

Date: 22<sup>nd</sup> March 2021

Greater Norwich Local Plan  
Regulation 19 Submission Consultation  
Sent via email to: [GNLP@norfolk.gov.uk](mailto:GNLP@norfolk.gov.uk)

Our ref: 2294/Reg19

Dear Sir / Madam,

**Re: Re: Greater Norwich Local Plan (GNLP), Regulation 19 Publication Consultation, March 2021  
Key Service Centre, Loddon and Chedgrave, Policy GNLP0312: Land to the east of Beccles Road,  
Loddon**

This submission is made in respect of policy GNLP0312 contained in the Regulation 19 version of the GNLP. Lanpro act on behalf of Hopkins Homes who are the sole promoters of the land.

We note the emerging policy, which states:

***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.*

To date, the site has been promoted at each stage of the GNLP production process. The site was submitted to:

- the 'Call for Sites' stage of the GNLP in 2016;
- the subject of a further submission in October 2019; and
- the Stage C Regulation 18 Consultation in March 2020 (see representations at **Appendix 1**). These reps included a substantial amount of supporting technical work that has been undertaken in respect of the site including - heritage and archaeology; ecology; highways; tree; and landscape and visual assessments.

At the Stage C stage, Hopkins Homes clearly supported the inclusion of the policy in the plan, but sought a change to the policy wording to allow flexibility at the planning application stage in respect of the final access solution. Specifically, it is considered that a single point of access and an emergency access would be more suitable for the site. In respect of the Regulation 19 Policy, we continue to maintain this position (see supporting representations form and proposed amended policy wording).

Given the lengthy nature of the GNLP production process, Hopkins Homes have submitted a pre-application enquiry to South Norfolk Council, in respect of the site. This was submitted in November 2020. The pre-application submission included an updated masterplan layout for the site; as well as an updated landscape and visual appraisal. These are included at **Appendix 2** to this letter. As part of this, consultation is also taking place with the Highway Authority and Lead Local Flood Authority.

The pre-app submission provides further submissions in respect of:

- Further transport work that has been undertaken and evidence that the proposed primary point of access, plus emergency vehicular access point connecting to an internal proposed secondary road (as shown in the Masterplan), is considered a safe and appropriate access solution for the site.
- The strategy for dealing with surface water runoff for the site, which is to capture and treat all flows, within a series of linked infiltration basins on the proposed site with an overflow into existing Anglian Water infrastructure, to address any potential surface water runoff generated by the proposed development.
- The availability and deliverability of a development for 180 dwellings at the site.

Notable matters in respect of the response to the pre-application submission are:

*Design, layout and heritage* – the design and conservation officer has commended the approach to the layout of the development and its response to the topography of the site. Hopkins Homes design team are continuing to work through some specific aspects of the layout as part of an on-going dialogue with the Council.

*Highways and access* – a dialogue is on-going with Norfolk County Council in respect of the single access plus emergency access solution, location of accesses, visibility splay and road crossings. NCC do not preclude the single access (plus emergency) solution for the site in their comments on the pre-app.

*Drainage* – a broad strategy for surface water disposal has been agreed with the LLFA with a focus now on a more detailed approach to the site, for the planning application stage.

*Landscape* – the landscape officer has expressed support in principle for open space at the highest part of the site; and the broader landscaping proposals which seek to retain and enhance existing tree belts and hedgerows.

The pre-application discussions are on-going and Hopkins Homes are considering the submission of a planning application in the second quarter of 2021. Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence, housing could potentially be delivered on site in 2023. It is estimated that the scheme would deliver 50 units per



Brettingham House, 98 Pottergate, Norwich NR2 1EQ  
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

annum, enabling completion in 2026/27 (see Statement of Common Ground submitted alongside these representations).

As a business, Hopkins Homes deliver circa 1000 homes per year with the capability and ambition to deliver more. Hopkins are in the process of delivering 'Birch Gate' a collection of 153 homes in Wymondham, South Norfolk. The site is controlled by Hopkins Homes and who are an experienced and respected regional housebuilder that has developed sites elsewhere in South Norfolk. As such, the site is clearly 'available' and Hopkins Homes have the ability to deliver the development and boost housing supply, in accordance with paragraph 59 of the NPPF.

We therefore conclude that the emerging plan is 'sound' and in respect of Policy GNLP0312, there is an opportunity to seek a more flexible approach to the access for the site and the policy wording can be adjusted accordingly.

Yours sincerely,

**Ian Douglass**  
**Head of Planning**

cc. Jonathan Lieberman, Hopkins Homes



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## Appendix 1. Stage C Regulation 18 Consultation Representations, March 2020



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## Appendix 2. Extracts from Pre-application submission November 2020