



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
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Date: 22 March 2021

Greater Norwich Local Plan Team
County Hall
Martineau Lane
Norwich
NR1 2DH

Dear Sir/Madam,

Regulation 19 Publication Consultation: Greater Norwich Local Plan: GNLP4023, North of London Road, Wymondham

I refer to the above site and the latest iteration of the Greater Norwich Local Plan (GNLP).

The site has not been included as an allocation in the Draft Plan with the following stated as the reasons:

There are no existing footpaths alongside either the main London Road (B1172) or adjacent country lane (also known as London Road). GNLP4023 is not preferable over GNLP0354R or GNLP3013. A third site allocation in Wymondham would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.

The assessments of the site also state:

Nearby new development may assist in making GNLP4023 better connected in the future, but it is less than optimal in sustainability terms. Furthermore, trees and hedgerow on the site also affects the development potential.

Now that the housing number for Wymondham is set at 150, other sites are not required for allocation. On this basis the new sites GNLP4005, GNLP4023 and GNLP4031 are deemed unreasonable.

We would suggest that the housing target for Wymondham to deliver only an extra 150 dwellings beyond the 2,200 allocated in the Wymondham Area Action Plan (AAP) is extremely low and lacking in ambition. The AAP and current South Norfolk Local Plan have a plan period that finishes in 2026, the GNLP plan period runs to 2038. To consider that an area identified as a Main Town in the GNLP should deliver only 150 dwellings in 12 years is ineffective in supporting some of the plan's key objectives, including serving the south-west of Greater Norwich and contributing to the development of the Cambridge Norwich Tech Corridor. The Main Towns are clearly high in the hierarchy of sustainable settlements and they should therefore see much greater growth than currently proposed, especially with regards to Wymondham.

The lack of ambition to deliver housing throughout the plan period is also especially curious as funding has been secured to improve access to the local railway infrastructure and increase capacity at the local water recycling centre; both on the back of commitments to grow the population of the town.

We do not consider that the windfall policy will be sufficient to satisfy any shortfall in housing delivery and that reliance on that to 'top up' the 150 is mis-guided, without justification and essentially ineffective in any attempt by the GNLP to address meeting their plan strategy and objectives.

We would suggest that the GNLP need to identify sufficient sites to ensure that housing growth keeps pace with the planned growth within the Tech Corridor and that sites such as GNLP4023 are ideally placed to meet with that demand. We would accept that the site could be allocated for delivery at a later stage of the plan period, potentially beyond the 2026 AAP finish date or as a contingency site should the dwellings planned in the AAP not be delivered in the projections provided.

We consider that the matters raised regarding the accessibility to the site can be addressed through development of the Gonville Hall development site which we understand is now in progress. We would also be prepared to explore an option of creating a formal spur from the proposed roundabout and connecting that to the original London Road, effectively creating a cul-de-sac on the current arrangement; to the benefit of highway safety and amenity for those occupiers at the current junction.

We also believe that matters associated with trees and existing vegetation have been over emphasised. The tree belt on site is non-native species which have reached their full growth potential and the site owner is in the process of removing specimens that need addressed due to concerns over failure beside a highway.

We believe that a much better outcome would be to have a landscape led solution to this edge of the site. As shown on our indicative site plan, submitted with previous representations, there is sufficient room to deliver high quality landscaping which will aid the nearby green infrastructure corridor and also create substantial visual benefits for the locality. Extract from our site plan below:





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We also consider that the site allocation Policy GNLP0354R has the potential to create significant adverse impacts on the setting of Wymondham Abbey and Cavick House, both Grade 1 listed. We would suggest that this allocation is not justified or in accordance with the NPPF and that the residential quantum from this site should be dispersed to other more suitable sites such as GNLP4023.

We would be pleased to engage with the GNLP team to discuss setting out some parameters for allocating site GNLP4023.

If you have any questions regarding this letter, please don't hesitate to contact me.

Regards

Ian Reilly
Regional Director