending to approximately 15ha at Salhouse Road, Wroxham was submitted. The Site was assigned reference number GNLP0504.

A high-level Concept Masterplan was prepared to demonstrate the potential of this location and was also submitted to the Council. On submitting the site, it was noted that the Concept Masterplan presented was only one possible solution of how the site could be developed and it would be a basis for further testing and discussion. It was noted that within this area there are smaller options to meet a range of development needs. Since submitting the site Hopkins Homes has held further discussions with the land owner, Wroxham Parish Council and the District Council. After further consideration, we made a further submission in November 2017 to amend the site option GNLP0504 and replace it with two smaller options for the Council's consideration. These two smaller options are:

- ▶ **Site GNLP2131 - Land east of Wherry Gardens:** This is a reduced option comprising part of the land previously submitted under reference GNLP0504. The option has omitted land south of Charles Close and north of The Avenue, along the eastern edge of the site. The reduced option now comprises a rectangular parcel of land south of properties in Keys Drive and abuts Salhouse Road to the west and The Avenue to the south.
- ▶ **Site GNLP2135 - Land south of Wherry Gardens:** The site comprises a square parcel of land which is bound Hopkins Homes' Wherry Gardens development to the north and by native hedgerows and mature hedgerow trees to the south. The eastern boundary abuts Salhouse Road whilst the western boundary abuts the railway line.

Both options could be brought forward at any time to assist in maintaining a deliverable supply of housing land in line with the emphasis of the NPPF. High-level Concept Masterplans have been prepared to demonstrate the potential of these sites to assist the Council in meeting its development needs. They have been developed on the basis of some limited initial technical work and desktop analysis.

The extent of the landholding in this location provides significant flexibility to provide larger or smaller options as required to meet immediate development needs or longer-term needs. Should the Council identify either of the sites through its emerging Plan, the options would be the basis for further analysis and testing by Hopkins Homes to support their allocation.

Comments on the assessments for both sites are provided below. Initial concept plans for each site are also provided to demonstrate the potential of the site.

2. Site GNLP2131 - Land east of Wherry Gardens

Summary: The site presents a logical and sustainable location for new housing provision and would provide a natural rounding off, of the settlement edge. The site relates well to the existing built form and is viewed within an urban context. The site could deliver quality new homes, including a proportion of affordable homes.

With close proximity to the village centre and nearby amenities, the site provides a highly sustainable housing option which will encourage transport modes other than by private car. The site is well integrated with existing communities and is also in close proximity to the shops and amenities in Wroxham. Services located over the River Bure in Hoveton are also within easy reach of the site. There is a petrol filling station on Norwich Road close to the site, which has a convenience store. Not only is the site well positioned in Wroxham it is adjacent to the strategic road network giving easy access to Wroxham village centre and Norwich to the south. Bus routes run along Norwich Road and Salhouse Road giving access to services in higher order settlements.

Comments on the assessment: The Council's assessment does not identify issues which would preclude development on the site and concludes that the development is suitable. However, given that it overlaps with the previously submitted site GNLP0504 it is marked as unsuitable. As noted above, the originally submitted site has been superseded by options GNLP2131 and GNLP2135 following discussions with the Parish Council and landowner and therefore It should take precedence over GNLP0504.

Specific comments on the assessment include:

- ▶ **Access:** Wood has undertaken an assessment of access opportunities and this demonstrates that a safe and suitable access to the site can be gained. The extensive road frontage to the site offers a number of access solutions. The concept plan shows the main site access could be taken from Salhouse Road. The access strategy has been informed by a desire to locate the main access in the more 'urban' part of the site fronting existing residential development at Wherry Gardens. The design of the access to the Wherry Gardens development sought to facilitate additional future development to the east of Salhouse Road, providing vehicular and pedestrian connections. The main access is proposed to connect onto Salhouse Road and will absorb the existing priority access currently serving the Wherry Gardens development. This could either be in the form of a crossroads or roundabout depending on the scale of development proposed. The vertical and horizontal alignment of the road in this location are favourable and would enable a safe access and egress to the site. An emergency access can also be provided to connect onto the southern boundary of the site from The Avenue.
- ▶ **Landscape:** The site is predominantly viewed from close proximity (i.e. through gaps in hedgerows, the local road network and adjacent residential properties). The site has a limited visual relationship with the Wroxham Broad due to the presence of intervening hedgerows and the topographical relationship between the site and Broads (i.e. gently sloping towards The Broads). Built form on the edge of Wroxham (including new built development off Salhouse Road) is barely perceivable through dense hedgerows from Wroxham Broad.

The urban edge of Wroxham is predominantly residential with a 'hard' urban edge formed by backs of properties without vegetation and is characterised by domestic paraphernalia in rear gardens. There is significant potential to improve the visual quality of the 'gateway' into the village. A high quality landscape scheme including on land to the south of the site would provide a rounding off of the settlement edge in this location utilising and augmenting existing hedgerows to improve the landscape setting of this location.

- ▶ **Heritage:** The site is not located next to the Conservation Area. It is separated by existing built development at Keys Drive. It has no visual relationship to the Conservation Area. In addition, it is also separated from listed buildings. A high-quality development, including the retention of boundary planting, would help to protect and enhance the setting of the village, the setting of the Conservation Area and the listed Broad House (this is over 250m from the nearest part of the site and is screened by a substantial tree belt).
- ▶ **Trees:** A number of large mature hedgerow oaks and some intact hedgerows that can be retained and enhanced within the new development.
- ▶ **Agricultural Land:** According to Natural England Agricultural Land Classification map for the Eastern Region (ALC008) Site option GNLP2131 falls within grade 3 agricultural land and is therefore of moderate quality. It falls outside of an area of grade 2 agricultural land to the north east of the site. In line with guidance in NPPF, paragraph 170(b) local planning authorities to take into account the economic benefits of the protecting the best and most versatile agricultural land. Accordingly, Local Planning Authorities should seek to use areas of poorer quality land where significant development on agricultural land is necessary. GNLP2131 should therefore be sequentially preferred over areas of higher quality.

3. Site GNLP2135 - Land south of Wherry Gardens

Summary: The site presents a natural extension of the Wherry Gardens development. The main estate road through Wherry Gardens can be extended to provide access to this land and there is also potential to create a second access onto Salhouse Road. The landscape framework, including mature hedgerows on the southern boundary present a logical extension to the settlement boundary.

The site can deliver a quality development to assist in meeting the significant development needs in the District, including affordable housing needs. There is also potential to provide new areas of open space.

Comments on the assessment: The Council's assessment concludes that the site is suitable for residential development. We agree with this conclusion as there are no constraints which would preclude development. In summary:

- ▶ **Access:** The main access to the site can be taken from the existing Wherry Gardens to the north through a continuation of the main estate road. There is also a frontage onto Salhouse Lane to the east which could provide a secondary access/pedestrian cycle links if required.
- ▶ **Landscape:** As with site GNLP2131, this site has a limited visual relationship with the Wroxham Broad due to the presence of intervening hedgerows and the topographical relationship between the site and Broads (i.e. gently sloping towards The Broads). It is set within a context of urban development including railway infrastructure and Norwich Road. Development in this location can also assist in enhancing the southern gateway to the village.
- ▶ **Heritage:** The site is also located some distance from the Conservation Area to the north and is separated by the existing Wherry Gardens development and has no visual relationship to the Conservation Area. The retention of boundary planting, would help to protect and enhance the setting of the village and would not impact on the setting of the listed Broad House which is separated from the site by existing hedgerows and fields (it is over 500m from the site). Therefore, development in this location will not impact on built heritage.

- ▶ **Trees:** A number of large mature hedgerow oaks and some intact hedgerows can be retained and enhanced within the new development. This would provide a mature landscape setting for a new settlement edge.
- ▶ **Agricultural Land:** the site also falls in within grade 3 agricultural land and is therefore of moderate quality and in accordance with guidance in the NPPF (170b), this site should be sequentially preferred over areas of higher agricultural land quality.

4. Summary

These options have significant potential to assist the Council in meeting its substantial development needs. The sites provide a highly deliverable and developable location in line with guidance in the NPPF. In particular, the sites are available now, they offer a suitable location for development and are achievable with a realistic prospect that housing will be delivered within five years. The sites are deliverable because:

- ▶ They are not covered by any strategic constraints which would prevent development. Unlike many areas within the District, the sites are not at risk of flooding and the area proposed for development is entirely located in Flood Zone 1 (lowest probability of flooding).
- ▶ The sites present a logical and sustainable location for new housing provision. They can deliver a quality development to assist in meeting the significant development needs in the District and widen housing choice in Wroxham. They also have the ability to deliver development on land free of any overriding constraints. It is likely to be an attractive location for further housing.
- ▶ Hopkins Homes is willing to bring the sites forward. The sites can deliver quality development to assist in meeting the Local Plan requirement, including a mix of dwellings as well as a proportion of affordable homes to meet local needs. Given the extent of the landholding and the strategic benefits of developing this land it provides significant advantages over other locations and should be a priority for allocation in preparing the Local Plan. The sites provide an important opportunity to plan for longer term needs and provide certainty for local communities.

It should also be recognised that the scenarios identified in the Concept Masterplans are only one possibility of how the sites could be developed. They could work in combination or individually to meet a range of development needs or spatial scenarios. We would welcome the opportunity to discuss such matters further with the Council.



- Key
- Site boundary (5.59 ha)
 - SUDS
 - Main roads
 - Secondary roads (lanes)
 - Public Right of Way
 - Development site road network
 - Bus stops
 - Existing hedgerows/trees
 - New trees
 - Footpaths
 - Footbridges
 - POS = 1.61 ha (28.80%)
 - Residential area = 3.98 ha



Client

HOPKINS HOMES

Land at Salhouse Road
Wroxham

amec foster wheeler

Indicative concept plan
East of Wherry Gardens Site



| Key | |
|-----|-------------------------------|
| | Site boundary (5.95 ha) |
| | SUDS |
| | Main roads |
| | Secondary roads (lanes) |
| | Public Right of Way |
| | Development site road network |
| | Existing hedgerows/trees |
| | New trees |
| | Footpaths |
| | Footbridges |
| | POS = 1.95 ha (32.77%) |
| | Residential area = 4.00 ha |

0 m 100 m
 Scale 1:2000 @ A3

Client

Land at Salhouse Road
 Wroxham

Indicative concept plan
 South of Wherry Gardens Site