
Proposed Residential Development on land to the west of Buckenham Road, Lingwood

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

on behalf of ESCO Developments Limited

Ref: 17/177

GNDP Site ref: GNLPO296

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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 as part of 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 provide greater clarity on the delivery of these sites as part of their contribution towards 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 these sites. Further discussions need to take place as, at the time, we initially consulted the Parish Council we had not developed a layout to enable the parish views to be considered at the initial stage. We have now been able to produce an initial layout which we will use as part of our ongoing consultation. A copy of the layout is attached in Appendix 1.
- 1.3 These submissions represent additional information which should be considered with these submissions made in March 2018.

2. THE PROPOSAL

- 2.1 The land proposed for development comprises an open field located on the southern edge of the village, adjacent to existing development.
- 2.2 The proposal consists of up to 100 dwellings, of which 33% would be affordable housing. The scheme will include about 8 bungalows.
- 2.3 It is intended that vehicular access will be provided from Buckenham Road and a pedestrian/cycle access only will be accommodated onto Buckenham Lane. Any future application would include access details and a transport statement.
- 2.4 The proposal would be developed with 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	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination & Ground Stability	Green
Flood Risk	Amber
Market Attraction	Green

Impacts Analysis

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

3.2 The HELAA analysis identified that the site may reduce the gap between Lingwood and Strumpshaw. We believe that our proposals fit neatly with the existing built form of the village with a visual gap being maintained between the two villages. Since the initial Call for Sites submission, the development area has been reduced to only include the area between Buckenham Lane and Road, i.e. the field between Buckenham Lane and Goat Lane will remain as open farmland, thereby not reducing the open space between the two villages.

3.3 Although the HELAA classified ‘access’, ‘accessibility to services’ and ‘transport & roads’ as being ‘amber’, the assessment recognises that the site lies adjacent to existing development, with walkable access to services. Furthermore, initial highway access evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. The proposal intends to take vehicular access from Buckenham Road and provide a pedestrian/cycle access only onto Buckenham Lane. The removal of the area between Buckenham and Goat Lanes from the initial development area reduces the perceived impact. As stated in our earlier submissions in March 2018 to the first round of Regulation 18 Consultations, the site is within walking distance of amenities in the village and is well connected to settlements beyond the village itself.

3.4 The submitted layout drawing seeks to provide additional information on how the development could come forward on this site and needs to be considered in conjunction with the response given in March 2018 to the first Regulation 18 Consultation.

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 no further land is needed to enable land to be put forward for development. The land is available now for development and so, subject to approval being given, can deliver housing in the short term.
- 4.2 The proposed development would accord with Local and National Planning Policies, which promote sustainable development in rural areas, where housing would enhance and maintain the vitality of rural communities.
- 4.3 We believe, the proposed development would make a positive contribution to the village, in terms of supply of high quality housing in a variety of tenures and add to a range of housing sites available in the area. The proposal would provide a degree of flexibility and wider choice for those wishing to stay within the village and strengthen the local supply of housing land.

5. APPENDICES