

GNLP – Reg 18 Consultation Response

Site GNLP0514

The assessment of site GNLP0514 does not seem specific to the site, has general principles applied that are incorrect. As a site situated as part of an existing settlement, with new homes being build 100 meters further up Old Watton Road, opposite the Spire Hospital, very close to the Research Park and Norfolk and Norwich Hospital, parish church, UEA, safe route to local school, etc..... and a road network that links to A47 and City Centre with access to public transport.

THIS IS A SUSTAINABLE LOCAL.

Roads and Public Transport:

The site is adjacent to the Tollgate Way, a major local road that links the Bowthorpe residential developed area to the B1108. The B1108 links the University of East Anglia (UEA), Norwich Research Park, John Innes Centre and the Norfolk and Norwich University Hospital to the A47 Southern Bypass.

Being so close to all these amenities also means the site has very good linkages to public transport. The local public transport runs from the hub at the N&N Hospital, through the Research Park along the B1108 and links to the UEA and along Tollgate Way to the residential areas of Bowthorpe.

The local road network is very good with the B1108 serving the N&N Hospital, the Research Park and UEA, while the Tollgate Way links the residential areas of Bowthorpe and the Spire Hospital to these and other local facilities.

Sustainable Location:

The topography of the site means the site has a low area along the riverbank of the River Yare to its northern boundary, the site then has a significant height increase to a large flat area that is adjacent to a row of terrace houses and two new recently built large executive homes. Across the road from the site is the Spire Hospital and Clinic while further down the Old Watton Road is the Oakwood House Residential and Care Home.

The HELAA assessment rated the site with 9 greens, 5 ambers and NO REDS. Compared to other sites on the 'preferred' or 'reasonable alternative' lists this site performs very well and such be considered as a 'preferred' site for small scale development.

The Appraisal as 'Unreasonable Site' is wrong. As a small site sustainable site this should be a 'preferred' site and aligns to policies.

The site is adjacent to existing housing and, if a settlement limit was in place, would be classed as infill. The site meets the requirements of emerging policy 7.1 – The Norwich Urban Area including the fringe parishes – is in a very sustainable location and should be allocated to meet the housing need and shortfall in identified housing numbers (currently shown as 'elsewhere in the urban area total' of 2,995).

As the site is in Colney, a village that forms part of policy 7.4 – Village Clusters – the site could be allocated through the separate South Norfolk Site Allocations.

Policy 7.5 – Small Scale Windfall Housing Development – could be used to facilitate incremental smaller scale development or self/custom build as the site satisfies the policy requirements.

The development would not encroach on the open character of the river valley as this is located to the north of the site. Development could in many ways actually enhance the landscape and improve biodiversity.

The existing trees are of category ‘C’ or below, with most being established as a buffer to the large road linking through to Bowthorpe. Any development of the site would enhance the landscape character and create opportunities to improve biodiversity and improve the river scene.

Flood risk is being misrepresented and in direct contradiction to the official assessment. The site is adjacent to the River Yare, the flood plane is to the north of the site while the small area along the riverbank would remain undeveloped. The HELLAA Comparison table rates the site as ‘green’ for flood risk.

It should be recognised that the catchment school is due to be redefined. As Little Melton is now across the Southern Bypass it is unreasonable to assess ‘no safe route’ as material while there is a closer newer school less than 2 miles away (a County Council stipulation) with a safe highway adopted and maintained footpath / cycleway that local children from the area already make use of.

Site GNLP0514 should be reassessed. It is not fair to classify it as unreasonable. The site is a ‘reasonable site’ being sustainable by all the recognised definitions - its proximity to two hospitals and adjacent to surrounding housing, local employment at the research park or easy access to the City centre through public transport – with development on the site having no negative impacts on a very good local road network.

Assessment – 14 categories – 9 green and 5 amber – come on.

Site GNLP0514 should be the “preferred site” in the absence of any choice of alternative suitable sites. It also will help with the requirement of at least 10% smaller sites in the National Planning Policy Framework.
