

Proposed Residential Development South of Church Road, Woodton

Submission of additional information relating to Regulation 18 Consultation, Greater Norwich Local Plan

on behalf of ESCO Developments Limited

Ref: 18/044

GNDP Site refs: GNLPO278.

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For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: December 2018.

1. INTRODUCTION

- 1.1 The site has been submitted by the “Call for Sites” undertaken in May/July 2016. In response to the Housing and Economic Land Availability Assessment (HELAA) undertaken in December 2017, additional information was provided in the Regulation 18 Consultation in March 2018. The purpose of this submission is to be provided greater clarity on the delivery of this site as part of its contribution to the future growth of Greater Norwich.
- 1.2 We have undertaken an initial meeting with the Parish Council to understand any comments they may have to the principle of developing this site. Since that initial meeting, further discussions have taken place with the nearby school, playing field committee and adjacent social housing organisation in an effort to refine our initial proposals for the site. We have now been able to produce a masterplan layout which we will use as part of our ongoing consultation with the Parish Council and other stakeholders. A copy of the layout is attached as Appendix 1.
- 1.3 These submissions represent additional information and should be considered alongside the response made in March 2018.

2. THE PROPOSAL

- 2.1 The proposal consists of 60 dwellings, of which 40 would be open market houses and 20 would be affordable housing. In addition, it is intended that provision would be made for a village shop with an office above at first floor within the site. The landowner currently runs a farming business adjacent to the site and is keen to run a shop in the village. Outside the site, but in close proximity to the east, the intention is to provide an additional classroom for Woodton Primary School. There would be a pedestrian/cycle link through the site, connecting Woodton Primary School with the rest of the village to the south through the proposed development. It is intended to link through the recently completed development on The Woodyard Square close to the south-east corner of the proposed development. This would provide an off-road route to the school and playing field.
- 2.2 As the proposals would link to the off-site provision of additional educational facilities, and the on-site provision of a village shop, there would be the need for a Section 106 Obligation to ensure that this occurs in conjunction with the proposed development.
- 2.3 In summary, the outline proposals are as follows:
- 60 dwellings (33% affordable)
 - Additional classroom for Woodton Primary School
 - On site provision of a village shop with office unit on first floor
 - Pedestrian/cycle link through the site connecting the Primary School and the village
 - Associated open space and landscaping

3. CONSTRAINTS IDENTIFIED THROUGH HELAA

3.1 The HELAA exercise identified the following scores for this site:

Constraints Analysis

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination & Ground Stability	Green
Flood Risk	Amber
Market Attraction	Green

Impacts Analysis

Significant Landscapes	Green
Townscapes	Green
Biodiversity & Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport & Roads	Amber
Compatibility with Neighbouring Uses	Green

3.2 Whilst the HELAA analysis identified that the site was slightly removed from the existing built form of the settlement, we believe that our proposals fit neatly with the existing layout of the village and provide a useful link connecting the primary school through to the centre of the village. We believe that the access onto Church Road can be provided with the necessary visibility splays and, with minor improvements, the junction between Church Road and Norwich Road will not constrain development on the site.

3.3 As stated in our earlier submissions in March 2018 to the first round of Regulation 18 Consultations, the site is well connected to settlements beyond the village itself. Multiple meetings have been held with the head teacher and governors of the primary school with exchanges of classroom details and costings. This has enabled the potential funding of the classroom as part of the development to be properly assessed and we believe that the development can assist in providing a much needed additional classroom for the existing primary school. In addition, the proposals include a village shop to form part of the development which will assist services for the village.

4. CONCLUSIONS

- 4.1 We believe that the site has no significant constraints or impacts which would preclude its delivery. The site is in a single ownership and it is immediately available for development and, therefore, subject to approval being given, can deliver housing within a short timescale. As part of the development, we can provide substantial additional facilities to the village, namely a shop/office, link to the school and playing field, together with potentially funding and expansion of the primary school.