

22 March 2021  
459647/A3/LV



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

By email to: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Lydia Voyias  
E: [LVoyias@savills.com](mailto:LVoyias@savills.com)  
DL: +44 (0) 1223 347 269

Unex House  
132-134 Hills Road  
Cambridge CB2 8PA  
T: +44 (0) 1223 347 000  
F: +44 (0) 1223 347 111  
[savills.com](http://savills.com)

Dear Sirs,

## **GREATER NORWICH LOCAL PLAN PRE-SUBMISSION DRAFT STRATEGY REGULATION 19 PUBLICATION STAGE**

### **Land to the East of Woodbastwick Road, Blofield Heath (site ref. GNLP1048R)**

Savills (UK) Ltd are instructed on behalf of landowner 'Hugh Crane Ltd' to submit representations to the consultation on the Publication / Pre-Submission draft Greater Norwich Local Plan (Pre-Submission Plan / GNLP) and accompanying evidence base, including in respect of Land to the East of Woodbastwick Road, Blofield Heath (site ref. GNLP1048R). This letter, along with the enclosed documents (including completed representation forms) comprises our representations to the consultation.

#### **Background & Context**

Representations were submitted in support of the draft allocation at Land to the East of Woodbastwick Road, Blofield Heath (site ref. GNLP1048R) as identified as part of the Regulation 18 Local Plan consultation. That submission was supported by an initial Access Feasibility Statement for the site.

The landowner remains supportive of the draft allocation at the site. We stated within previous representations the potential for the site to accommodate additional housing at the site however in the Greater Norwich Local Plan Statement of Consultation – Appendix 7 f - Broadland Village Clusters - Site Summaries, it that '*a larger site/ increased number of dwellings is not considered appropriate due to the high levels of existing commitments in the Blofield Parish as a whole*'. It is in this context that the current representations are made.

#### **Policy GNLP1048R - Land to the East of Woodbastwick Road, Blofield Heath**

Strong support is given to the identification of Land to the East of Woodbastwick Road, Blofield Heath for allocation of residential development for approximately 20 homes.

The landowners have promoted this site for delivery and have submitted a draft Statement of Common Ground setting out anticipated timescales for delivery at the site based on available data.

Support is also given to the draft policy wording: '*More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints*'. The site is supported by a Vision Document and supporting access feasibility statement which demonstrate how the site could accommodate greater than 20 dwellings at the site.

We agree with the proposed policy criteria with the exception of criteria 4.

*"4) Protection measures may need to be taken for grass snakes identified on site."*

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Alternative wording should require a Preliminary Ecological Appraisal and appropriate mitigation having regard to site surveys.

Yours sincerely

Lydia Voyias  
Associate Director