

Site Allocations Documents – Small Site – Village Clusters – Land to the east of Manor Road, Newton St Faith.

Whilst detailed representations have been made as to the rejection of the 5.50 hectares site in relation to the Site Allocations document, my client is seeking for a smaller site to be considered with a view to it contributing towards the towards the proposed growth within the Village Clusters within Broadland for allocation in the Greater Norwich Local Plan. The identification of such sites is on the basis that the Council need to ensure that 10% of their housing requirement is on sites of no larger than 1.0 hectare. This is confirmed by paragraph 68 of the National Planning Policy Framework.

It is clear that a 1.0 hectare part of this site could be identified and allocated for a development of circa 20 dwellings. This would not only provide 13 market dwellings, but more importantly 7 affordable units. This should be considered against the adjacent Lovells scheme (HNF1) where it was claimed that anymore than 10% affordable housing would render the development unviable. The 1.0 hectare site being put forward has been assessed and it has been confirmed that with 33% affordable housing and off site pedestrian improvements that the development would be viable.

Whilst, an appeal against the non-determination of the application 20181525 was dismissed, this was on the basis of its impact on the setting of the Listed Building to the east of the site. From the appeal decision it was confirmed that the proposal would not have adverse impacts in relation to flooding and that the access and the proposed housing would not have an adverse impact on highway safety or residential amenity. It was also confirmed that there would be no harm to the trees and hedgerows on the site and that the ecological impacts of development would be minimal. It should be noted that the reduction in the scale of development on this site would allow bio-diversity and habitat enhancements to be achieved. The proposal would also allow the opportunity for the powerlines on the northern boundary of the site to be relocated and placed underground.

The reduction in the depth of the site would also ensure that the impact on the listed buildings will be minimised as a consequence of the development being provided at the front of the site, leaving enclosed fields between the site being submitted and the listed building. The current application for a rural exception site has removed the eastern part of the and the objections of the Conservation Officer have been addressed.

As detailed above there are no constraints to the development of this site and unlike other sites within Horsford and Newton St Faiths this site will represent a logical infill between the existing development to the north and the Lovells development to the south. The proposal will also allow benefits to be provided in the form of affordable housing, bio-diversity and habitat enhance and pedestrian enhancements along Manor Road. There is already developer interest in this site and it is immediately available and can be delivered early in the plan period. The construction of the Norwich northern distributor road has also increased the demand for additional housing to the north of Norwich. In view of the above it is requested that this site should be taken forward for to assist the Council in ensuring that 10% of their housing requirements should be on small sites.