

New Allocations Proposed

LODDON – GNLP0312 Land off Beccles Road.

We object strongly to the positive assessment made of the site.

The technical assessment of this site of the site is limited at best. There aren't any specific consultants' papers submitted with its promotion and many assumptions of the site have been made.

It is stated within the notes of the allocation commentary "that the site is preferred for allocation as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site."

We comment the site in its location, topography will cause an issue with townscape, views, landscape and wider views into and out of the site. Without any professional assessment it would be difficult to assess positively.

Looking at the 'Site Assessment Booklet' used as evidence for the choice and assessment of sites put forwards, this site GNLP0312 performs less well in the HELAA comparison table. This site has 4 amber categories and 10 greens, compared to this, the site at Bungay Road (Site Ref: GNLP0372) scores only 3 ambers and 11 greens. The site on Bungay Road therefore performs better.

The summary of comments received again raise concern regarding this site, the topography will cause undue visual impact – the loss of most versatile agricultural land and the impact of new development upon the open nature and wider landscape. Whereas Bungay Road (ref 0372) only states a general comment regarding flood risk, over development and roads safety and traffic concerns that were raised. It would seem to us that given the evidence base available and the previous assessments made on the site – that this site continues to lack substance and does not fare as well as others that have since been discounted and not made into allocations.

We therefore assert this site is not wholly suitable for allocation as a residential site, for in excess of 200 units.