

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016**.

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details

Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	
Grid reference (if known)	
Site area (hectares)	

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes	No
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
4b. Has the site been previously developed?	Yes	No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

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Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

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5b. Which of the following use or uses are you proposing?

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

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5d. Please describe any benefits to the Local Area that the development of the site could provide.

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Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.
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Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?
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7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?
--

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
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7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
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7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
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7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

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7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

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7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

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7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

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7j. Other: (please specify):

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Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?			
12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?			

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Check List	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> • To assist in the preparation of the Greater Norwich Local Plan • To contact you, if necessary, regarding the answers given in your form. • To evaluate the development potential of the submitted site for the uses proposed within the form. <p>Disclaimer</p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name	Date



- Site Boundary: 3.86ha
- Potential residential area: 2.62ha
Approx. 92 dwellings @ 35 dph
- Potential vehicular access point
- Existing main vehicular routes through Costessey and existing bus stops
- Potential spine road through development
- Potential secondary roads
- Existing public footpath
- Potential recreational routes
- Potential pedestrian linkages
- Existing vegetation
- New public open space: 1.24ha
(To include new landscaping & tree planting, SuDs feature & Children's Play Area)
- Children's Play Area: 570sqm
- Potential location for SuDs feature
(Opportunity to enhance wildlife biodiversity and form integral part of green infrastructure)
- Existing overhead powerline
(To be undergrounded)
- Existing facilities in Costessey
- Green Hills - Important Local Open Space

Rev	Date	By	Description
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project	Land south of Town House Road, Costessey		
Title	Concept Masterplan		
Client	Taylor Wimpey UK Ltd		
Scale	1:1250 @ A2	Drawn	SE
Date	July 2016	Checked	RR
Drawing No.	CSA/3022/100	Rev	-

LAND AT TOWN HOUSE ROAD, COSTESSEY

GREATER NORWICH LOCAL PLAN – CALL FOR SITES 2016

CONTENTS

1. Introduction	3
2. Planning Appraisal	4
Site and Context	4
Planning Constraints	4
Previous Consideration of the Site for Development	5
Summary	9

Appendices

Appendix 1: Concept masterplan	10
Appendix 2: SSA Sustainability Appraisal	11

1. INTRODUCTION

- 1.1 Carter Jonas LLP has been instructed by Taylor Wimpey Strategic Land ('Taylor Wimpey') to prepare and submit representations in support of residential development on Land at Town House Road, Costessey, as part of the Greater Norwich Local Plan 'Call for Sites' consultation process (16th May 2016 to 8th July 2016). A site plan is attached in Appendix 1.
- 1.2 The Call for Sites process is the first stage in the Greater Norwich Local Plan ('GNLP') process where landowners, developers, and other interested parties are able to submit parcels of land for consideration by the Greater Norwich authorities (which includes Broadland District Council, Norwich City Council, South Norfolk District Council and Norfolk County Council).
- 1.3 The Greater Norwich Local Plan will build on the long-established joint working arrangements for Greater Norwich, which have delivered the current Joint Core Strategy ('JCS') for the area. The JCS plans for the housing and jobs needs of the area to 2026 and the GNLP will ensure that these needs continue to be met to 2036. It is envisaged, based on the findings of the Strategic Housing Market Assessment, that approximately 12,000 **additional** homes will be required between 2012 and 2036 i.e. over and above existing sites with the benefit of planning permission and current Local Plan allocations.
- 1.4 Like the JCS, the GNLP will include strategic planning policies to guide future development, and plans to protect the environment. It will look to ensure that delivery of development is done in a way which promotes sustainability and the effective functioning of the whole area.
- 1.5 It is considered that Land at Town House Road, Costessey ('the Site') is **deliverable** (i.e. it is available now, it offers a suitable location for development now, there is a realistic prospect that housing will be delivered on the Site within 5 years, and that such development would be viable) and **developable** (i.e. the Site is in a suitable location for housing development and there is a reasonable prospect that the Site is available and could be viably developed at the point envisaged).
- 1.6 Accordingly, it is considered that the Site could be made available for housing in the short term (< 5 years) if, for instance, it is acknowledged by the relevant Local Planning Authority and/or the Planning Inspectorate that under paragraph 49 of the National Planning Policy Framework ('NPPF') there is not a demonstrable five-year supply of deliverable housing sites. Notwithstanding this, it is considered that the Site could be made available for housing in the medium term (6 – 10 years) if the relevant Local Planning Authority concludes that the Site is developable for housing, or within a broad location for growth, in the medium term through allocation within the emerging GNLP.
- 1.7 This Call for Sites representation is supported by a Concept Masterplan (CSA/3022/100), a Built Heritage Assessment ('BHA'), an Initial Landscape and Visual Appraisal ('ILVIA'), and a Transport and Highways Access Appraisal ('THAA'), and accompanies a completed Submission Form.
- 1.8 The Concept Masterplan proposes approximately 92 new homes within a Site boundary of 3.86ha. A new public open space of 1.24ha (including a children's play area of 570sqm. is provided in the north western corner of the Site). This will assist in mitigating any potential effects arising from the new development on the setting of the Grade II Roman Catholic Church of Our Lady and Saint Walstan. Vehicular access will be provided from Town House Road, and surface water drainage is proposed to be accommodated within a SuDS feature to the south of the Site. The proposed new tree and hedge planting on the western boundary will further minimise the potential effects of development on the wider landscaped setting of Costessey.
- 1.9 The BHA, undertaken by CgMS, concluded that the principle of development on the Site will cause **no harm** to the asset's (the Grade II listed Church) significance, in line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the policies of the NPPF, and local policy DM 4.10 of the South Norfolk Local Plan: Development Management Policies Document.
- 1.10 It is considered that there are no other insurmountable technical constraints prohibiting development on this Site. Further technical investigations will be carried out during the Local Plan process, where appropriate, to justify a development scheme in this location.

2. PLANNING APPRAISAL

Site and Context

- 2.1 The Site is 3.86ha in size and is located near to the centre point of the village. The Site fronts on to Town House Road, which is one of the main routes through the village, linking-up eastwards with Norwich Road and the settlement of 'New Costessey'.
- 2.2 Costessey lies within the jurisdiction of South Norfolk District Council ('the Council'), whose adopted Development Plan Documents include the JCS, Site Specific Allocations and Policies Document ('SSA'), Development Management Policies DPD, Wymondham AAP and Long Stratton AAP. There is currently no Neighbourhood Development Plan for Costessey.
- 2.3 Policy 10 of the JCS sets a target of at least another 1,000 homes for the Easton/Costessey area between 1 April 2008 and 31 March 2026. The Easton/Costessey area is also a prime location to accommodate part of the 1,800 units in the Norwich Policy Area that are currently not attributed to a particular settlement.
- 2.4 Costessey has experienced considerable change over recent years. In the 15 years up to 31 March 2011 over 1,350 new homes were built in Costessey and 1,000 more with planning permission were still to be built. The parish has one of the largest populations in South Norfolk. The populations of Costessey and New Costessey were c.7,265 and 5,198, respectively (2011 census)
- 2.5 The JCS reconfirms the status of Longwater as a 'strategic employment location' for the Norwich area which should be consolidated through completion/intensification of the 2003 South Norfolk Local Plan allocation. Take-up of employment land at Longwater has also continued to be steady, with new employers and an expanded range of uses.
- 2.6 The section relevant to Costessey in the SSA states '**Strategically Costessey is well placed for new development** (our emphasis). *The area benefits from access to the trunk road network at the A47 Longwater Junction, although it is acknowledged that this junction is already under significant pressure at peak times and requires improvement to accommodate further growth. To minimise additional pressures on the junction, Norfolk County Council (as Highways Authority) wishes to see new allocations which 'maximise accessibility to high quality public transport'.*
- 2.7 Costessey includes a number of services and facilities, including a community centre, five schools, medical centre, shop/post office, and frequent bus services including 23/A/B, 24/A, 31.

Planning Constraints

- 2.8 The Site is included on Map 002a of the SSA as being outside the Development Boundary of Costessey and, similar to every other area of land around the village, the Site lies within the Norwich Policy Area, and an area defined as 'River Valley'. Notwithstanding this, the Site lies fully within Flood Zone 1 (low risk), as defined by the Environment Agency.
- 2.9 The Site does not lie within a Conservation Area, a Special Area of Conservation, SSSI (nearest is the River Wensum to the north of Costessey), Important Local Open Space, or County Wildlife Site.
- 2.10 There is a Grade II listed Church to the north west of the Site. An assessment of its potential significance for development on the Site is given within the accompanying BHA. It was concluded that the principle of development on the Site will cause **no harm** to the asset's (the Grade II listed Church) significance, in line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the policies of the NPPF, and local policy DM 4.10 of the South Norfolk Local Plan: Development Management Policies Document.

- 2.11 An ILVIA has been carried out and confirms that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises an area of farmland which is well related to built development within Costessey. It lies within the Tub River Valley, however it contains few significant landscape features and is influenced by its proximity to the built up edge of Costessey.
- 2.12 A THAA has been carried out and considers that a scheme of c.92 homes would be expected to generate around 50 vehicular movements during both the AM and PM peak hours.
- 2.13 A review of the current design guidance concludes that it would be possible to serve all development from a single point of access to the existing highway network, off Town House Road. The proposed points of access located on Town House Road could be provided and meets the layout and visibility standards as laid out in current design guidelines. New footpath links are achievable along the south side of Town House Road connecting the Site with the existing networks in Costessey.
- 2.14 It is considered that there are no other insurmountable policy or technical constraints prohibiting development on this Site. Further technical investigations will be carried out during the Local Plan process, where appropriate, to justify a development scheme in this location.

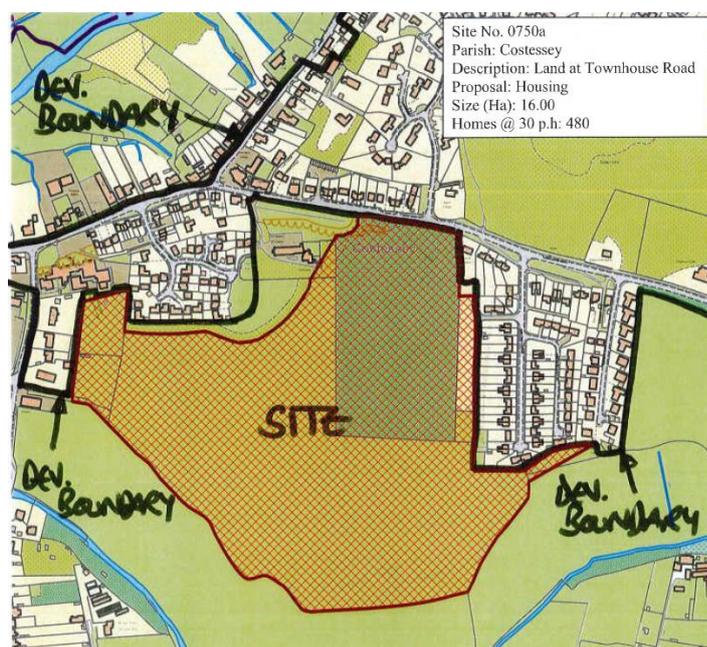
Previous Consideration of the Site for Development

SSA – Inspector’s Report September 2015

- 2.15 On page 78 of the Inspector’s Report into the SSA, reference was given to ‘Omission Sites’ in Costessey: Paragraph ‘345. *Several alternative sites have been advanced, including around the village of Costessey.²⁶⁹ These would extend beyond the proposed development boundary and none are of sufficient size to be seen as a realistic alternative to EAS 1 or COS 1. While some of these sites might be capable of being developed none have such significant advantages that they should be preferred for allocation. Furthermore, some of these sites would significantly intrude into the landscape surrounding the village.²⁷⁰ The existence of a planning permission granted at appeal on one of these sites does not alter this conclusion. Indeed, the Inspector concluded that there would be substantial environmental harm but that this would not outweigh the benefits given the serious deficiency of housing land when the appeal was determined in 2012.²⁷¹ However, given the plan is aiming to provide a 5 year supply and sufficient land to meet the JCS housing requirement, the same planning balance does not apply here’.*

²⁶⁹ For example, as advanced in representations 22499, 22793 and 22521 (sites **0750a**, b and c)

²⁷⁰ For example, sites **0750a** and representation 22793



- 2.16 A plan obtained from the Council showing the boundary of site 0750a during the SSA process is provided above. Site 0750a proposed an area of 16ha for 480 homes and extended significantly beyond the existing pattern of housing along Town House Road e.g. Lime Tree Avenue, Green Hills Close, Nursery Lane into the countryside/river valley. For comparable purposes, the Site is also shown on this plan, shaded in a khaki colour.
- 2.17 In contrast, the Site under consideration now proposes an area of 3.86ha for c.92 homes and its southern boundary does not extend beyond the existing built edge of Lime Tree Avenue etc. It is therefore considered that Site boundary will help overcome the previous concerns raised by the Inspector on the potential for substantial environmental harm.
- 2.18 The ILVIA considers the ability of the Site to accommodate development and the **potential landscape and visual effects**. This is discussed in terms of potential coalescence between Costessey and New Costessey, the landscape features of the Site, Public Rights of Way, visibility, and landscape/townscape effects.

Potential coalescence between Costessey and New Costessey

- 2.19 The ILVIA notes that the South Norfolk Landscape Character Assessment recognises the function that this open land plays in maintaining a 'green' gap between the two settlements. Development at the Site will result in the loss in an existing field which lies within the river valley. Despite this, the report assesses that it will not cause a significant reduction in the 'gap' nor will it impact materially on the role the landscape plays in retaining the separation between these built up areas, for the following reasons:
- the Site is closely related to the built up edge at Costessey;
 - development will extend no further south than existing housing at Lime Tree Avenue;
 - the physical distance between the settlements will remain comparable;
 - the proposals will not intrude significantly on the rural character of the landscape of the valley floor; and
 - there are limited opportunities to view the Site from public vantage points to the south.

Landscape Features

- 2.20 The ILVIA considers that the Site contains few landscape features of note and these are all contained to the Site boundaries and do not pose a significant constraint to development. Development at the Site will reinforce the existing landscape features at the boundaries and will include new areas of tree, shrub planting and species rich grassland within areas of open space and plot frontages.

Public Rights of Way

- 2.21 The ILVIA confirms that there are no public footpaths which will be directly affected by development at the Site. In addition, there are no public footpaths located within the vicinity which will experience any indirect material visual effects, although there are some views from the woodland at East Hills which are discussed below.

Visibility

- 2.22 The ILVIA considers that views from Town House Road are limited to the section of the route in proximity to the Site boundary, beyond which views are restricted by adjacent development. Development at the Site will impact on the existing view across the Site to the adjoining valley landscape, however this is only readily apparent from the existing field access and from the approach along Hinshelwood Way. In other locations, views are restricted by the change in level at the Site boundary and by patchy vegetation at the Site frontage.
- 2.23 The Concept Masterplan illustrates how housing will be set back from the frontage and landscaping will be provided within open space alongside Town House Road. By adopting a sensitive approach, new housing and landscaping can be accommodated which makes a positive contribution to the adjoining streetscene, although the open views from a section of the route will be replaced.

- 2.24 There are a small number of dwellings to the north of the Site which will experience adverse visual effects as a result of development at the Site. The Concept Masterplan shows an area of open space adjacent to the boundary with these properties which will go some way to mitigating any loss of visual amenity.
- 2.25 Views from the grounds of Our Lady and St Walston Church are heavily filtered by mature vegetation. Filtered views of housing will be available in the winter months, however the Concept Masterplan shows how development can be pulled back from this boundary to respect the setting and visual amenity of the church.
- 2.26 Views from the rear of dwellings at Lime Tree Avenue are limited to the first floor windows and filtered by the intervening tree line such that appropriately sited development will have little impact on their visual amenity. There will be oblique views of housing from the upper rear windows of the property located at the north east corner of the Site, however again any loss of visual amenity will not be significant.
- 2.27 In glimpsed views from a section of Longwater Lane housing will be discernible at the Site, albeit in the middle distance and filtered by intervening vegetation. Despite this, views from this location will tend to be transient and housing at the Site will be barely perceptible.
- 2.28 In views from the farmland to the south development will be visible on the rising ground of the Site. In these views, development will lie in proximity to existing housing and will not appear contrary to the pattern of development in the settlement, extending no further down the valley side than the housing to the east.
- 2.29 Opportunities to view development at the Site from vantage points to the south are limited by the lack of public access to this area. Views from the woodland at East Hills are largely prevented by the density of vegetative cover. Where breaks in the vegetation occur there will be glimpsed views of housing at the Site, however it will not be intrusive and will not impact materially on the amenity and enjoyment of this woodland walk.

Landscape/Townscape Effects

- 2.30 The ILIVIA confirms that the Site comprises an area of farmland which contributes to the wider rural qualities of the Tub River Valley. Despite this, development at the Site would be closely related to housing within Costessey and would not appear out of context. The Concept Masterplan illustrates how an appropriate outward facing development can be accommodated which adopts a sensitive approach alongside the southern boundary with the countryside. By adopting this approach development would be consistent with the existing settlement pattern and would not intrude significantly on the character of the adjoining valley floor landscape.
- 2.31 Similarly, open space and landscaping along the frontage of Town House Road will provide an appropriate setting for the new housing and edge to the Site. Development will continue the built up edge along Town House Road which is present to the east of the Site and will not look out of character in this location.
- 2.32 The Site therefore has the ability to accommodate development without any material effect on the landscape / townscape quality.
- 2.33 In terms of **sustainability** credentials for the Site the scoring matrix used for site 0750a is set out in Appendix 2. It is clear that, in most of the scoring aspects, there would be a 'positive' sustainability outcome (green) arising from development on the Site. In all of these aspects, a reduced boundary for the Site will not materially alter the positive outcome. In terms of the Listed Building category, and specifically the previous scoring of the amber 'neutral' sustainability outcome, it is considered that development on the reduced boundary for the Site will '*cause no harm to the asset's (the Grade II listed Church) significance*', as concluded in the accompanying Built Heritage Assessment. Arguably, the scoring of this particular category could now be amended to a green 'positive' sustainability outcome.
- 2.34 Despite a majority of green 'positive' sustainability outcomes achieved, development of 480 homes on site 0750a was concluded to result in a red 'negative' sustainability outcome, with a number of reasons given to explain this assessment conclusion, These points have subsequently been taken and applied to the reduced Site boundary and Concept Masterplan, and a response is given below to each:

Comment	How the reduced Site boundary relates to the original comment for site 0750a
Flood zone 2/3 adjacent to southern boundary of site	The Site boundary is now adjacent to Flood Zone 1
Development closest to existing built up area would land-lock St Augustine's school and impact on setting of listed church	The Site boundary does not now land-lock St Augustine's school and will cause no harm to the church's significance
Larger development would be intrusive in river valley and diminish separation of Old and New Costessey	The Site boundary is reduced and will result in a smaller form of development – c.92 homes compared to the 480 homes proposed for 0750a. The southern boundary to the Site will not extend beyond the village line established by Lime Tree Avenue, therefore reducing the potential impact of development in the river valley and the threat of visual coalescence arising between Old and New Costessey.
Adjoining Cleves Way development required screening to be acceptable	Screening is being proposed on the Concept Masterplan
Site within 800m of bus route, St Augustine's, Hart Stores/PO/pharmacy/takeaway/pub/garage and Costessey centre	This is a positive comment and there would be no change from the Site.
Place Making guide raises concerns about incremental development down valley sides	The Site presents the opportunity for the infilling of a gap within a sustainable settlement, at a scale which protects the nearby heritage asset and limits the development extending beyond the existing village line into the river valley/countryside
AW sewers crossing the site	Utilities (existing and new) will require further investigation, and will be undertaken at the appropriate time. It will need to be determined whether sewers cross the revised Site boundary and if so discussions will be advanced with Anglian Water on measures to resolve identified constraints
Town House Road slopes down at this point, creating significant change in levels. Site dismissed at appeal, no material change in circumstances in terms of landscape and surrounding development	The revised Site boundary provides a 'material change in circumstances', by reducing the size and extent of the southern boundary, thereby reducing potential landscape/river valley impact

Deliverability

- 2.35 The Site has been secured by Taylor Wimpey under an Option Agreement with the landowner. Taylor Wimpey are proposing a residential development scheme of approximately 92 homes and, as a housebuilder, now wish to deliver homes on the Site at the earliest opportunity. Taylor Wimpey are therefore keen to engage with the Local Planning Authority and other relevant stakeholders to facilitate this, whether that is as an early planning application to help boost the supply of housing over the next five years; or as part of the emerging Local Plan process in order to secure an allocation for residential development in the 6-10 year period.

Summary

- 2.36 This representation has been prepared on behalf of Taylor Wimpey in response to the GNL P Call for Sites process, in support of an allocation for approximately 92 homes at Town House Road, Costessey. The Site is deliverable and developable for the amount and type of use proposed. The objective for Taylor Wimpey here is to deliver housing as soon as possible, and it therefore suggested that this could be achieved in the next five years (in order to boost the supply of housing for the Council over that period, in response to paragraph 47 NPPF), or in the medium term (6-10) years as a residential allocation in the GNL P.
- 2.37 A number of technical documents have been prepared to support the proposal for residential development here, including a Concept Masterplan, a BHA, an ILVIA, and THAA.
- 2.38 It is considered that there are no insurmountable Site constraints that would preclude residential development here.
- 2.39 The Site lies within a sustainable location, forming part of the Norwich Plan Area. A number of strategic commercial and residential developments have occurred in Costessey and the surrounding area in the last decade, and further growth will continue across the current Plan period. Collectively, these will enhance the quantum and quality of infrastructure, services and facilities' provision in and around Costessey (and the Site), leading to a greater number of positive sustainability outcomes for future development in Costessey.
- 2.40 Consideration has previously been given to a larger area of land (16ha), and a greater number of homes (480 homes) in this location as part of the Council's SSA process (site 0750a). The Site, now proposed, reduces the area of land (3.86ha) and proposes fewer homes (92 homes). It is therefore considered that the reduced Site boundary provides a material change in circumstances to how the SSA Sustainability Appraisal and subsequent Inspector's Report recommendations had previously assessed site 0750a, and consider that the NPPF requirements for positively encouraging sustainable development in appropriate locations should support the allocation of the Site for approximately 92 homes.

APPENDIX 1: CONCEPT MASTERPLAN

APPENDIX 2: SSA SUSTAINABILITY APPRAISAL

Carter Jonas

Site ID number	Assessed as Settlement	Parish	Site address	Original Size of Site Proposed (ha)	Suggested Land Use	Suggested by (Surname)	Map Ref.	NPA or RPA	Location Principles		Existing Land Use Policy						Undeveloped Land	
									Settlement Boundary	Existing Land Use Allocation	Primary Shopping Area	Central business area	Area of Open Land ENV2	River Valley ENV3	Southern Bypass Landscape Protection Zone ENV6	Protection Important Spaces (IMP3)	Protected Rail Route	Brownfield/Greenfield
0750a	Costessey	Costessey	Land at Townhouse Road	16	Housing	Mann	027a	NPA	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Green

Sites Assessment Tables

Landscape/Townscape/ Historic Environment		Int Land	Ecology/ Biodiversity										Other Material Considerations										Conclusion - Preferred Option	Comments				
Historic Park/Garden	Listed Building	Conservation Area	Scheduled Ancient Monument	Site Archaeological Interest (HER)	Existing Use	Tree Preservation Order	Ancient Woodland	Protected Hedgerow	SSSI/Ramsar	County Wildlife Site	SAC/SPA	Site contamination/pollution	Flood Risk	Hazardous Zone	Public Transport Access issues	Service Availability (UTILITIES)	Local Access to Services	Site Availability	Gas Pipeline	Oil Pipeline	Sites on a Minerals Resource	Mineral/Waste Safeguarding site			Sewage treatment works safeguarding	Article 4 Direction	NCC Transport View	
Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Red	Flood zone 2/3 adjacent to southern boundary of site. Development closest to existing built up area would land-lock St Augustine's school and impact on setting of listed church (English Heritage concern). Larger development would be intrusive in river valley and diminish separation of Old and New Costessey. Adjoining Cleves Way development (former brownfield abattoir site) required screening to be acceptable. Site within 800m of bus route, St Augustine's, Hart Stores/PO/pharmacy/takeaway/pub/garage (3) plus Costessey Centre. Place Making guide raises concerns about incremental development down valley sides. AW sewers crossing the site. Townhouse Road slopes down at this point, creating significant change in levels. Site dismissed at appeal (application 1987/0928), no material change in circumstances in terms of landscape and surrounding development.