**1. Sprowston Town Council SUPPPORTS the GNLP assessment that this site should be classified as a PREFERRED RESIDENTIAL SITE**

**2. Sprowston Town Council COMMENTS as follows:**

* developments should include suitable access for public transport vehicles
* all forms of public transport should be catered for
* Drs surgeries / health centres are already oversubscribed and further provision should be made for an increasing population. This development would be a good location given the access from Atlantic Avenue.
* as the highest population growth is currently the over 60’s focus should be on delivering better public transport
* there is no provision for civic buildings or other community activities
* sufficient space should be allowed on private driveways for the charging of electric vehicles. Infrastructure for electric vehicles charging should also be included in communal parking areas
* the Park and Ride should remain the preferred site for a new school
* if the open space on GNLP0132 is to be allocated for the siting of a new High School this should not in any way be permitted to reduce or compromise space available for civic/community buildings or formal and informal recreational facilities
* Broadland District Council’s current planning policy on recreational provision as stated in “Recreational Provision in Residential Development – Supplementary Planning Document (SPD) April 2016” is not fit for purpose in towns or parishes with multiple large developments below 1000 dwellings, as is the case in Sprowston. Page 6, table 4 “Indicative thresholds for provision” states:
* 150-399 dwellings, provision for formal recreation: “Children’s play space on site, remainder on/off site”
* 400-999 dwellings, provision for formal recreation: “Children’s play space on site, remainder on/off site”
* 1000+ dwellings, provision for formal recreation: “On-site where characteristics allow”
* This has led to the current situation in Sprowston with three developments off Salhouse Road and White House Farm Phase 2 (dwellings 251, 245, 500, 516 = 1512 dwellings in total) all providing contributions to formal recreation/allotment provision off-site. Dwelling numbers should be calculated as a total across the whole of a development site (e.g.: whole of GNLP0132) and not per individual developers’ parcels
* Dwelling numbers in separate development sites located contiguously or in close proximity to each other should also be calculated as a total across all sites and not per individual developers’ parcels
* In addition to revising how dwelling numbers are calculated Sprowston Town Council queries the “where characteristics allow” clause for developments of 1000+ dwellings and would like it removed entirely
* The “Recreational Provision in Residential Development – Supplementary Planning Document (SPD) April 2016” gives a Threshold Land Value of £100k per hectare (4x agricultural land value). This is the amount the developer must pay a local council to enable the council to purchase land for off-site recreational/allotment use. This amount is insufficient as owners of the few remaining areas of agricultural land in Sprowston know their land is worth more if sold for residential development and consequently are unlikely to sell at this price, instead waiting for future “calls for sites” in future Local Plans.
* As a key residential development area, pressure for land in Sprowston is increasing and with it land value. Town Council now faces extreme difficulty buying sufficient new land on which to spend the forecast high levels of developer contributions to off-site formal recreation and/or allotments
* This leaves Town Council in the position of not being able to provide the space required for formal recreation/allotment provision and puts the spend of Section 106 contributions at risk
* On the current trajectory the net result will be that there will not be sufficient recreational provision for the estimated 5000-6000 extra residents that the new developments will bring
* Council feels it to be of the utmost importance that any future developments are only granted approval if sufficient formal recreation and/or allotment space is included as part of the development

End