

21st March 2018

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

Dear Sir/Madam,

**Greater Norwich Local Plan Regulation 18 Consultation
Land Between Watton Road, Green Lane and School Lane, Little Melton (GNLP0340)**

I write to set out Scott Properties' representations on the Regulation 18 Consultation of the Greater Norwich Local Plan in relation to the above referred site in Little Melton.

The land in question is located to the north of the village, and sits between the existing settlement (to the south) and the B1108 Watton Road (to the north). Green Lane forms the eastern boundary.

Whilst the land is farmed it does not comprise 'best and most versatile' agricultural land, being identified as Grade 3 on the DEFRA Agricultural Land Classification Map. Notwithstanding the agricultural use, there is an area of established woodland within the northern part of the site.

Little Melton itself benefits from a primary school (adjoining the site), a public house, a shop, and regular bus services to Attleborough, Colton and Norwich. It is a sustainable location for growth, benefitting from a range of facilities to meet everyday needs; is in close proximity to the city and very well served by the strategic highway network.

The site was considered at the previous stage of the Local Plan process, under reference GNLP0340, where it was assessed thus:

GNLP0340 – a large site of 43ha. If it was determined that Little Melton should accommodate significant levels of growth, this site, along with GNLP0397 and GNLP0591 could be considered, although significant mitigation would be required. If all three sites were developed in their entirety, this level of development would be out of scale with the existing village, but the larger site is promoted for residential use along with a new local centre and health hub, and expansion of the local primary school.

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Much of GNLPO340 is within the southern bypass landscape protection zone, the site contains a large wooded area and some significant areas at risk of surface water flooding. Although the combined sites would have several potential access points and could relieve local roads of additional traffic, such large scale development may still be problematic for the capacity of local roads, which would also require mitigation.

Alongside the current Regulation 18 Consultation the councils have published six strategic growth options – encompassing ‘Concentration Close to Norwich’, ‘Transport Corridors’, ‘Supporting the Cambridge to Norwich Tech Corridor’, plus three ‘Dispersal’ options.

Notwithstanding the fact that the site falls within the ‘Southern Bypass Landscape Protection Zone’ all of the options for growth would identify Little Melton as a suitable geographical focus for development.

Scott Properties endorse this conclusion.

The settlement in general terms, and the site in particular, is suitable, available and deliverable for development. Allocation could legitimately encompass the retention and protection of the woodland area, to ensure that the landscape setting to the north of the site is preserved. The areas at risk of surface water flooding are far from significant as stated in the assessment, rather confined to a few small pockets as indicated on the attached surface water flood map. These areas could remain free from built form or, failing that, an engineering solution to surface water flooding could be devised and implemented. Through proper highways planning, most vehicular traffic could be directed towards the B1108, thereby limiting traffic impacts on local roads.

Importantly allocation could also encompass the expansion of, and improvement to the primary school; the provision of public open space; and the delivery of a health hub and local centre. When combined with housing delivery to meet local needs (both market and affordable) the result is a truly sustainable means of delivering growth/development to meet existing and projected demands.

I hope that this helps but should you require any additional information regarding the site then please do not hesitate to contact either Richard Martin (01206 848379 / richard@mscott.co.uk) or myself.

Yours sincerely

Paul Webster MRTPI
Director

