

28 February 2020
CAPL458105/A3/RJM



Rachael Morey
E: rachael.morey@savills.com
DL: +44 (0) 1223347256
F: +44 (0) 122347000

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
F: +44 (0) 1223 347 111
savills.com

Dear Sirs,

REPRESENTATIONS TO GREATER NORWICH LOCAL PLAN

STAGE C REGULATION 18 DRAFT STRATEGY AND SITE ALLOCATIONS

LAND EAST OF STATION ROAD

Savills (UK) Ltd are instructed on behalf of Mr C Mutton to submit representations in support of the draft allocation 'GNLP1001' in the emerging Greater Norwich Local Plan.

Site Context

The site is a draft allocation within the emerging Greater Norwich Local Plan and lies within the administrative boundary of Broadland District Council. The draft allocation comprises approximately 1.10 hectares of agricultural land and lies to the east of Barn Owl Close, a recent residential development. To the north of the site lies the residential rear gardens of Witton Green and a significant amount of tree cover. To the east of the site lies agricultural land, to the south of the site lies a dwelling with residential gardens. To the west of the site lies Barn Owl Close. Barn Owl Close is a recent residential development of 24 dwellings (LPA Ref: 20151061) which was approved on the 23rd February 2017, the site was a site allocation, RED1, in the Broadland Local Plan. The site has since been delivered. Two public rights of way are located to the east of the site. According to the Norfolk County Council Definitive Map, Reedham Footpath 2 runs parallel to the eastern boundary of the site connecting the Witton Green to Station Road/The Hills and Reedham Footpath 17 runs diagonally north west to south east from the north eastern most corner of the site connecting it to Cliff Close.

The site lies wholly within Flood Zone 1; the least risk of flooding and where development should be directed. There are no landscape, ecological or policy designations on the site. There are no heritage assets on the site or in proximity to the site.

Reedham

Reedham is identified as a 'cluster village' in the Strategy Document. Whilst this is the lowest tier within the settlement hierarchy, it is importantly acknowledged in paragraph 164 part (d) that, *'the approach to village clusters is innovative. It reflects the way people access services in rural areas and enhances social sustainability by promoting appropriate growth in smaller villages. It will support local services, whilst at the same time protecting the character of the villages.'* It is important that sustainable growth occurs in the smaller settlements to ensure that they remain a sustainable location for their residents.

Within Reedham, there are a number of facilities and services including the village primary school, shops, a doctor's surgery, social club, food shop, playing fields, post office, public houses, and other cottage industries providing potential employment opportunities.

The site is located 610m from the Reedham Village Primary School. The village primary school has a capacity for 77 pupils (Ofsted), although there are currently only 56 pupils due on the 2020/2021 intake, however, the



school currently only has 43 pupils in attendance. The draft allocation is for approximately 20-30 dwellings and this would not cause the capacity to be exceeded. The Primary School is currently at its lowest capacity and therefore more pupils within the school will provide more funding and benefits. It has also been noted within the Reedham Assessment Booklet that the school '*needs more children*'. The school is located 610m from the site, although there is potential to upgrade Reedham Footpath 17 to reduce the distance to the primary school. Nevertheless, the primary school is well within the statutory walking distances.

The site is located approximately 400m from the railway station which provides links to Great Yarmouth, Lowestoft and Norwich where a number of facilities and services exist including leisure and employment. The employment opportunities afforded by the sustainable travel offered by the railway station being located within the village will also reduce the requirement for private car use. Furthermore, there is a bus stop located under 400m from the proposed allocation. There are two bus services, the 73A and 73C which provide a regular bus service to surrounding settlements including Acle.

The site known as GNLP1001 and the other draft allocation known as GNLP3003 could potentially provide a total of 60 dwellings across the proposed plan period of 18 years (up to 2038). Currently, there are 550 dwellings within the village, this would represent a growth rate of 0.5% per annum. We are of the opinion that this represents sustainable growth within a village of Reedham's size.

Access to the site will be sought through Barn Owl Close. The pedestrian, cycle and vehicular access has been provided through the previous scheme to the west.

Some potential constraints have been brought to the landowner's attention, this includes the capacity of the sewerage system. Anglian Water are a statutory consultee to any proposed development and they also have the responsibility to expand the capacity of any sewerage systems to accommodate new development. Therefore, this should not present as a constraint to development.

Any forthcoming application will be supported by the relevant technical documents and assessments, this will include a Transport Statement which will assess the impact the proposed development may have on the highway network. As aforementioned, the site lies in a sustainable location with regards to the close proximity to the train station.

Reedham Neighbourhood Plan

It is acknowledged that Reedham are progressing with the preparation of their neighbourhood plan. This is still at the very early stages. However, appropriate representations will be made to this process in due course. It is acknowledged that once made this will form part of the Development Plan for the site.

Delivery of draft allocation GNLP1001

There is one landowner of the site, who is seeking the allocation and delivery of residential development of the site. Therefore, there are no constraints to delivery of the site in terms of landowners and it can be concluded that the site is available for residential development. Badger Building previously delivered the adjoining site on Barn Owl Close and have also expressed interest in developing this site.

In light of this developer interest and the delivery of the adjoining site for housing, this proposed allocation is considered suitable for residential use. This is based on the evidence of existing residential development surrounding the site and in the general vicinity of the area.

It is envisaged that the site will come forward with policy compliant 33% affordable housing. There are no currently known reasons why this will not be viable. Planning permission will need to be sought for the site from Broadland District Council. Any further required mitigation can be determined at the time of an application for planning permission. It is envisaged that the site could come forward in the early to mid-stages of the emerging Local Plan period.

Yours sincerely

**Rachael Morey MRTPI
Planner**