

GNLP0487 – Land to the north of Norwich Road, Salhouse

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments – continued

The proposed green infrastructure will allow a segregated pedestrian link to be provided from the site to reach the facilities within Rackheath to the south west of the site. The proposal can also provide a pedestrian linkage via Wood Green to the north east of the site to Salhouse Railway Station. It is recognised that there are issues associated with the pedestrian facilities at the Norwich Road level crossing. The site promoters are committed to working with Network Rail to upgrade this crossing. The requirements for this could be secured by appropriate wording within the policy allocating the site and the actual works could be secured by way of a Grampian condition attached to a planning permission.

Whilst, consideration has been given to the provision of a footbridge, the costs of this is prohibitively high and a greater quantum of development would be required to offset the costs of this. In addition, there are questions as to whether there is sufficient land in the control of the site promoter and Network Rail to achieve this. However, it is apparent that this site provides the opportunity to significantly improve the pedestrian and cycle access between Salhouse and Rackheath to the benefits of all residents and ensure that the Green Infrastructure is able to be enjoyed by the wider area.

As stated the site is located within 750m walking distance from the existing shops and services in Rackheath. There are existing bus stops on Norwich Road providing easy access to a wider ranges of services and facilities in Norwich. There is also access by train to Norwich and further afield, with Salhouse Railway Station being within walking distance of the site. Therefore, the application is considered to have good access to services and in a sustainable location.

The comments regarding utilities capacity are somewhat surprising and the scheme has been specifically designed to avoid the gas pipeline an easement which crosses the northern part of the site. In addition, the current application has not identified any specific issues associated with the provision of utilities infrastructure and this score should be changed to green.

The surface water drainage from this site has been considered and as can be seen from the submitted masterplan this will addressed by way of the provision of attenuation basins within the eastern portion of the site. These attenuation basins will be incorporated into the Green Infrastructure of the site allowing a route to be provided from Salhouse to Rackheath with the land functioning as a Country Park.

This site clearly scores more highly than the other sites considered in Salhouse and the above has demonstrated that the perceived harm arising from this scheme can be ameliorated. In addition, this is an example of a site which is closely related to an adjoining settlement which can meet the day to day needs of residents. Whilst, the site is closely related to Rackheath this application offers the opportunity to provide Green Infrastructure and landscaping to create a clear physical and defensible boundary between the Salhouse and Rackheath.

The proposal will also comply with Policy 41 in that the development has been designed to include high quality green infrastructure and community facilities to encourage healthy and active lifestyles, including healthy ageing and active retirement. The proposal is seeking to provide good quality housing, to meet a specific need, which has local access to facilities. It is recognised that this is an

adjoining Parish but it is clearly well related to the site. The proposed pedestrian and cycleway enhancements and the improvements to the level crossing will provide viable alternatives to the car for both Salhouse and Rackheath residents to access local services and recreational facilities.

In view of the above, it is contended that the Council need to reassess this site on the basis that it accords with the emerging plan and that it is located close to local facilities, with good public transport links to Norwich. The inaccuracies in the scoring of the site also need to be addressed.