

The site assessment is flawed. ~~and that questions the whole soundness of process-
insite selection.~~

Site GNLP0514 incorrectly classed as 'unreasonable' when all rational identifies it as sustainable.

The site would support NFFP paragraph 68 to encourage smaller sites and satisfies the criteria of the new Policy 7.5 for small scale windfall housing development.

~~The site assessment process is flawed, specifically for s~~ Site GNLP0514 Old Watton Road, Colney, ~~which~~ has been categorized as 'unreasonable' despite being located on the same road as and within meters of the Spire Hospital, Consulting Rooms and Oakwood House Residential Home and being located adjacent to the same road that all of these major facilities used as access.

It is apparent that this assessment has been done as a 'desk top' excise and no intelligence has been applied to the site location.

~~Whilst I have not tested other sites my concern is that they may have also been
inappropriately overlooked.~~

How can the site possibly be 'remote from services and facilities', not only is it very close to the above listed services the site is within 500 meters of the Norwich Research Park and the Norfolk & Norwich University Hospital. The electricity supply from the area substation runs across the site.

The site is located next to existing homes and despite no settlement boundary planning permission was granted to build new homes on the same road in October 2016, which are now nearing completion.

This area is designated as Rural River Valley landscape type in the South Norfolk Landscape Assessment referred to in policy DM4.5. The area is also referred to in the South Norfolk Place Making Guide. Although the site is within the edge of the river valley, it is not easily visible in longer views being screened by vegetation along the valley side.

It would relate well to the existing development pattern spread along the valley edge at this point and does not threaten the openness of the valley floor. It does not harm any long-range views and does not encroach on the open character of the river valley.

There are no 'significant trees', mainly sycamore and apple. It is difficult to see how their removal, if necessary, would cause any harm. Any development of the site would seek to retain as much of the existing vegetation and hedgerows.

There is a new area of trees to the north of the site that shield the site from the traffic on Tollgate Way leading to Bowthorpe, further emphasising the sustainability of the site location.

A very small section of the site, adjacent to the riverbank as you would expect, falls in the flood zone. Because of the topography of the land and the shape incline and slope the flood plain is location on the other side of the river on the low land and flat river valley.

If the site was in danger of flooding then so is the hospital and other homes, which they are not as the site quickly rises by over 20 meters. Tollgate Road has no flooding issues and is below the level of the site.

Children who already live on this road do not go to Little Melton School. Instead they attend Chapel Break School only 1.5 miles away on a safe walking route footpath all the way to the School.

Site GNLP0514 meets the requirements and criteria of the new Local Plan Policy 7.5 and would be an ideal location to promote self-build.

The NPPF, paragraph 68, recognises that small and medium sized sites can make an important contribution to meeting the housing requirement and are often built-out more quickly.

Site specific response and additional information to Regulation 18 not included in evidence despite identifying factual errors within the assessment.

Therefore, the site is sustainable by all measures and suitable for development. This is clearly demonstrated by the location of the Spire Hospital across the road and the existing surrounding adjacent homes. The excellent highway network and close proximity of the Research Park, Norfolk and Norwich Hospital and the University of East Anglian.

Permission would be granted under the new Policy 7.5 for residential development.

There are no other suitable sites so it has not been necessary to apply any judgement of which sites would be better.

Furthermore, the site supports the NPPF requirement in paragraph 68 - small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Response to Regulation 18 relating to this site not recorded which highlights factual errors in the assessment.

All of the above clearly demonstrate a lack of soundness. ~~in the preparation of the new Local Plan.~~

Site GNLP0514 is added to the list of 'preferred sites' to correct this error