

GNL Regulation 18 Consultation Response

Site Reference GNL0537, Land to the north of Bunwell Street, Bunwell, NR16 1QZ

On behalf of Mr. Gedge (hereafter referred to as 'the Landowner'), we strongly recommend that site GNL0537 be allocated for residential development. 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 Bunwell. The Adopted Joint Core Strategy identifies Bunwell 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 to a range of settlements, including Service Villages (of which Bunwell 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, Bunwell 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 Bunwell which includes the residential allocation site BUN 1. As such, it will be immediately adjacent to residential development and consequently represents a logical extension to the settlement boundary to the east. The site is well related to a number of services currently offered in Bunwell which include a post office, convenience store and garage along Bunwell Street, and a village hall and primary school along The Turnpike.

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 accessibility to services, utilities infrastructure, contamination and ground stability, flood risk, market attractiveness, significant landscapes, townscapes, biodiversity and geodiversity, open space and compatibility with neighbouring uses. Issues which are identified as potential constraints to development through an "Amber" rating are access, utilities capacity, historic environment and transport and roads.

These concerns mostly relate to the potential impacts it could have on the local road network and nearby heritage assets, together with potential requirements to improve the sewerage and water supply networks. On this point, Anglian Water, at the time of writing, are nearing completion of a scheme to

improve the sewerage facilities serving Bunwell. With regards the other concerns, these can be addressed through the necessary supporting technical documents that will be required in planning applications. Where necessary, improvements can be made through CIL payments.

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 site. Therefore, residential development on this site is deemed to be entirely achievable. It is a relatively small site which could be delivered quickly and due to size is 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 site 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, the site is 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 site represents 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 site is located immediately adjacent to the built-up area of Bunwell, which should assist in achieving social integration between the existing and new residents.

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