

13 March 2020

Greater Norwich Development Partnership Board and South Norfolk District Council
Submitted electronically and by email to: LP@s-norfolk.gov.uk

Dear Sirs

Greater Norwich Local Plan Regulation 18, Stage C Draft Strategy and Site Allocations and South Norfolk Village Clusters Call for Sites - Land to West of Norwich Road, Tacolneston

Background

These representations are submitted on behalf of Glavenhill Limited to the Greater Norwich Local Plan (GNLP) Regulation 18, Stage C Draft Strategy and Site Allocations Process and the South Norfolk Village Clusters Allocations Document process.

These representations relate to land to the west of Norwich Road, Tacolneston. The land is being promoted for residential allocation by Glavenhill on behalf of the landowner.

Land to the west of Norwich Road, Tacolneston was promoted to the Greater Norwich Local Plan Regulation 18 process as part of the Stage A Site Proposals and Growth Options consultation in March 2018 (site reference GNLP1057) for residential development together with new landscape and biodiversity areas see **Appendix 1** for site boundary.

The Greater Norwich Development Partnership Board (GNDB) confirmed in their 2017 HELAA which has accompanied the draft Local Plan process that: *“although there are a number of constraints, it is likely that these could be overcome so the site is considered suitable for the land availability assessment.”*

Additional information, confirming the suitability of the site against the HELAA assessment criteria, and its availability and deliverability, was submitted on behalf of Glavenhill to the GNDB in Autumn 2019. These latter representations promoted additional land to the immediate south of GNLP1057 and within the same ownership, for a new public park to be facilitated by additional residential dwellings. See **Appendix 2** for promoted site boundary and illustrative masterplan.

These Representations

These latest representations are made in response to the current GNLP Regulation 18, Stage C Draft Strategy and Site Allocations process and specifically draft Policy 7.4 of the Regulation 18, Stage C Consultation Document which deals with the GNDB’s strategy for Village Clusters. The draft policy as worded seeks new sites for allocation within the South Norfolk Village Clusters Housing Site Allocations document which will be published separately to this current consultation process.

These representations are also submitted directly to South Norfolk District Council in response to the South Norfolk Village Clusters Housing Allocations process.

The Draft Spatial and Housing Strategies

Draft Policy 7.4 confirms that 4,024 homes, or around 9% of the total housing growth for the Greater Norwich Area across the plan period will be located within village clusters. 1,200 of these homes will be allocated within South Norfolk through their Village Clusters Housing Site Allocations document.

The draft Policy aims to promote social sustainability by supporting rural life and services through facilitating small scale residential development in village locations such as Tacolneston. The provision of several relatively small allocation sites is suggested to have the additional benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations.

A report taken to South Norfolk's Regulation and Planning Policy Committee on 18 February 2020 confirms that village clusters within South Norfolk will be defined with reference to primary school catchments, which provide a proxy for social sustainability. In addition, paragraph 4.3 of that report confirms that:

"Whilst the GNLP assessment has focussed heavily on safe routes to school the Village clusters site assessment will focus on good accessibility to a minimum number of services/ facilities from a core list. It is suggested that this be a minimum of three from the extended list (the HELAA core list of primary school, secondary school, local healthcare, day to day retail/service provision, local employment opportunities and peak-time transport, plus village / community hall and pub)".

Glavenhill offer their support to the concept of village clusters, agreeing that there is a need to allocate new housing in accessible, rural locations to help support sustainable patterns of growth. Specifically, they consider Tacolneston with its primary school and village service provision (including a village hall, public house and peak time public transport service) to be an appropriate location for small scale residential growth, in line with South Norfolk's draft strategy.

These representations go on to confirm the availability, suitability and deliverability of land to the west of Norwich Road, Tacolneston for up to 25 residential dwellings, together with the physical improvement and consolidation of the existing residential property and outbuildings located on the site and the provision of new boundary landscaping. The site is well located to existing local service provision on the edge of the existing settlement limit and on a safe pedestrian route to the local primary school.

Additional land within the same ownership can also be made available for a biodiversity improvement area and a new public park or could be safeguarded from future development as part of any future allocation, should South Norfolk consider there to be benefit in doing so (see **Appendix 3** for proposed allocation boundary based upon the provision of 25 units and the area that is available for new open space and parkland which may necessitate a slight uplift in dwelling numbers on the northern area).

The Proposed Allocation Site

The proposed allocation site is located on the edge of the combined service village of Tacolneston and Forncett End, immediately adjacent to the defined settlement limit.

The site includes a single residential property, together with semi improved grass land / agricultural land, a small pocket of woodland and 3 ponds together with associated outbuildings and is located to the west of Norwich Road. To the east of the site, on the opposite side of Norwich Road is a continuous row of residential and some commercial properties with a large residential estate set behind them which extends the built form of Tacolneston in an easterly direction.

The site can be logically divided into two sections on an east – west axis, with the numerous buildings associated with the current residential property located on the northern portion (that is now proposed for allocation) and an area of woodland and open grassland / farmland located on the southern section.

To the south of the site is a small field, which together with the southern portion of the proposed allocation site, physically separates the northern and southern sections of the village and retains open views through the village in an east to west direction.

Summary of Development Offer

The proposed allocation site provides a suitable, available and deliverable opportunity to supplement housing supply in the rural area of South Norfolk in line with the GNDB's proposed spatial strategy.

Lanpro assessed the site for its suitability for residential allocation against the Council's SHELAA traffic light assessment criteria on behalf of Glavenhill in our representations of Autumn 2019 and has shown it to be entirely appropriate for residential development. There are no overriding constraints precluding development coming forward at the site.

To the contrary, the redevelopment of the existing residential property, out buildings and uncontrolled areas of hardstanding for beneficial and appropriately designed residential development and new landscaping areas has the propensity (with reference to the illustrative masterplan enclosed at **Appendix 3**) to deliver the following key planning benefits:

- The provision of in the order of 25 residential dwellings together with new and supplemented open spaces and boundary landscaping will remove the current 'piecemeal' development form, improve the overall appearance of the site and provide a well-designed development and a logical and defensible limit to the existing settlement.
- The provision of new residential development with easy and safe pedestrian access to the local Primary School will support local services to the benefit of the vitality of the rural area and in direct accordance with National Planning Policy Guidance.
- The provision of a mix of housing types and tenures, including a proportion of bungalows (along the street frontage to respond to local character) and a policy compliant amount of affordable homes, will assist in addressing local, rural housing needs.
- The site is of an appropriate scale to be attractive to small to medium sized housebuilders who find it difficult to compete for and deliver larger strategic sites and will provide additional choice to the local housing market.
- If included within the allocation boundary the southern portion of the site can be controlled and re-planned to additional benefit by providing a new area of public parkland of biodiversity value or simply safeguarded from future development and retained as open space.



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

The site has received strong interest from Crocus Homes, who offer their support to these representations (see **Appendix 4**).

I trust that the above and enclosed is of some assistance to you and your colleagues in concluding the suitability and deliverability of the proposed allocation site.

Yours sincerely

Hannah Smith
Associate Director, MRTPI, AIEMA



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Appendix 1 – 2018 promoted land



TITLE NUMBER

PLANNING 02

N



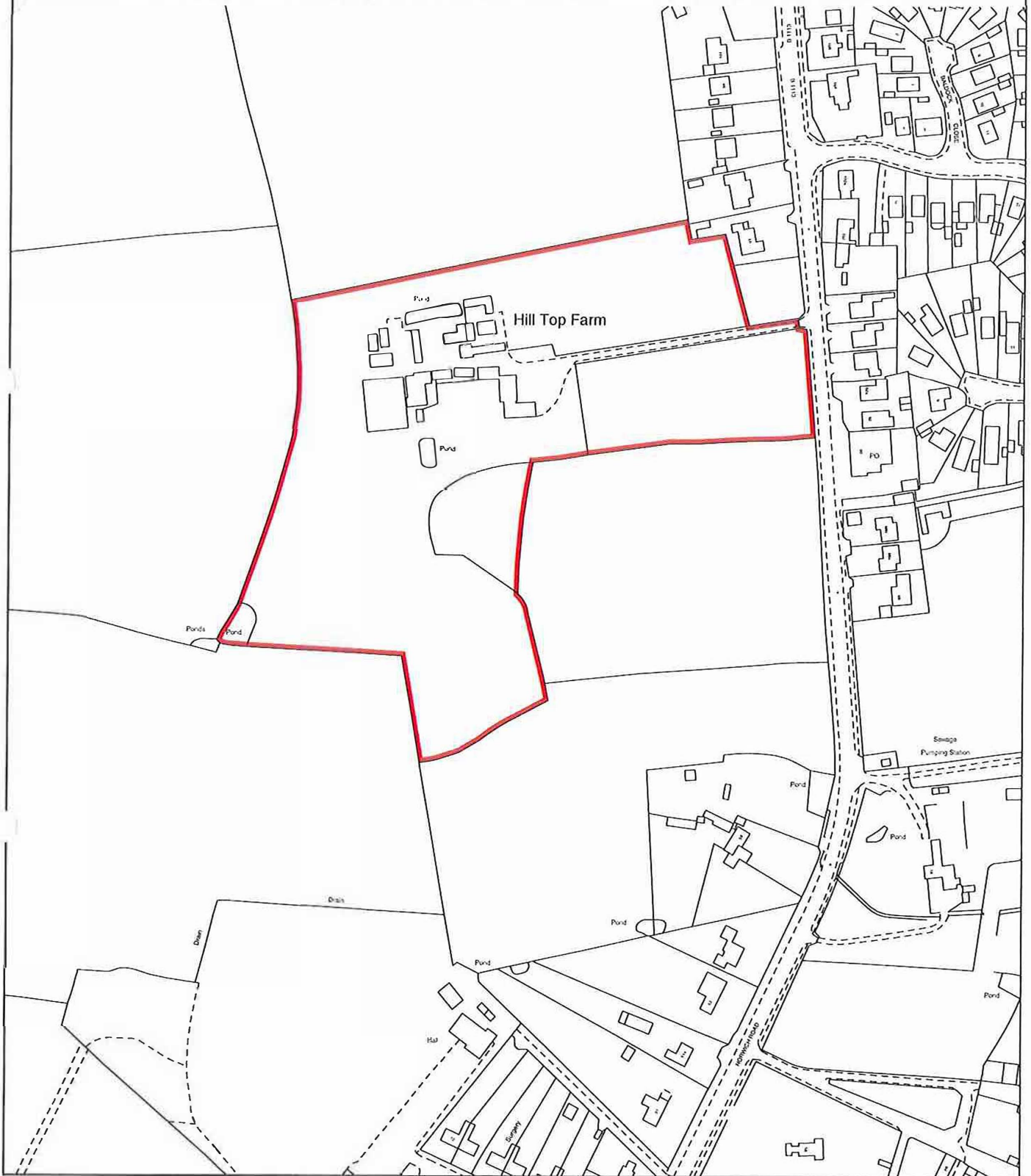
NORFOLK : SOUTH NORFOLK

ORDNANCE SURVEY MAP REFERENCE:

TM1494NW

SCALE 1:2500

©CROWN COPYRIGHT. Produced by HMLR. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD 272728.





Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Appendix 2 – 2019 promoted masterplan



- Residential Building Zone
- Green Networks +POS

Hill Top Farm, Tacolneston
Norfolk

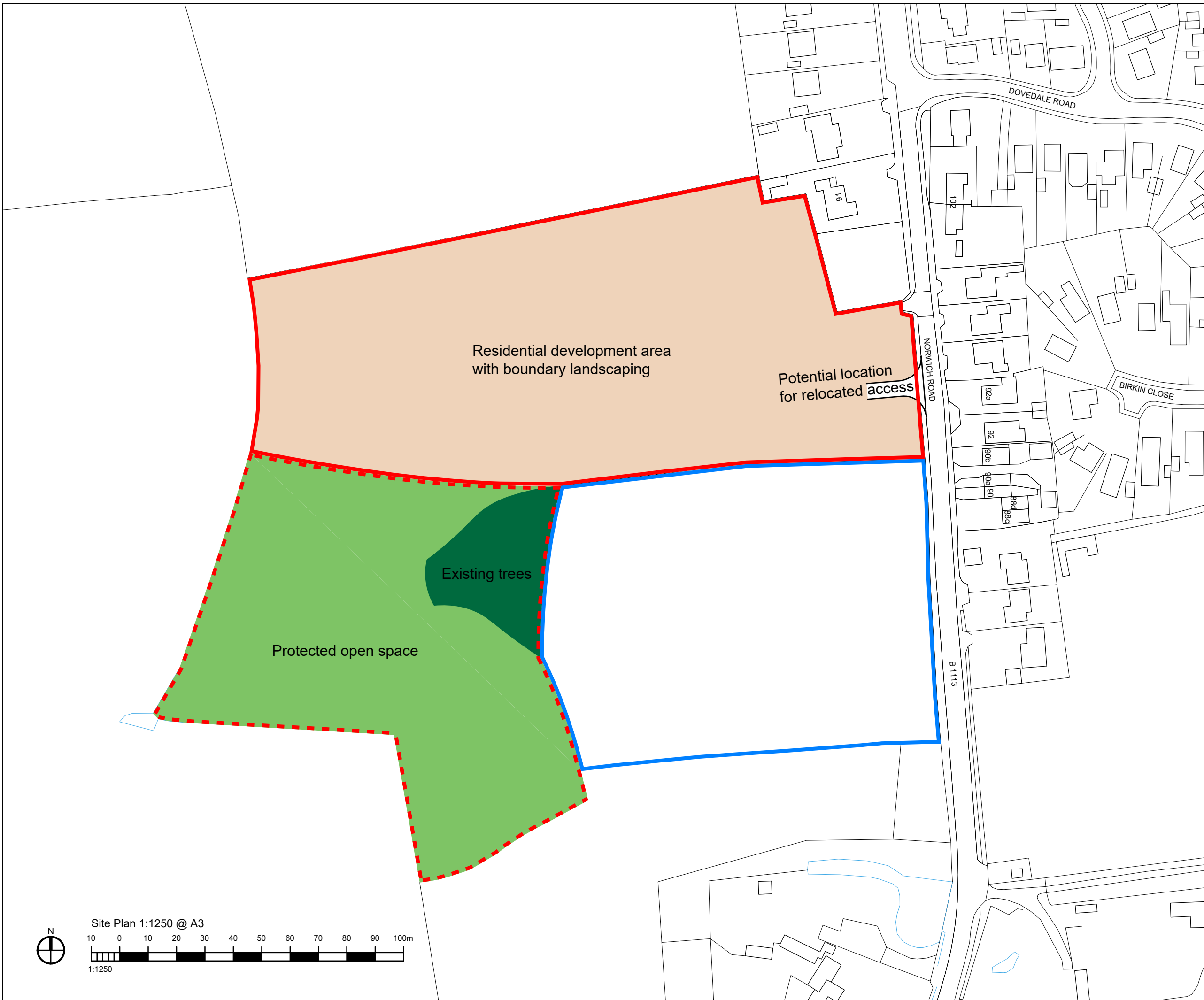
Indicative Site Layout
SK002 NTS
October19

Pro:works»
DESIGN + DELIVERY + MANAGEMENT



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Appendix 3 – 2020 proposed allocation area



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

This drawing is produced for use in this project only and may not be used for any other purpose. Lanproservices Ltd. accept no liability for the use of this drawing other than the purpose for which it was intended in connection with this project as recorded on the title fields 'Purpose for Issue' and 'Drawing Status Code'.

This drawing may not be reproduced in any form without prior written agreement of Lanproservices Ltd.

© Crown copyright and database rights 2017.

Ordnance Survey Licence Number 0100031673





CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at:

<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

- Proposed allocation site area: 
- Proposed residential development: 
- Protected open space: 
- Additional site ownership area: 

REVISED BY: -	DATE: -	CHECKED BY: -	DATE: -
---------------	---------	---------------	---------

PURPOSE OF ISSUE PL - Planning Submission	RIBA STAGE -
---	-----------------

DRAWING STATUS S0 - Initial Status
--

PROJECT TITLE Hill Top Farm, Tacolneston

CLIENT Glavenhill

DRAWING TITLE Sketch Site Arrangement - GNLP Reg 18C Consultation	SCALE 1:1250 @ A3
---	----------------------

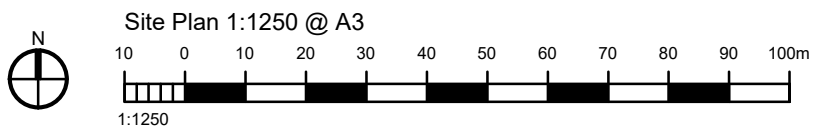
DATE Feb 2020	DRAWN BY SF	CHECKED BY HS	APPROVED BY DO
------------------	----------------	------------------	-------------------

DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
1249	05	001	-



[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk





Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Appendix 4 – Letter from Crocus Homes



**Mr Chris Leeming
Glavenhill Limited
Brettingham House
98 Pottergate
Norwich
Norfolk
NR2 1EQ**

Saffron Barn
Swan Lane
Long Stratton
Norfolk
NR15 2XP

Tel:

12th March 2020

Dear Chris

Re: Land to west of Norwich Road, Tacolneston (GNLP1057)

I am writing on behalf of Crocus Homes (part of Crocus Contractors Limited) to express our support for this site for residential development, as being promoted by Glavenhill on behalf of the Landowner. We believe this is a site that could come forward in association with our Company in terms of delivering sustainable development in line with the emerging draft Greater Norwich Local Plan. The site is in a core area for Crocus and local to where the Company is based from (and has existing interests), therefore we know the area and market extremely well.

Crocus have sufficient capacity to ensure that we can assist in bringing forward this site for development. Currently, our Board are supportive of our Business Plan and Strategy that sets out the purchase of a new development site of circa 25-50 homes each year from 2021 (in addition to our current developments). This opportunity currently forms part of the wider plans to deliver this Strategy. Should the site be allocated, Crocus would expect to deliver the site within 3 years from this event including the earliest planning application.

Crocus are rapidly gaining a reputation for developments of high quality in appearance and sustainable build, sympathetic to local considerations - with local consultations to be involved appropriately throughout a project's lifetime. Tacolneston is a location that we feel Crocus can leave a long lasting impression on for all the right reasons.

Yours sincerely,

**Matt Davidson
Director of Crocus**