

Our Ref: 302776/CH/AW

Sent by email to: GNLP@norfolk.gov.uk

13th December 2018

Dear Greater Norwich Planning Policy Team,

Greater Norwich Joint Local Plan – Regulation 18 Consultation

Site: Land Opposite Bridge Farm, Dickleburgh

Site Reference: GNLP0230R

I write further to the current Regulation 18 consultation with respect to the Joint Local Plan and in particular to the above site. We hereby submit comments with respect to the above site reference GNLP0230R comprising Land Opposite Bridge Farm, Norwich Road, Dickleburgh and in response to the Site Proposals Document Addendum New, Revised and Small Sites document and Housing and Economic Land Availability Assessment (HELAA).

On behalf of our client we welcome and support the Council's decision and consideration that the site represents a suitable sites and options for future residential development as identified within the HELAA and Site Proposals Document Addendum for New, Revised and Small Sites. To supplement this though and address some of the points raised in the site appraisal we would wish to make the following comments.

1. GNLP0230R – Land Opposite, Dickleburgh

Suitability

We would reiterate that the site is suitable for residential development being located adjacent to the settlement boundary and within close proximity to services and facilities within Dickleburgh which is a service village and should be allocated for growth in the emerging plan. As the Council

note and we would highlight none of the potential impacts or constraints cannot be overcome or mitigated against.

We contend that the comments made in the HELAA and Site Proposals Addendum that there are townscape implications with respect to the elongation of the village are not justified. The linear settlement form of many villages within the rural parts of South Norfolk and wider region are characteristic of the small scale and relatively slow organic growth that these villages have seen through the 19th and 20th centuries. Individual and small developments have stuck close to and along the highway edges and incrementally create an elongated form rather than rapid development which often results in substantial blocks of development. Both of which are observed in Dickleburgh. This slower scale growth inevitably results in a ribbon or elongated pattern of development. Indeed such built form is actually in keeping with the character and appearance of the rural area and countryside within South Norfolk, and depending on a site's immediate context is arguably more sensitive and responsive to the traditional village and settlement forms seen in rural South Norfolk.

Furthermore, we would highlight that the settlement of Dickleburgh already has an elongated form that extends north to south along the Norwich Road and east to west along the Harleston Road. The site sits adjacent to the settlement boundary and main part of the village with built form continuing on both sides of Norwich Road to the south of the site and more sporadically to the north of the site. The site also sits opposite a site on the western side of Norwich Road that has been resolved to grant planning permission (reference 2018/0980) for 22 dwellings. The development of the submitted site would only provide a mirroring of the subsequent built form created by development permitted under the above permission. Therefore, development on this site would only provide for the consolidation of the existing settlement form along the primary north – south axis of the village, as it does not extend further north than the existing dwellings along Norwich Road. It is therefore unclear what harm would be caused by development of this site from a townscape perspective.

The HELAA analysis highlights potential constraints relating to the Dickleburgh Conservation Area and nearby listed buildings which sit to the south of the site. The approval of application reference 2018/0980 which sits closer to a number of these heritage assets demonstrates that these implications can be mitigated for and are not a constraint on development coming forward.

There is nothing out of the ordinary required to provide an acceptable access on to Norwich Road which is subject to a 30mph restriction in this area with the necessary visibility splays being feasible to the north and south. Importantly development of this site would also help reduce the reliance on trips made on secondary roads to the east and west of the village such as Harvey Lane and Burston Road.

The site has already been reduced to avoid areas at risk of fluvial flooding from the watercourse that runs to the north of the site. The fundamental considerations and impacts relating to transport and access, landscape, biodiversity, heritage and townscape implications can all be mitigated for and made acceptable.

We would also highlight that this is a very realistic and attractive site to come forward being located in a semi-rural location, on the edge of the existing village, within walking distance and connected by a continuous footpath to the various facilities in the village including a school, playing fields, village shop. Therefore, the site represents a very suitable site for development to be included in the emerging plan.

Availability

We also take the opportunity to reiterate that the site is available and owned by our client and there are no known legal restrictions to bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes.

Achievability

We would highlight that the site is available now in freehold ownership of our client and there are no technical, legal, or viability constraints that would not prevent it from being developed within years 1 - 5. This is considered realistic for a site which is attractive being located on the edge of an existing village and within close proximity to local amenities including schools, shop and public houses. Indeed this provides for more than adequate flexibility in providing for any necessary improvements to the capacity of any necessary utility infrastructure to serve the development.

Summary

With respect to site reference GNLP0230R, the applicant welcomes the Council's comments that the site represents a suitable site for future residential development within the village of Dickleburgh, but acknowledge that for the purposes of the HELAA it cannot double count the amount of available land and hence the overall conclusions for the site.

We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. The sites represent an opportunity to provide much needed housing at a proportionate scale and within a location that would support the nearby facilities within the village whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan.

Do please feel free to contact me should you have any queries regarding the above.

Yours sincerely

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