

Unreasonable sites

LODDON – GNL0372 – Land off Bungay Road

We object strongly to the assessment made of the site. The site is in total 3.14 h but at present (March 2020) an application for 35 units on 1 hectare is before the council for consideration (all affordable units as an ENRTY LEVEL homes development). The versatility of the site has not been considered or assessed since the previous LP considerations.

The current and previous planning applications have clearly evidenced that the site is wholly accessible and on file there is acceptance from NCC Highways that the access as provided is acceptable. Please reconsider and amend the statement that the site is not accessible.

As plainly pointed out within the SNDC site assessment - the site is well related to the existing settlement. Development of this site can be designed such that this continues, and the numbers, types and design of the dwellings will continue to provide a potential development that is acceptable.

The “other” technical considerations of the site have all been assessed via the planning applications. In terms of Ecology, drainage, highways, archaeology, trees and historic environment – all these issues are either potentially controlled via planning conditions, are acceptable or the site does not have a detrimental impact.

The site is therefore deliverable, accessible and available. All 3 of the major aspects when considering a site for potential allocation.

To therefore rule this site out as a potential housing allocation due to concerns with Highway access to Bungay road and proximity to the A146 – is unreasonable and proven to be unfounded.