

Proposed Residential Development on land at Langley Road, Chedgrave

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

on behalf of M, A and D Hutton and ESCO Developments Limited

Ref: 027131

GNDP Site ref: GNLP0463R

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

Greater Norwich Local Plan: Land off Langley Road, Chedgrave (Ref: GNLPO463R)

Introduction

1. The following comments are submitted in support of the suggested allocation of the land at Langley Road (ref GNLPO463R) for housing.
2. Representations for this site were submitted to the previous Reg 18 Consultation rounds for the Draft Local Plan in March and December 2018. In May 2019, further information was submitted in support of the site which included an Ecological Assessment prepared by Hopkins Ecology and a Landscape Appraisal by Greenlight Consulting, (both attached for your convenience).
3. The following Representations both reiterate information already submitted in support of the site, as well as comments on the status of the site in light of the current consultation.

Comments on the Draft Local Plan

4. Policy 7.3 of the Draft Local Plan 'Key Service Centres' identifies the key service centres for the provision of 3,417 homes, around 8% of the proposed housing growth. This reflects the settlement hierarchy and is made up of significant existing commitments, with additional sites allocated through this plan in the locations with the best opportunities for further growth and the fewest constraints.
5. Key Service Centres are those that are considered to have a good range of services, access to public transport and employment opportunities and play a vital role in serving the rural areas. This role is intended to continue with development taking place at appropriate levels.
6. Loddon and Chedgrave have been identified within the policy, along with Acle, Hethersett and Hingham as being the Key Service Centres where the main focus of additional housing growth will be located. Loddon/Chedgrave are described in the Plan as having 'a good range of services, good public transport links and is well located between Norwich and Lowestoft to benefit from employment growth, including in the offshore energy sector'.
7. The site proposed at Langley Road is identified as a 'Preferred allocation' in the Local Plan, subject to the proviso that the scale of development is reduced from 70 to 20 units.. Whilst the proposed allocation of the site is welcomed, it is not considered appropriate to reduce the scale of development to the extent suggested. It is considered that the site is in a highly sustainable location, that is suitable for housing without detrimental impact on the landscape or character of the local area, and can accommodate more than 20 dwellings, for the reasons set out in these representations, and as demonstrated in the layout plan submitted in support.
8. It should be noted that the site area for development has been published in the Draft Local Plan incorrectly, showing the area for development as the southern section of the site, comprising higher level ground to the far south east corner and a lower ground section to the south west. It would therefore be inappropriate to locate the development in the area shown given this difference in ground level. As shown on the previous layout plan submitted, it is anticipated that development would be located to the central section of the site, allowing the southern section to be left open to provide open space. This was clearly shown on the previously submitted plan and on the current plan, albeit a revised layout to show a reduction in the number of units provided. We would

therefore request that this information is presented correctly going forward, with the location of the developable area being considered on its merits in the intended location rather than the one published in the Draft Local Plan.

9. The other proposed allocation off Beccles Road has been identified for 180 dwellings. This seems somewhat imbalanced in terms of numbers. To allow more on the Langley Road site would allow a more balanced approach to housing in the whole settlement. This would also allow for less pressure on traffic arising from locating most development in one location.

10. Whilst the Beccles Road site is closer to the Loddon part of the settlement, Chedgrave has a number of services in its own right, including shops, hairdressers and a pub, all within close walking distance of the site, as well as being within walking distance to those offered in Loddon. As such, the site is considered to be in a wholly sustainable location that can accommodate the number of dwellings proposed.

11. Furthermore, given the apparent misunderstanding of the location of the proposed housing within our previous submission, the current assessment may be based on incorrect information, with a higher number of units that should have been allocated to the Chedgrave site.

Current Proposals

Layout

12. The layout submitted shows a scheme of approximately 60 units, which represents a reduction in the number of units originally submitted to the last consultation, following more detailed design and layout discussions. The dwellings range from smaller semi-detached properties to larger detached properties, including affordable housing, vehicular and pedestrian access and areas of open space.

13. The site slopes upwards from west to east, with a prominent high point being to the south-east corner, lending itself to a development scheme that is based around residential development on the more central section of the site, with the southern section being allocated for public open space and the northern section being left for farming. The south-west corner on lower ground provides an ideal location for attenuation as shown on the layout plan and the accompanying landscape analysis.

Highway access

14. Vehicular access is provided from Langley Road. Good visibility would be available from the proposed access onto Langley Road in both directions, which would occur within the 30 mph speed limit. The speed limit for the road is maintained through to the village centre.

15. There is an existing footway on the opposite (western) side of Langley Road which continues through to the village centre and beyond to the infant and junior schools.

16. Links through the site and to the adjacent footways on Langley Road will be incorporated to provide suitable links to homes, open space and the village centre.



Figure 1: Site layout plan

Benefits/Impact

Access to services

17. Chedgrave is identified in the Draft Local Plan as a Key Service Centre, when combined with Loddon. It benefits from a range of shops, services and community facilities, including an infant, junior and high school, medical centre, library, several pubs and a range of independent retail businesses. The village centre is approximately 350m from the access to the site off Langley Road, and would be readily accessible from it on foot or by bicycle.

18. There are frequent bus services running from the village to Norwich city centre, Beccles and Lowestoft, with some services running on a Sunday. The nearest bus stop is at the White Horse PH which lies approximately 650m to the south of the site on Norwich Road. We believe, therefore, the location of services, would be readily accessible from the site on foot or by bicycle to the proposed site. Sustainable transport options would also be available to access services in larger settlements.

19. Accordingly, 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. 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 through the spending power of new residents. In these respects, the proposal would support the social and economic dimensions of sustainability as defined in the NPPF.

Landscape/Local Character

20. The land proposed for development comprises an open field located on Langley Road to the north of the village. The proposed development is adjacent to existing residential development and well related to the village, so would not appear out of place. From Langley Road, views of the proposed houses would be limited as the site will be screened by a series of established hedgerows and trees. The intention would be to ensure that the proposed development would not be a prominent feature and not occupy the high ground to the south east.

21. It is intended that the rising ground known as Snow Hill would be used as public open space where views across the village can be enjoyed. Consequently, whilst the proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area generally would be limited. This is demonstrated in the landscape analysis that was submitted both for the previous consultations as well as the current consultation.

22. The proposed layout of the scheme relates well to the existing, relatively dense housing in this part of the settlement, compared to the southern section. The established pattern of development in the vicinity is mixed, but is made up predominantly of detached and semi-detached houses and bungalows. The proposal would be consistent in form with these developments and so would not appear out of place.

Heritage Assets and impact on biodiversity

23. The HELAA assessment refers to the proximity to Langley Park and the potential impact on the wider setting of the Grade 1 listed building. It also refers to the proximity of the Norfolk Broads, the special area of conservation and SSSI. We believe that these particular points can be mitigated against as we develop our proposals for the site. An ecological report was carried out, which was submitted in May 2019, which is also attached as part of these Representations that the scheme would not bring about harm to any species of importance, habitats or designated sites. The impact on arable crop land has been minimised by the reduction in site area, thereby retaining a large area (approximately 3 acres) of crop land to the north of the site. The existing field boundaries will remain and be enhanced as part of a biodiversity plan for the development.

Utilities Infrastructure

24. We do not believe there is any fundamental impediment to the delivery of the site through any constraints relating to utilities infrastructure. The increase in capacity can be built into the new development. The accompanying utilities information demonstrates the site's capacity (attached for your convenience).

Flooding

25. The site is at low risk of fluvial and surface water flooding, the majority of the site falling within Flood Risk Zone 1. Whilst a small area of the site adjacent to the site is at risk of fluvial and surface water flooding, the majority of the site falls with Flood Risk Zone 1 (low risk). Further technical work, including a site-specific flood risk assessment, would be commissioned in support of any potential forthcoming planning application to demonstrate that the proposed development would not be at risk of flooding or be likely to result in an increased flood risk elsewhere in the locality. The attached document demonstrates the lack of flood risk.

Delivery of development

26. 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 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 and so, subject to approval being given, could deliver housing in the short term.

27. The proposed development would make a positive contribution to the supply of high quality housing in the area and could facilitate improvements to the local utilities capacity. 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. By providing sufficient land of the right type in the right place to support growth the development would address the economic dimension of sustainable development, as defined in the NPPF.