

Loddon Parish Council Representation to the Greater Norwich Local Plan - Regulation 19 Pre-Submission Draft Local Plan Part 2 The Sites

Loddon Parish Council would like to make the following representations to draft Policy GNLP0312: Land East of Beccles Road.

Loddon Parish recognise and welcome the early engagement undertaken by Hopkins Homes. It is requested that this engagement continues in a proactive and meaningful manner with Loddon Parish Council and the community at key stages of the sites' promotion, pre-application scheme development, proposed application scheme and during the consideration of any associated planning application.

Current Wording:

POLICY GNLP0312 Land to the east of Beccles Road, Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

1. Two points of vehicular access to be provided into the site.
2. Areas of surface water flooding on the Beccles Road boundary or elsewhere in the site to be addressed
3. Any development must conserve and enhance the significance of listed buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting
4. Design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads.
5. The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
6. An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
7. The design and layout of the scheme must consider amenity impacts relating to the nearby business area.

Proposed Amendments (in red)

POLICY GNLP0312 Land to the east of Beccles Road, Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes.

More homes may be accommodated, subject to an acceptable density, design, layout and onsite open space and soft landscaping being achieved and any onsite and offsite infrastructure issues addressed.

The development will be expected to address the following specific matters:

- New homes to be of mixed size and type and to include affordable housing.
- Two points of vehicular access to be provided into the site.
- Areas of surface water flooding on the Beccles Road boundary or elsewhere in the site to be addressed
- Any development must conserve and enhance the significance of listed buildings within the Loddon and Chedgrave Conservation Area to the north-west of the site, including any contribution made to that significance by setting
- Design and layout must address the topography of the site and potential impact on views, particularly to and from the Broads.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- An ecological assessment must be carried out, and any identified impacts on nearby sites mitigated
- The design and layout of the scheme must consider amenity impacts relating to the nearby business area.
- Provision of appropriate pedestrian crossing point(s) on Beccles Road as required by the Local Highway Authority.
- Highway capacity and safety improvement(s) to the A146/ Beccles Road junction as required by the Local Highway Authority.
- Off-site financial contribution(s), secured by Section 106 Agreement, towards new or improving existing community facilities within Loddon. Such facilities to be identified through discussions and agreement with Loddon Parish Council.