

GREATER NORWICH LOCAL PLAN

REGULATION 18 CONSULTATION
DRAFT STRATEGY

Site GNLP 0169
Shotesham Road
Poringland

For and On behalf of Jonathan Kidner
of
Green Farm Poringland

16 March 2020

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Poringland Site GNLP 0169

The following representations continue to promote allocation for the development of site reference GNLP 0169 off Shotesham Road Poringland .

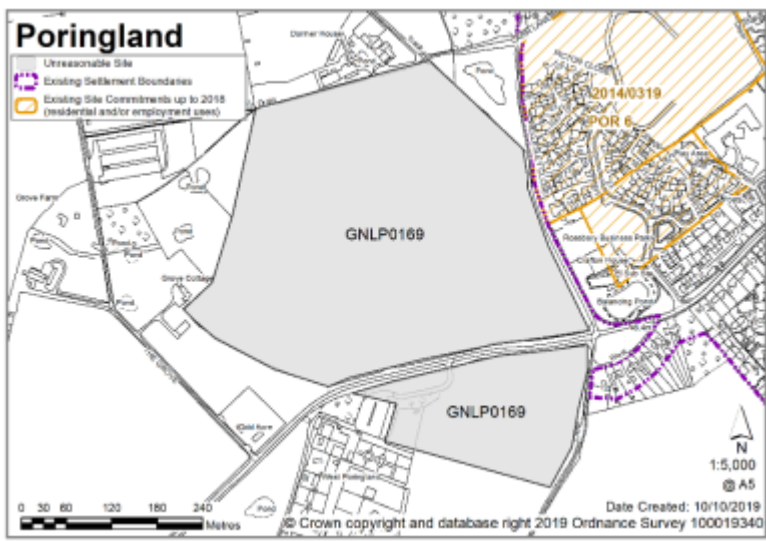
The Reg 18 Publication states that there is no need to allocate any sites in the Key Service Centre of Poringland as it has 536 extant permissions at the plan base date of 1 April 2018.

The following extracts are taken from the Reg 18 Publication:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
	Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)			
	Please login or register using the links above View Comments (2)			
	NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING			

Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Poringland, Framingham Earl and Framingham Pigot (including well related parts of Bixley, Caistor St Edmund and Stoke Holy Cross)				
Please login or register using the links above View Comments (1)				
Land north and south of Shotesham Road, Poringland	GNLP0169	18.35	250-320 dwellings including an element of residential care, public open space and employment space	This site is not considered to be suitable for allocation as development would be intrusive into open countryside to the west of the settlement. Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works. High amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Poringland.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				

Response/Representation

The GNDP have taken a broad brush approach concluding there are currently no new allocations proposed and no allocations to be carried forward in this Key Service Centre. We are told that there are “... 536 dwellings with planning permission on small sites. All new and carried forward allocations are expected to address standard requirements associated with development.”

The Reg 18 publications informs us that at the 1st April 2018, (the plan base date) permissions exist for 536 dwellings on small sites.

It is of concern that after 2+ years of preparation the GNDP are misinforming themselves and are therefore making a misjudgement, there are only 358 permission/commitments in Poringland at the plan base date. The following extract is the table taken from the South Norfolk Council 2017/18 Residential Land Availability (2017/18 RLA) publication.

PARISH	NORWICH POLICY AREA SUMMARY - FINANCIAL YEAR 17/18											
	Land with full permission		Land with outline permission		Allocated Housing Land		Implemented permission:				Total remaining committed land	
	Ha.	Units	Ha.	Units	Ha.	Units	Previous Activity		Complete 17/18		Ha.	Units
							Ha.	Units	Ha.	Units		
Bawburgh	0.47	7	1.13	10	0.00	0	0.00	0	0.00	0	1.60	17
Bixley	3.08	61	0.00	0	0.00	0	0.00	0	0.00	0	3.08	61
Bracon Ash	2.12	13	2.29	16	0.90	20	0.48	4	0.00	0	4.83	45
Bramerton	0.04	1	0.00	0	0.00	0	0.00	0	0.00	0	0.04	1
Caistor St Ed	0.27	2	1.14	16	0.00	0	0.00	0	0.00	0	1.41	18
Colney	0.15	2	0.00	0	0.00	0	0.00	0	0.00	0	0.15	2
Costessey	55.65	1,177	0.13	2	0.00	0	17.04	466	9.07	199	29.67	514
Cringlford	33.70	995	62.71	1,380	0.00	0	31.70	917	1.35	43	63.36	1,415
Easton	0.22	4	46.51	891	6.15	10	0.00	0	0.22	4	52.66	901
Flordon	0.10	1	0.00	0	0.00	0	0.00	0	0.10	1	0.00	0
Fram Earl	5.44	104	0.56	3	0.00	0	1.60	34	2.95	57	1.45	16
Fram Pigot	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Great Melton	0.02	1	0.00	0	0.00	0	0.00	0	0.00	0	0.02	1
Hethersett	22.93	591	25.17	781	3.80	40	5.26	130	4.93	135	41.71	1,147
Keswick	0.98	13	0.00	0	0.00	0	0.67	8	0.00	0	0.31	5
Ketteringham	0.05	1	0.59	3	0.00	0	0.00	0	0.05	1	0.59	3
Kirby Bedon	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Little Melton	6.80	78	0.00	0	0.00	0	0.59	9	2.47	31	3.74	38
Long Stratton	4.48	83	0.00	0	120.00	1,800	0.09	2	1.35	30	123.04	1,851
Marlingford	0.15	1	0.00	0	0.00	0	0.00	0	0.00	0	0.15	1
Mulbarton	6.74	183	0.00	0	0.00	0	2.20	66	2.43	71	2.11	46
Newton Flotman	0.32	10	0.29	2	1.30	30	0.00	0	0.03	1	1.88	41
Poringland	31.75	799	0.00	0	3.26	20	12.76	287	7.85	174	14.40	358
Stoke Holy Cross	12.94	147	0.03	1	0.00	0	3.09	54	1.81	17	8.07	77
Surlingham	0.79	11	0.00	0	0.26	3	0.00	0	0.00	0	1.05	14
Swainsthorpe	0.04	1	0.00	0	0.00	0	0.00	0	0.00	0	0.04	1
Swardeston	0.93	11	1.82	40	2.70	30	0.19	2	0.45	6	4.81	73
Tasburgh	1.25	8	0.58	5	1.14	20	0.00	0	0.18	1	2.79	32
Tharston	5.01	125	0.00	0	0.00	0	0.91	25	1.58	43	2.52	57
Trowse	4.80	99	3.50	75	0.00	0	0.00	0	0.00	0	8.30	174
Wymondham	97.87	1,785	75.01	1,436	0.60	20	21.11	508	10.04	185	142.33	2,548
TOTALS	299.09	6314	221.46	4661	140.11	1993	97.69	2512	46.86	999	516.11	9457

A more detailed examination of the 2017/18 RLA publication confirms that of those 358 commitments 349 are on large site ranging from 78 to 145 dwellings and only 9 dwellings are from small sites

On this basis the GNDP have confirmed that Poringland can accept a further 187 dwellings. The 2012 South Norfolk Place Making Guide suggests that development should not further accentuate the linear settlement pattern. This guide was breached in the granting of outline permission for 60 dwellings West of Octagon Farm Bungay Road Bixley which hideously extended the linear pattern of the settlement of Poringland.

Detailed consideration of the issues surrounding alleged surface water and groundwater conditions d confirm that such problems do not apply to this site.

As part of the reasoning for deciding the suitability of the site it is stated that “Significant highway improvements are required including a review of the Shotesham Road junction with Bungay Road with possible capacity works.”

An engineering solution suggests that there is no need for “significant highway improvements”. Improvements may be necessary to the at Shotesham Road junction with Bungay Road however when coupled with the availability of alternative access points to the site, the extent of such improvements to the junction in question can be undertaken whilst retaining site viability. Outstanding permissions totalling 349 dwellings at the plan base date 1st April 2008 will, according to the 2018/19 AMR, be delivered in this Key Service Centre be 2026.

The conclusion one must reach is that the GNDP having convinced itself that development of the 536 extant permissions are acceptable then the development of at least 178 can take place after 2026. Site GNLP0169 is a reasonable location for development it adjoins the Big Sky (South Norfolk Council) development and currently adopted development boundary. The proposal complies with the principle of development set out in the 2012 South Norfolk Place Making Guide in that it does not further accentuate the linear settlement pattern.

On the basis site GNLP0169 should be made in the Key Service Centre of Poringland.