



GREATER NORWICH LOCAL PLAN

INSPECTORS MATTERS ISSUES AND QUESTIONS (PART 1)

**MATTER 2: VISION, OBJECTIVES AND THE
SPATIAL STRATEGY**

ISSUE 2: HOUSING GROWTH

ON BEHALF OF HJ COLLEN & SON

January 2022

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1 Introduction

- 1.1 Wilson Wraight LLP is instructed by HJ Collen & Son to respond to the Greater Norwich Local Plan Examination Matters and Questions produced by the Inspectors appointed to hold an independent examination of the Joint Local Plan. This Statement relates to 'Matter 2 – Vision, Objectives and the Spatial Strategy' with a specific focus on Issue 2 'Housing Growth.'
- 1.2 This submission follows representations submitted to the Regulation 19 stage and the Village Clusters Housing Allocations Plan (VCHAP) which is being prepared by South Norfolk Council.
- 1.3 The previous representations related to sites in Toft Monks which are being promoted for future housing development within the next plan period to 2038.

2 Responses to Consultation Questions

Issue 2: Housing Growth

Is the figure of 1,200 homes assigned to the South Norfolk Village Clusters Housing Site Allocations Local Plan justified?

- 2.1 Providing this level of growth in Village Clusters will promote social sustainability and will help support rural services and the rural economy generally. The GNLP Reg 19 document also suggests that this approach will benefit small-scale builders and will provide choice to the market in helping to ensure the delivery of housing in popular village locations. This sentiment and approach is supported by our client.
- 2.2 It is noted that some consultation responses questioned whether the approach being taken with the Village Clusters is actually needed, or indeed is needed to the level of housing growth being proposed, when the approach to 'windfall sites' is being proactively addressed through the GNLP as well.
- 2.3 Village Clusters, such as Toft Monks, are sustainable rural locations that provide access to services, including primary schools, as well as access to employment opportunities and public transport links. Development in these locations will, in accordance with the NPPF, assist in enhancing and maintaining the vitality of rural communities.
- 2.4 Accordingly, it is wholly appropriate that Village Clusters should be identified as locations to accommodate a reasonable amount of growth (Approx. 9% of the total housing growth) during the period to 2038. By bringing sites forward through allocations in the South Norfolk Village Clusters Housing Site Allocations Local Plan, the Council has the opportunity to deliver the bulk of the housing growth on sites which have been fully assessed for their suitability and sustainability, rather than relying solely on speculative applications on perhaps less favourable sites. The ability to also deliver an element of growth through windfall sites provides much needed flexibility to maintain an adequate housing land supply should some allocations fail to deliver.

- 2.5 There is any number of reasons for allocated sites to fail to come forward as expected during a plan period. Unforeseen planning constraints, ownership issues and legal disputes are often only discovered once a site has the certainty that an allocation provides for the landowner to move forward with a planning application.
- 2.6 Our client therefore fully supports the GNLP's aspirations of committing to a level of growth within the South Norfolk village clusters and seeking to deliver this growth through allocations in rural locations with access to jobs and services.
- 2.7 Overall, the Village Clusters Plan will assist the Council with meeting the national policy objectives set out in the NPPF by providing much needed new housing which will contribute towards maintaining a supply of deliverable sites and protect village communities whilst supporting rural services and facilities.
- 2.8 On this basis, the Policy as proposed is considered to be justified and therefore sound.



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