

Site GNLP0487 Land to the north of Norwich Road, Salhouse

These representations have been prepared by Cheffins Planning on behalf of Grand Vision Developments Ltd in relation to the comments made in relation to the site GNLP0487, which has been designated an unreasonable site for residential development. The site was considered not to relate well to the form and character of the settlement. Furthermore, the site was considered to be disconnected from Salhouse with an absence of footways with no safe walking route to Salhouse Primary School.

It is important to stress that this site is subject to a current application for development for residential development. Whilst this application has still not been determined, it is has transpired from discussions with Development Control that there is potential conflict with the Salhouse Neighbourhood Plan. Whilst the neighbourhood plan discourages unrestricted open market housing, it has a specific policy relating to development meeting the needs of elderly residents. This is clearly a sector where there is growing demand, with the committed and proposed developments in Rackheath and Salhouse not catering for this.

As a consequence of the comments made by Development Control and in the Neighbourhood Plan the decision has been made to change the form of development proposed on this site. As stated the original submission was on the basis of circa 89 dwellings on 4.7ha of land. However, the decision has been taken to vary the development on the site with 1.2ha of the site proposed for a 60 bed care home and the remainder of the site will provide circa 60 dwellings aimed at over 55's accommodation. A significant number of these will comprise bungalows. Grand Vision Development Ltd are also committed to ensuring that 33-50% of the units are affordable i.e. shared equity and rented accommodation.

The site will still provide 5.09ha of green infrastructure, which will help to reinforce the gap between Salhouse and the development at Rackheath, with current and proposed development reaching up to the railway line. This railway line effectively forms the western boundary of GNLP0487

It is clear that development in this location relates more closely to the existing and proposed facilities within Rackheath. As a consequence, Grand Vision Developments Ltd will work with Network Rail to upgrade the existing level crossing, to provide a safe means of pedestrian access to Rackheath. Similar pedestrian upgrades can also be made to Salhouse. Due to the nature of the proposed development the issue of a safe walking route to Salhouse Primary School is less relevant.

In reviewing the documentation relating to this site it is interesting to note that Salhouse Parish Council are of the view that "The scheme is highly sustainable and will deliver net environmental gains". The Parish Council have also commented on the high pressure gas main which crosses the site. It can be confirmed that the position of this pipeline and its easement has been taken into account in identifying the developable areas.

Whilst the comments made by the Parish Council regarding the merging of Rackheath and Salhouse are noted, the 5.09ha of Green Infrastructure will assist in preventing this occurring. The proposal will also allow for the extension of the Salhouse Country park which will result in a significant community benefit.

The assumptions made in the HELAA comparison table are questioned and from the current application it has been demonstrated that a safe means of access can be achieved onto Norwich Road. Further a 40 Mph limit is now being actioned by the Highways Department. Furthermore, subject to the pedestrian improvements detailed above access to local services can be secured. In relation to

utilities infrastructure, the impact of development on the pipeline has been taken into account. It is recognised that some reinforcement and enhancement of utilities will be required and will need to be taken into account in the detailed design of the site. The issue of flood risk is also noted and there is sufficient open space and green infrastructure to allow on site attenuation. It is noted that this site when compared with all of the other sites assessed actually scores very highly.

However, in view of the changes in the nature of the development it is recommended that this site is reassessed. However, it is clear that the use of the site for the type of development now proposed will provide an important resource of accommodation for the elderly and address a currently unmet need. The scheme will also accord with the Salhouse Neighbourhood Plan. Further benefits to the wider community will arise from the provision of a significant area of Green Infrastructure and an enhanced railway crossing. The site also scores well in relation to the categories listed in the HELAA table and where constraints have been indicated it is clear that they have already been taken into account or can be overcome.

In view of the above it is requested that in the absence of the original scheme being acceptable this site be reassessed and allocated for a care home and over 55's housing development to meet the needs of Salhouse and the wider area.