

GNL Regulation 18 Consultation Response

Site Reference GNL0182, Land to the north and south of Mill Road, Little Melton

On behalf of The Lombe Estate (hereafter referred to as ‘the Landowner’), we strongly recommend that site GNL0182 be allocated for residential development, associated open space and infrastructure. The site is considered to be entirely developable, and capable of making a significant contribution towards satisfying the Councils’ housing needs during the period to 2036.

In accordance with the National Planning Policy Framework’s (NPPF) definition of ‘developable’, set out in footnote 12 to paragraph 47, the site represents a suitable location for housing development, and the site is available and could be viably developed within 1-5 years. These points are addressed in further detail below.

Assessment of Developability

Suitable

The site is located within the parish of Little Melton. The Adopted Joint Core Strategy identifies Little Melton as a Service Village, suitable for accommodating smaller scale developments up to 20 dwellings.

The Greater Norwich Local Plan Regulation 18 Consultation document states that in identifying sites to accommodate the additional 7,200 homes required during the period up to 2036, consideration will be given a range of settlements, including Service Villages (of which Little Melton is one), which will need to accommodate a minimum level of growth of 1,000 units, irrespective of which of the six growth options is identified. On this basis, Little Melton is considered to be a location that is, in principle, a suitable location for additional development.

The site is immediately adjoining the current settlement boundary of Little Melton. As such, it will be immediately adjacent to residential development and consequently represents a logical extension to the settlement boundary to the south and west. The site is well related to a number of services currently offered in Little Melton which include a village hall, primary school, pub and a shop.

In terms of more detailed site-specific considerations, the Housing and Employment Land Availability Assessment (HELAA) identifies the site as a suitable location for residential development. It confirms through a ‘Green’ rating, that there are no constraints or impacts anticipated in relation to access, utilities infrastructure, contamination and ground stability, market attractiveness, significant landscapes, biodiversity and geodiversity, open space and compatibility with neighbouring uses. Issues which are identified as potential constraints to development are accessibility to services, utilities capacity, flood risk, townscapes, historic environment and transport and roads.

These concerns mostly relate to the scale of the initial submission and the impacts it could have on the local road network, and heritage assets such as the church. It is therefore proposed to reduce the site in size and split it into two. The first portion of the site is to the north of Mill Road and wraps around to the north of the existing playing field in line with the existing edge of the built up area. The second portion of

the site is to the south of Great Melton Road. The edge of this proposed site is in line with a current commitment and it will provide a clear and defensible edge to the settlement. This is shown on the attached red line plan reference A.48.744.a.

It is anticipated that these amendments will give the sites better relationship to the existing built form and will have a lesser impact on the local road network, services and infrastructure.

Available

The site is currently in agricultural use, and is under the sole ownership of the landowner. There are no known third party ownerships, access rights or restrictive covenants. It is anticipated that it could become available for development in 1-5 years.

Achievable

Based on the suitability assessment above, there are no site-specific constraints which could threaten the delivery of residential development on the sites. Therefore, residential development on these sites is deemed to be entirely achievable. They are relatively small sites which could be delivered quickly and due to size are attractive to a range of developers. As a result, there is an opportunity for quick delivery of housing, making a positive contribution to housing delivery.

Viable

Development of the sites for residential purposes is considered viable, taking into consideration the various policy requirements in relation to matters such as affordable housing provision and CIL contributions, as well as potential abnormal costs, which include the provision of landscaping, and infrastructure upgrades/reinforcement.

Summary

As outlined above, these sites are suitable, available and viable, and is therefore developable. Development in this location would represent sustainable development, as defined within the National Planning Policy Framework.

Economically, the sites represent the right land in the right place at the right time. Residential development here would help support the planned long-term economic growth of the Greater Norwich Area, providing high-quality and desirable homes within easy reach of key employment areas.

Socially, the scale of development envisaged is such that it will enable the creation of a strong, vibrant and healthy community, with easy access to existing and planned local services and facilities, as well as enhanced Green Infrastructure. A mix of dwelling types, sizes and tenures will be provided to meet local needs, and CIL payments will ensure the provision of the necessary health and cultural facilities. The sites are located immediately adjacent to the built-up area of Little Melton, which should assist in achieving social integration between the existing and new residents.

On this basis, the sites should be taken forward as an allocation, and are capable of making a significant contribution to the planned growth of the Greater Norwich Area in the period to 2036.