

**Proposed Residential Development  
on land between Meadow Farm Lane, Coltishall Lane and  
Spixworth Road, and south of Spixworth Road, Oak Tree  
Farm, Horsham St Faith**

**Submission of Representations relating to  
Regulation 18 Consultation (Stage C), Greater Norwich  
Local Plan**

**on behalf of Mr Woodcock,  
Ref: 028603**

**GNDP Site ref: GNLP 2021 & additional land**

## REPRESENTATIONS TO REGULATION 18 CONSULTATION ON THE GREATER NORWICH LOCAL PLAN MARCH 2020

### Greater Norwich Local Plan: Land between Meadow Farm Lane, Coltishall Lane and Spixworth Road, and south of Spixworth Road, Oak Tree Farm, Horsham St Faith (Ref: GNLP 2021 & additional land)

#### Introduction

1. The following comments are submitted in support the suggested allocation of land at Oak Tree Farm, including GNLP2021 and two additional parcels of land to the north at land between Meadow Farm Lane, Coltishall Lane and Spixworth Road, and south of Spixworth Road, on behalf of the landowners, Mr P W Woodcock Oak Tree Farm, Horsham St Faiths.

2. The following Representations object to the classification of site GNLP2021 as an unreasonable alternative, and identify additional land which we would like to be considered as part of the proposals for delivering growth in this part of Greater Norwich.

#### Comments on Draft Local Plan

3. The new Local Plan seeks to meet the growth needs of the Greater Norwich area for the period from 2018 to 2038. Under the proposed settlement hierarchy, most of this growth would be directed to the larger settlements, including Norwich, the main towns and key service centres. However, some 9% of housing growth (amounting to around 4,024 dwellings) would be provided in 'village clusters'.

4. In Broadland, the Draft Local Plan seeks to allocate sites to deliver up to 480 homes in cluster village, in addition to the 995 homes already committed in these areas. The village clusters are broadly based around primary school catchments, informed by school capacity or ability to grow, along with the availability of other accessible services, defined as the 'social capacity' of a cluster. The Draft Plan confirms that the sites with the fewest constraints have helped to provide the indicative view on the potential amount of growth in specific clusters.

5. Horsham and Newton St Faith are identified as forming part of a village cluster by virtue of the school catchment area. The Draft Plan suggests Horsham & Newton St Faith as being capable of accommodating 20-30 units. However, with its close proximity to the fringes of Norwich, Norwich International Airport and the A1270 Broadland Northway (NDR), it is suggested that additional land could be considered for additional development as part of the emerging draft Local Plan.

6. The contention in the general comments of the Horsham St Faith Assessment Booklet that '*prime agricultural land would be sacrificed*' is incorrect as the latest Agricultural Land Classification map of Eastern England places these sites within Grade 3- Good to Moderate agricultural land.

7. Whilst the overall strategy for village clusters contained in Policy 7.4 is supported, we believe that GNLP2021 and the additional land identified should be included as part of the delivery of growth in this part of Greater Norwich. The sites would offer an opportunity to deliver additional housing growth in a highly sustainable area. In particular the land between Meadow Farm Lane and Coltishall Lane is well related to the built form of the village and would form a logical extension to the built form.

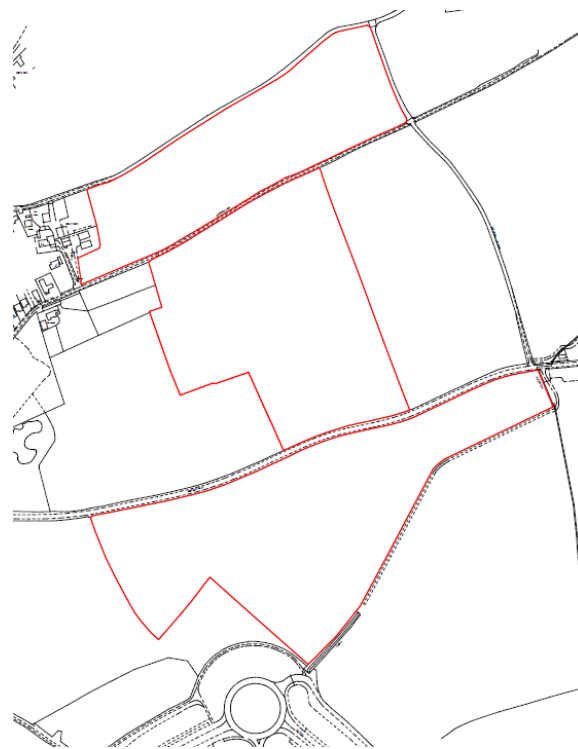


Figure 1- proposed sites

## Benefits/Impact

### Access to Services

**8.** Horsham and Newton St Faith are identified in the current Draft Local Plan as a Village Cluster. Horsham St Faith has a range of facilities including a Post Office and Stores (Back Lane), Drayton Medical Practice, and St Faiths Centre (Manor Road) & Saint Faiths' Church of England Primary School. The site is within 0.2km of the Post Office and Stores.

**9.** The village is located within approximately 2.4km of the village of Horsford, which contains additional facilities, including an East of England Co-op food store, restaurants, public houses, a village hall, nursery and primary schools, doctors and further employment opportunities.

**10.** A number of bus services operate on weekdays and Saturdays through the village, providing links to Norwich, Reepham and Sheringham. There are bus services running from Norwich Road, service 43 to Reepham (operated by Sanders Coaches), and 44A to Sheringham (also operated by Sanders Coaches). The nearest bus stops are located approximately 160m on Church Street, opposite the Church of Saint Mary and Saint Andrew and 160m on Norwich Road. The site is in close proximity to the NDR.

**11.** Furthermore, it is considered that the proposed development would benefit from good access to local services, and would accord with local and national planning policies which indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

**12.** It is acknowledged that due to the site's rural location, residents of the proposed development would be reliant to a degree on car travel for their main shopping and leisure trips. However, a

number of sustainable transport options would nonetheless be available to access local services, including walking, cycling and public transport.

#### *Landscape/Local Character*

**13.** The Draft Local Plan discounts sites proposed to the south of the village for development on the grounds of landscape impact. It is considered that whilst any proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area would be limited.

**14.** The established pattern of development in the vicinity is mixed but is made up predominantly of detached and semi-detached houses and bungalows set in good-sized plots. The village has a predominantly nucleated settlement pattern.

#### *Flooding*

**15.** The site falls within Flood Risk Zone 1 (low risk) and as such is considered at low risk from fluvial flooding. Further technical work, including a site-specific flood risk assessment, would be commissioned as part of any future planning application, to demonstrate that the proposed development would not be a risk of flooding or be likely to result in an increased flood risk elsewhere in the locality.

#### *Heritage*

**16.** There are no heritage assets in the vicinity of the sites, and they are not located within the Horsham St Faith Conservation Area, which is located to the west, as such it is considered that any future residential development would not have a significant adverse impact upon the significance of this.

#### **Delivery of Development**

**17.** No significant infrastructure constraints have been identified to date which would be likely to delay or impede the development of the site for housing. The site is in a single ownership and no further land is needed to enable the land to be brought forward for development. The land is currently available for development. Subject to approval, this site could deliver housing in the short term.

**18.** The proposed development would make a positive contribution to the supply of market and affordable housing in the area. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. New residents would add to the vitality of the local community. Given their accessibility, existing local businesses and services would be likely to derive support from the development due to the addition to the local economy of the spending power of new residents. The construction of the development would also provide some economic benefits, albeit temporary.

**19.** Furthermore, it is considered that Horsham St Faith would represent a sustainable location for development of the scale envisaged, given its close proximity to Norwich and its wide array of services. By providing sufficient land of the right type in the right place to support growth the development would address the social, economic and environmental dimensions of sustainable development, as defined in the NPPF.