

## **Proposed Residential Development on land south-west of West End, Costessey.**

### **Submission of Representations relating to Regulation 18 Consultation (Stage C), Greater Norwich Local Plan**

**on behalf of Trustees of the Ivy Carr Estate**

**Ref: 19/066**

**GNDP Site ref: NEW SITE**

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## REPRESENTATIONS TO REGULATION 18 CONSULTATION ON THE GREATER NORWICH LOCAL PLAN MARCH 2020

### Greater Norwich Local Plan: Land south-west of West End, Costessey (Ref: NEW SITE)

#### Introduction

1. The following comments are submitted in support the suggested allocation of the land south-west of West End, Costessey on behalf of the landowners, Trustees of Ivy Carr Estate.
2. The following Representations identify additional land which we would like to be considered as part of the proposals for delivering growth in this part of Greater Norwich.

#### Comments on Draft Local Plan

3. The new Local Plan seeks to meet the growth needs of the Greater Norwich area for the period from 2018 to 2038. Under the proposed settlement hierarchy, most of this growth would be directed to the larger settlements, including Norwich, the main towns and key service centres. However, some 69% of housing growth (amounting to around 30,560 dwellings) would be provided in the Norwich urban fringe.
4. Costessey, the parish within which the site is situated, has one of the largest populations in South Norfolk. As a consequence, it has seen a significant amount of development. There are no outstanding allocations to be carried forward from the South Norfolk Local Plan although there are 520 dwellings with planning permission yet to be implemented.
5. One of the GNDP's earlier publications 'Towards a Strategy' gave an indicative new allocation figure of 600 dwellings across the settlements of Easton, Cringleford, Hethersett and Little Melton with a potential contingency at Costessey. However, the Draft Plan suggests no preferred allocations in the emerging Local Plan, however, it does recognise a number of sites considered to be 'reasonable alternatives' and identifies a site which could deliver a contingency of 1,000 dwellings could be delivered if required.
6. There is a wide range of local services within Costessey, including three primary schools and a secondary school. There are regular peak hour bus services into Norwich.

#### Current Proposals

##### *Layout*

7. In support of these Representations drawings accompany them which illustrate how development could be brought forward on the site. The principle shown is to provide a low density development to the edge of the existing settlement boundary, forming a logical and sensitive extension to the rural development edge. Beyond this is it is envisaged that there would be a green open space section which provides a visual break in development, maintaining the landscape character of the site and providing an undeveloped corridor over which the existing farmhouse overlooks.
8. The second element of development would be a set of farmyard clusters, recreating pockets of development often seen in the countryside. These would be accessed via the main development and provide a low-density extension to the development to the west.
9. The farmyard clusters would be enclosed with new tree belts which protect the more open nature of the western-most field and the views enjoyed by the neighbouring properties on the Ringland Road.

**10.** The final section to the West would remain as open landscape, and this would be included within the proposals as being open to the public, with access for quiet enjoyment. Details of how this would be maintained can be resolved through the planning application process.

**11.** Finally, the land section to the end of the Loke is suggested to be an extension to the existing County Wildlife site. Whilst these details are indicative at this time, they would form the basis of the proposals should they proceed.

## **Benefits/Impact**

### *Access to Services*

**12.** Costessey has a wide range of services including the schools and retail areas with a frequent bus service to higher order services in the city centre. As such it is considered that the proposed development would benefit from good access to local services, and would accord with local and national planning policies which indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

### *Landscape/Local Character*

**13.** The South Norfolk Landscape Assessment (SNLA) (2012) indicates that the site is situated within the within the character area A3 – Tud Rural River. Whilst an LVIA would need to be undertaken, we do not believe that the development would have a significant adverse impact on the river valley setting. The proposal would be low density, and provide for significant areas of open space as well as an extension to the County Wildlife site.

**14.** Whilst any proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area would be limited.

### *Utilities Infrastructure*

**15.** It is not considered that there are any fundamental impediments to the delivery of the site through any constraints relating to utilities infrastructure.

### *Flooding*

**16.** The site falls within Flood Risk Zone 1 and as such is considered at low risk of fluvial flooding. Further technical work, including a site-specific flood risk assessment, would be commissioned as part of any future planning application, to demonstrate that the proposed development would not be a risk of flooding or be likely to result in an increased flood risk elsewhere in the locality.

### *Heritage*

**17.** There are no known heritage assets that form part of the site or are in the vicinity of the site. We do not believe that there would be a significant adverse impact upon any heritage assets in the area, or upon their setting.

## **Delivery of Development**

**18.** No significant infrastructure constraints have been identified to date which would be likely to delay or impede the development of the site for housing. The site is in a single ownership and no further land is needed to enable the land to be brought forward for development. The land is currently available for development. Subject to approval, this site could deliver housing in the short term.

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**19.** The proposed development would make a positive contribution to the supply of market and affordable housing in the area. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. New residents would add to the vitality of the local community. Given their accessibility, existing local businesses and services would be likely to derive support from the development due to the addition to the local economy of the spending power of new residents. The construction of the development would also provide some economic benefits, albeit temporary.

**20.** Furthermore, it is considered that Costessey would represent a sustainable location for development of the scale envisaged, given its close proximity to Norwich and its wide array of services. By providing sufficient land of the right type in the right place to support growth the development would address the social, economic and environmental dimensions of sustainable development, as defined in the NPPF.