

Loddon Parish Council Representation to the Greater Norwich Local Plan - Stage C Regulation 18 Draft Strategy and Site Allocations Consultation.

Loddon Parish Council would like to make the following representations to draft Policy GNL0312: Land East of Beccles Road.

Loddon Parish recognise and welcome the early engagement undertaken by Hopkins Homes. It is requested that this engagement continues in a proactive and meaningful manner with Loddon Parish Council and the community at key stages of the sites' promotion, pre-application scheme development, proposed application scheme and during the consideration of any associated planning application.

Current Wording:

POLICY GNL0312 Land to the east of Beccles Road Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

- Two points of vehicular access to be provided into the site.
- Areas of surface water flooding on the Beccles Road boundary to be addressed:
- Design and layout must address the topography of the site and potential impact on views.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- The design and layout of the scheme must consider amenity impacts relating to the nearby business area.

Proposed Amendments (in red)

POLICY GNL0312 Land to the east of Beccles Road Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable **density**, design, layout and **onsite open space and soft landscaping** being achieved and any **onsite and offsite** infrastructure issues addressed.

The development will be expected to address the following specific matters:

- Two points of vehicular access to be provided into the site.
- Areas of surface water flooding on the Beccles Road boundary to be addressed:
- Design and layout must address the topography of the site and potential impact on views.

- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- The design and layout of the scheme must consider amenity impacts relating to the nearby business area.
- Provision of controlled pedestrian crossing point(s) on Beccles Road
- Highway capacity and safety improvement(s) to the A146/ Beccles Road junction.
- Off-site financial contribution(s), secured by Section 106 Agreement, towards new or improving existing community facilities within Loddon. Such facilities to be identified through discussions and agreement with Loddon Parish Council.