

16 March 2020

Greater Norwich Development Partnership Board and South Norfolk District Council  
Submitted electronically and by email to: LP@s-norfolk.gov.uk

Dear Sirs

## **Greater Norwich Local Plan Regulation 18, Stage C Draft Strategy and Site Allocations and South Norfolk Village Clusters Call for Sites – Land to West of Golf Links Road, Morley St Boltolph**

### **Background**

These representations are submitted on behalf of Glavenhill Limited to the Greater Norwich Local Plan (GNLP) Regulation 18, Stage C Draft Strategy and Site Allocations Process and the South Norfolk Village Clusters Housing Allocations process.

These representations relate to land to the West of Golf Links Road, Morley St Boltolph. The land is being promoted for residential allocation by Glavenhill on behalf of the landowner.

Land to the West of Golf Links Road was promoted to the Greater Norwich Local Plan Regulation 18 process as part of the Stage B, New, Revised and Small Sites consultation in November 2018 (site reference GNLP0356). The representations identified a total of 1.5ha for residential development, including 0.76ha as a first phase with a further 0.74ha of land being kept back as a reserve site. See **Appendix 1** for submitted site strategy and boundary plan.

The Greater Norwich Development Partnership Board (GNDB) confirmed in their 2017 HELAA which supported the Local Plan process, that:

*“Although the site has some constraints, it is considered suitable for the land availability assessment”.*

The constraints referred to, relate to the site’s location relative to the village and its service provision and initial comments from Norfolk County Highways on the potential difficulties with achieving a suitable access into the site, and the local road network’s suitability.

### **These representations**

These latest representations are made in response to the current GNLP Regulation 18, Stage C Draft Strategy and Site Allocations process and specifically draft Policy 7.4 of the Regulation 18, Stage C Consultation Document which deals with the GNDB’s strategy for ‘Village Clusters’. The draft policy as worded seeks new sites for allocation within the South Norfolk Village Clusters Housing Site Allocations document which will be published separately to this current consultation process.

These representations are also submitted to South Norfolk District Council to confirm that the site is suitable, available and deliverable for residential allocation within the South Norfolk Village Clusters Housing Allocations document.

## **The Draft Spatial and Housing Strategies**

Draft Policy 7.4 confirms that 4,024 homes, or around 9% of the total housing growth for Greater Norwich Area across the plan period will be located within Village Clusters. 1,200 of these homes will be allocated within South Norfolk through their Village Clusters Housing Allocations document.

The Policy aims to promote social sustainability by supporting rural life and services through facilitating small scale residential development in village locations such as Morley. The provision of several relatively small allocation sites is suggested to have the additional benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations. Village Clusters within South Norfolk will be based on primary school catchments, which provide a proxy for social sustainability.

A report taken to South Norfolk's Regulation and Planning Policy Committee on 18 February 2020 confirms that Village Clusters within South Norfolk will be defined with reference to primary school catchments, which provide a proxy for social sustainability. In addition, paragraph 4.3 of that report confirms that:

*"Whilst the GNLP assessment has focussed heavily on safe routes to school the Village clusters site assessment will focus on good accessibility to a minimum number of services/ facilities from a core list. It is suggested that this be a minimum of three from the extended list (the HELAA core list of primary school, secondary school, local healthcare, day to day retail/service provision, local employment opportunities and peak-time transport, plus village / community hall and pub)".*

Glavenhill offer their support to the concept of Village Clusters, agreeing that there is a need to allocate a proportion of new housing in accessible, rural locations to help support sustainable patterns of growth. Specifically, they consider Morley, with its existing primary school to the north, the recently permitted preparatory school at Wymondham College to the south of the site and its additional village service provision (including a pub, village hall and a selection of local employment opportunities (not least in Wymondham College)) to be an appropriate location for small scale residential growth.

These representations go on to confirm the availability, suitability and deliverability of land to the West of Golf Links Road for in the order of 20 residential dwellings, together with a new and improved footpath link along the site frontage. The site is well located and facilitates access to, existing and permitted local service provision, including a safe pedestrian route to the local primary school to the north and the most recently permitted Wymondham Preparatory School to the south.

## **The Proposed Allocation Site**

The village of Morley is largely linear in form running north to south and east to west long Chapel Road and Deopham Road respectively.

The village comprises mainly residential dwellings and farm buildings with a selection of local services including a primary school and adjacent pre-school, a church and a public house.

The proposed allocation site is located to the immediate south of the current defined physical development limit of Morley and is bound to its east by Golf Links Road. To the north of the site are residential gardens, and to the south and west is agricultural land.

The site currently comprises agricultural pasture / grazing land. The site includes a permissive foot path along its eastern boundary which connects to an existing footpath which runs along the western side of Golf Links Road to the north and is used by local residents to walk between the village and Wymondham College and the adjacent settlement of Morley St Peter to the south.

## Summary of Development Offer

The proposed allocation site provides a suitable, available and deliverable opportunity to supplement housing supply in the rural area of South Norfolk in a sustainable village cluster location in direct accordance with the GNDB's draft Spatial Strategy.

In direct response to the Council's 2017 SHLEAA of the site, Glavenhill can confirm with that:

- The site is well located within the catchment of Morley Church of England Primary School and associated pre-school. The provision of a new formal pedestrian footpath along the site frontage will ensure a safe access route to the existing school in direct response to Draft Policy 7.4. The site is also within easy walking distance of the recently permitted Wymondham Preparatory School (to the south) and will through its development, provide a suitable site for a new residential population, including children of school age, teachers and support staff to help support this new community facility.
- It is entirely possible to achieve a safe point of access into the site from Golf Links Road, as shown on the enclosed access layout plan and described in the accompanying technical note prepared by Pritchard Civil Infrastructure Engineering (see **Appendix 2**) together with a new public cycle and footpath ensuring the site's accessibility to local services by sustainable modes.

In summary, the development of the site has the potential (with reference to the illustrative masterplan enclosed at **Appendix 3**) to deliver the following key planning benefits:

- The provision of in the order of 20 residential dwellings together with new and supplemented open spaces and boundary landscaping will provide a well-designed development and a logical and defensible limit to the existing settlement.
- The provision of new residential development with easy and safe pedestrian access to the local Primary School (existing and proposed) will support local services to the benefit of the vitality of the rural area and in direct accordance with National Planning Policy Guidance.
- The provision of a mix of housing types and tenures, including a policy compliant amount of affordable homes, will assist in addressing local, rural housing needs.
- The site is of an appropriate scale to be attractive to small to medium sized housebuilders who find it difficult to compete for and deliver larger strategic sites and will provide additional choice to the local housing market.
- The provision of a new pedestrian route along the site frontage to formalise the existing informal and permissive route, will improve pedestrian access to the permitted primary school site from the village to the north.

The site has received good interest from local house builders, who offer their support to these representations.



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I trust that the above and enclosed is of some assistance to you and your colleagues in concluding the suitability and deliverability of the proposed allocation site.

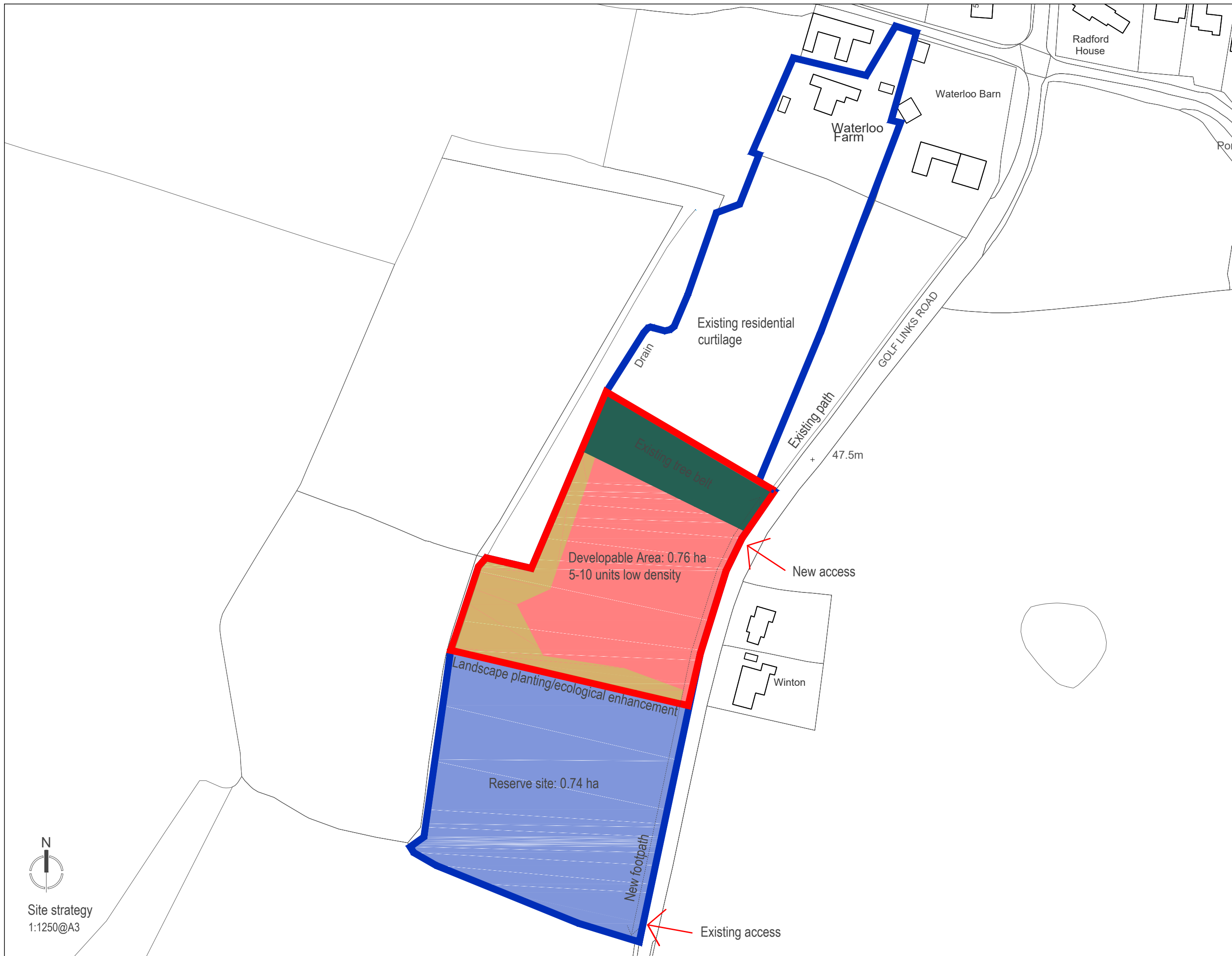
Yours faithfully

**Hannah Smith**  
Associate Director, MRTPI, AIEMA



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## Appendix 1 – 2018 promoted land



Note

SUMMARY

	new footpath
	new planting
	residential
	reserve site for residential
	existing tree belt
	new planting

PROJECT TITLE  
**Morley St Botolph**

PROJECT NUMBER  
**0623**

CLIENT

DRAWING TITLE  
**Site strategy**

DRAWING NUMBER    REV  
**02                      -**

SCALE  
**1:1250@A3**

DATE  
**JUNE 2016**

DRAWN BY  
**AT**

**Lanpro**»  
 [Architecture and Urban Design]

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Site strategy  
 1:1250@A3



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## Appendix 2 – Proposed access solution

Reference: 0067/HDS/02

26<sup>th</sup> February 2020

**Glavenhill, Residential Development, Morley St Boltoph  
Access Design Statement**

Prepared for:

Hannah Smith (Lanpro Services)  
C/O Glavenhill Ltd  
Brettingham House,  
98 Pottergate,  
Broadland Business Park  
Norwich  
Norfolk  
NR1 2EQ

By Email:

Drainage

SUDS

Hydraulic Modelling Infrastructure

Highways

Earthworks

Inspections

Feasibility Studies

3<sup>rd</sup> Party Reviews

**INTRODUCTION**

Glavenhill Ltd have instructed us to prepare a preliminary access design and feasibility for their land interests to the west of Golf Links Road, Morley St Boltoph.

**ENGINEERING ASSESSMENT**

A site visit was undertaken on 18<sup>th</sup> February 2020 to confirm the site characteristics, proposed site access location, speed restrictions, footpath locations etc. A copy of the photos taken during the visit can be found attached to this statement.

The proposed site access location lays within a 40mph speed regulated zone. This zone starts to the north, approximately 150m along Golf Links Road. 40mph repeater signs can be found approximately 220m south from the proposed site access along Golf Links Road. There is also a vehicular activated advisory Wigwam Sign located 5-10m further to the south of the 40mph repeater signs which is to warn drivers of the upcoming entrance to Wymondham College.

Along a rural road within a 40mph speed restriction, the Stopping Sight Distance (SSD) required for the proposed access junction is 90m along the nearside kerb radius set back 2.40m from the edge of the carriage i.e. 2.40m x 90m.

As can be seen on the attached preliminary access design drawing, C-100, the position of the proposed access ensures that, subject to some minor hedge trimming / removal and some replacements, the required visibility splay in either direction along the road is achievable within the proposed development boundary and within the highway boundary without any 3<sup>rd</sup> party land issues.



There is a "SLOW" road line marking with a bend to the right warning sign approximately 100m south of the proposed site access along golf links road for cars travelling north. There is also a bend to the left warning sign approximately 130m north of the proposed site access along Golf Links Road for cars travelling south.

As the proposed development is likely to serve no more than 25 dwellings, a Type 6 Mews Access / Shared surface road is proposed with a footpath connection to the existing footpath which runs to the north. Currently there is a private footpath running through the land at the back of the roadside hedges which extends the more formal roadside footpath to the north.

Onsite, it is proposed to replace the existing, private, informal unbound footpath with a new adoptable footpath both north and south of the proposed site access.

Offsite, the existing footpath varies in width however it is deemed suitable for the proposed development subject to further discussion with NCC highways.

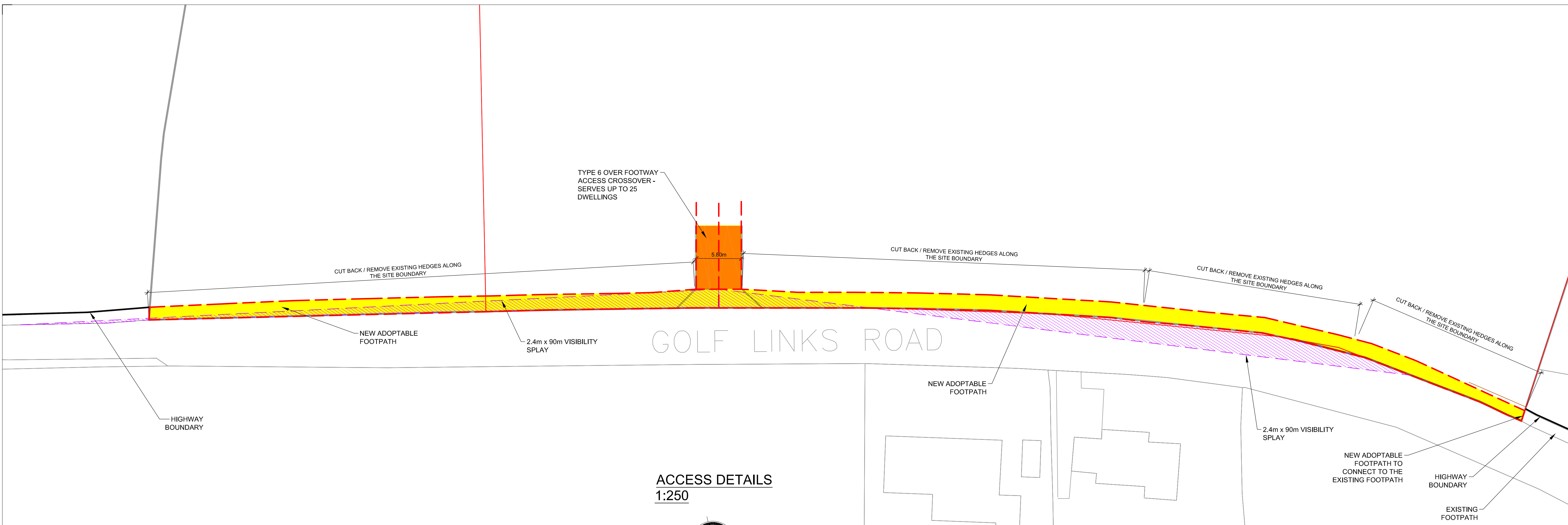
Based upon the existing road safety / warning measures and the proposed site access design / visibility splays, the development is considered safe from an offsite highway's perspective.

This report has been prepared by:

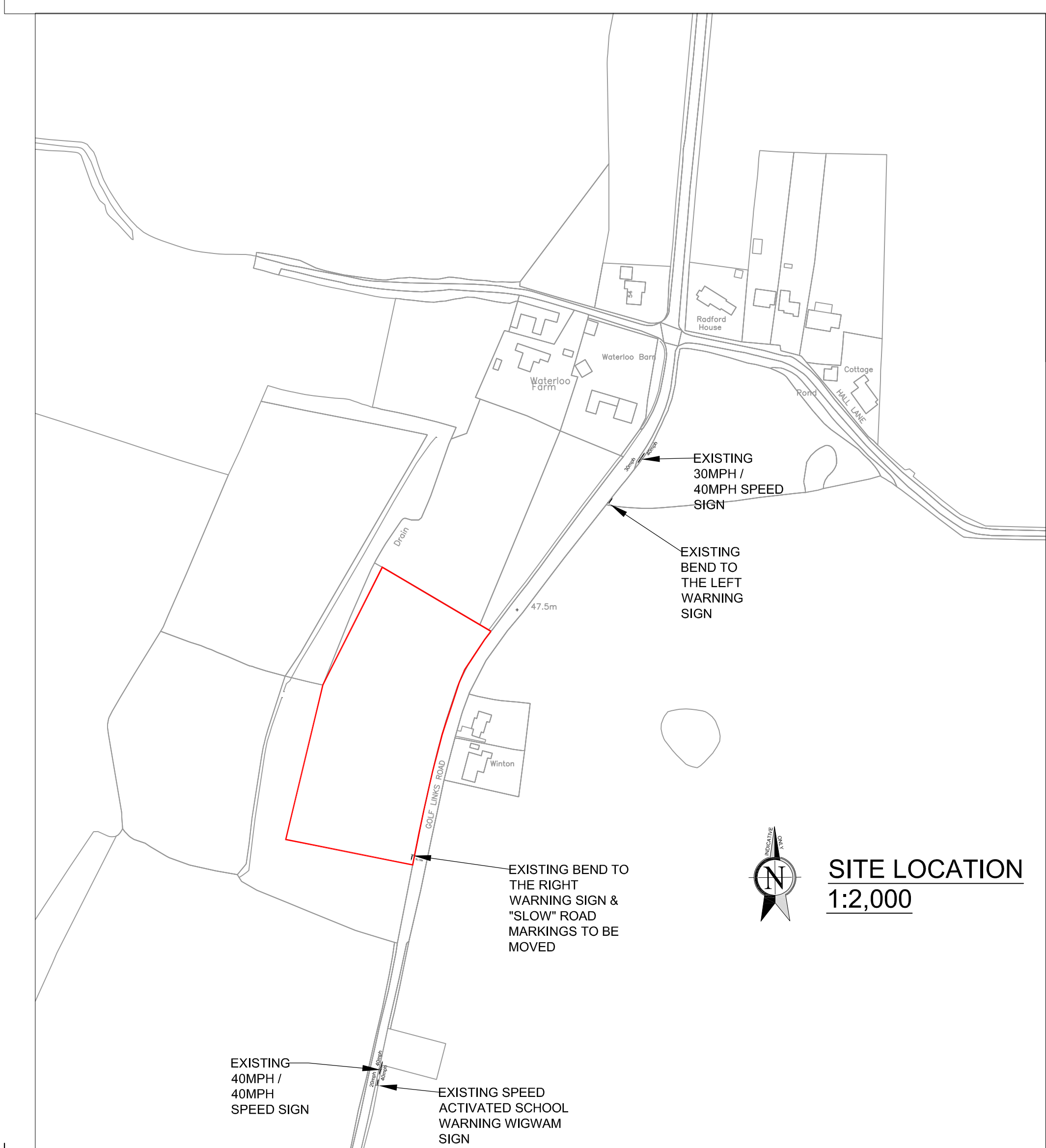
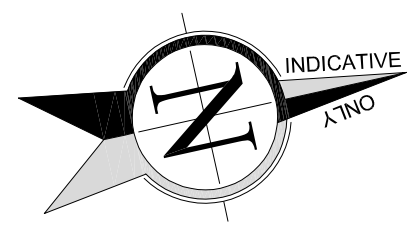
**Phil Pritchard**  
**Director**  
**MEng (Hons) CEng MICE CPEng MIEAust**  
**Pritchard Civil Infrastructure Design Ltd**

**ATTACHMENTS:**

- Site photos with photo layout plan
- Drawing C-100\_Preliminary Access Design



**ACCESS DETAILS**  
1:250



**SITE LOCATION**  
1:2,000



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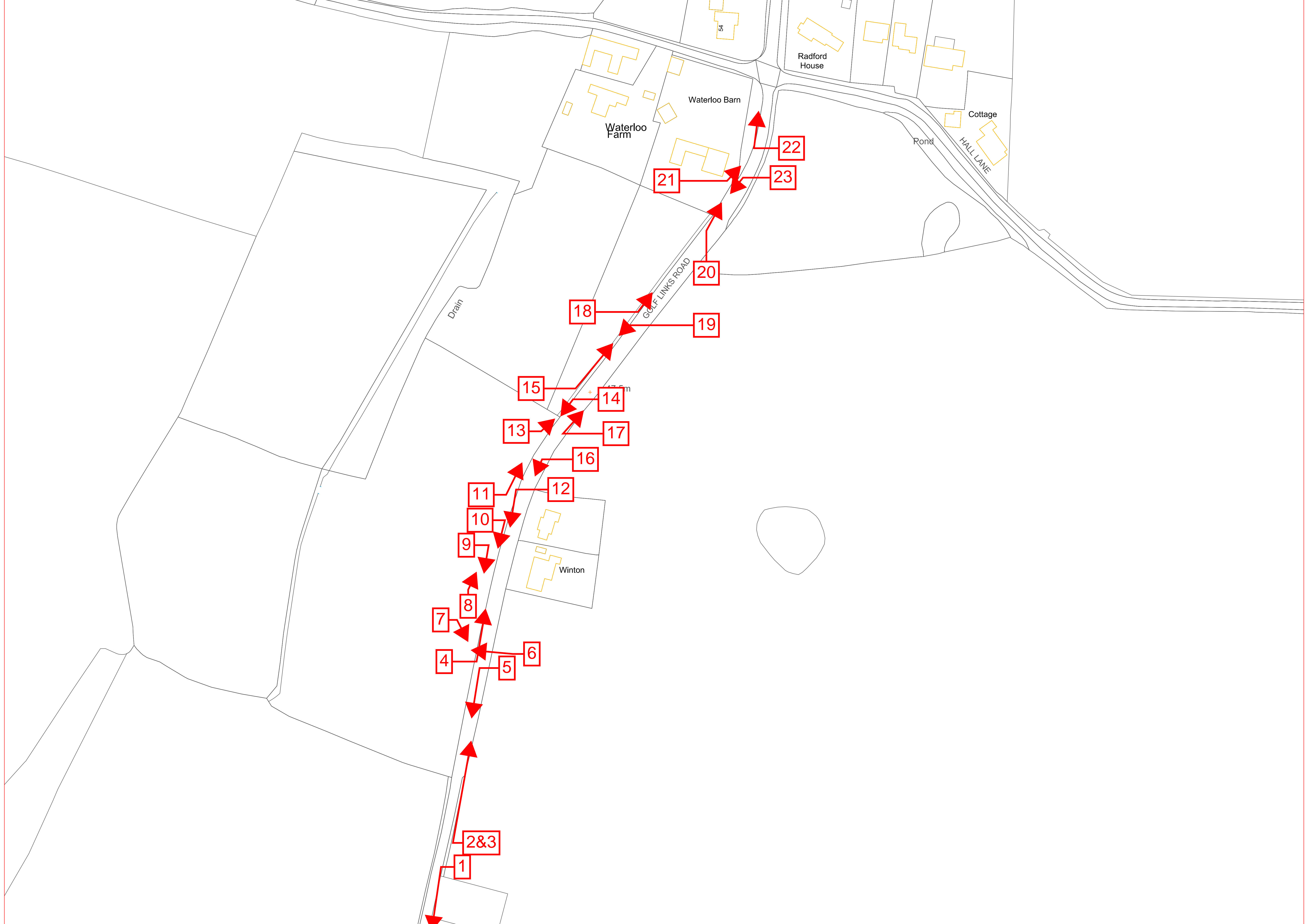
P2	26/02/20	UPDATED TO CLIENT REQUIREMENTS	PP	PP
P1	25/02/20	PRELIMINARY	PP	PP
Rev	Date	Description	By	Check

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Client	GLAVENHILL		
Project	RESIDENTIAL DEVELOPMENT MORLEY ST BOLTOPH		
Title	PRELIMINARY ACCESS DESIGN		
Scale @ A1	AS SHOWN	Status	PRELIMINARY



Date	Job Number	By	Checked By
FEBRUARY 2020	0067	PP	PP
Drawing No.	Revision		
C-100	P2		



Drain

Waterloo Farm

Waterloo Barn

Radford House

Cottage

Pond

HALL LANE

GOLF LINKS ROAD

18

19

15

14

13

17

16

11

12

10

9

8

7

6

5

4

2&3

1

7m

22

23

20

17

10

8

7

6

5

4

2&3

1





PHOTO 1





**PHOTO 2**





PHOTO 3





PHOTO 4





**PHOTO 5**





PHOTO 5





PHOTO 7





**PHOTO 8**





BRUCE'S BOUNDARY  
The other side of the  
fence is the property of  
Mr. Bruce's Farm

PHOTO 9





**PHOTO 10**





**PHOTO 11**





40

PHOTO 12





PHOTO 13





**PHOTO 14**





**PHOTO 15**





**PHOTO 16**





**PHOTO 17**





**PHOTO 18**





**PHOTO 19**





PHOTO 20





**PHOTO 21**





**PHOTO 22**





**PHOTO 23**





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### Appendix 3 – 2020 proposed allocation area and indicative masterplan



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It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

PURPOSE OF ISSUE <b>IN - For Information</b>		RIBA STAGE	
DRAWING STATUS <b>S0 - Initial Status</b>			
PROJECT TITLE Golf Links Road, Morley			
CLIENT Glavenhill			
DRAWING TITLE GNLP Reg 18C Consultation		SCALE 1:1000@A3	
DATE 02.03.2020	DRAWN BY JS	CHECKED BY DO	APPROVED BY HS
DRAWING NUMBER			
PROJECT NO <b>1615</b>	TYPE <b>- 00</b>	UNIQUE NO <b>- 001</b>	REVISION <b>-</b>



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