

Typology 11



Gross to Net Site Areas

 We consider the gross to net areas assumed in Typology 11 to be


Table Summarising the Base Appraisal Findings at paragraph 396, shows findings for each typology.

For Typology 11, the table assumes a gross site area of 40 hectares and a net site area of 35.28 hectares. This represents a net to gross ratio of 88%.

To achieve 88% net to gross site area on a Typology 11 development is not practical or feasible in reality.

For comparison, a recent application for 516 dwellings on 23.94 hectares at Phase 2 of White House Farm (application 2019/1370) planned to achieve a ratio of 56%.

During the course of the application, unit numbers were reduced to 456 and the net to gross ratio reduced to 49% to address Broadland District Council's concerns about the extent of the development.

 The 88% adopted by NPS appears to assume that all informal open space will be provided off-site. This is very unlikely to be acceptable in reality.

In addition, there is no allowance or acknowledgement that the net areas can be significantly impacted strategic infrastructure provision on large sites.

Densities

At para 59, a new Typology 11 has been added since the Interim Viability Study. This assumes 1,000 units on a site area of 40 hectares. (25 units per gross hectare)

Table 2: Typology Densities on page 23 contradicts this by stating a density of 40 units per gross hectare for Typology 11.

Either Typology 11 supports 1,000 units as stated at para 59 and appraised at **Appendix I - Typology 11**, or 1,600 units as implied by Table 2.

We assume this is a simple error.