

# GREATER NORWICH LOCAL PLAN EXAMINATION HEARING STATEMENT

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# Quality Assurance

**Site name:**

Greater Norwich Local Plan Examination  
Land south of Burgh Road and west of the A140,  
Aylsham (Ref GNLP0311, 0595 and 2060)

**Client name:**

Hopkins Homes

**Type of report:**

Hearing Statement

**Prepared by:**

Iain Hill MSc DipTP MRPI

**Signed**

**Date**

**Reviewed by:**

**Signed**

**Date**



## Background

- 1.1 This Hearing Statement has been prepared by Bidwells LLP on behalf of Hopkins Homes (ID:24371) in support of representations made to the Greater Norwich Local Plan.
- 1.2 This Statement seeks to address Matter 10 Housing and mixed-use allocations – new sites without planning permission that are allocated for less than 500 dwellings, with specific regard to the following site which is being promoted by Hopkins Homes:

I, Land south of Burgh Road and west of the A140, Aylsham (Ref GNLP0311, 0595 and 2060)

## Response to Inspector's Questions

**Matter 10 asks is the proposed allocation soundly based. In particular:**

**Is the allocation justified and is it supported by the evidence?**

- 1.3 The allocation of land south of Burgh Road and west of the A140, Aylsham (Ref GNLP0311, 0595 and 2060) is considered to be fully justified and supported by evidence.
- 1.4 As demonstrated in the Main Towns Assessment Booklet (Aylsham), the site has been selected as a suitable site following a rigorous and robust assessment, which includes an assessment of reasonable alternatives.
- 1.5 As detailed in the representations submitted to the Regulation 19 Publication on behalf of Hopkins Homes (ID:24371), the site is situated immediately adjacent to the existing Settlement Limit for Aylsham, which is identified in the draft Greater Norwich Local Plan as a sustainable location for development. Furthermore, based on the evidence provided within the representations, the proposed allocation is, considered suitable, available, achievable and viable, and is deliverable.
- 1.6 The Main Towns Assessment Booklet (Aylsham) and aforementioned representation demonstrate that there are no constraints that would affect the suitability of the site for residential development that cannot be addressed by appropriate mitigation and, therefore, that the allocation is appropriate and supported by evidence.

**Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?**

- 1.7 The Main Towns Assessment Booklet (Aylsham) which includes a summary of the HELAA, details how a range of potential environmental and other constraints, including flood risk, heritage and landscape and highways, were initially considered in order to identify 'reasonable alternative' sites.

- 1.8 The Main Towns Assessment Booklet (Aylsham) has adopted a scoring system and assessment narrative to assess the performance of each of the reasonable alternative sites and, where appropriate, identifies appropriate mitigation. As part of this process, discussions have been held with key consultees, notably the highway authority, children's services, the LLFA and the Council's Development Management Team. As a result of this considered assessment process, Preferred Sites have been identified and sites allocated.
- 1.9 In addition, the representations submitted to the Regulation 19 Publication on behalf of Hopkins Homes (ID:24371) are informed by a substantial amount of technical evidence demonstrating the suitability of the site, having regard to both potential constraints and the ability to implement mitigation required by draft Policy GNLP0311, 0595 and 2060. More specifically, the representations are supported by evidence, including an Indicative Masterplan, which demonstrates that the site can be developed to in accordance with the specific requirements of the draft policy.
- 1.10 On this basis, it is evident the potential constraints to development on the site have been fully considered and that mitigation required by the draft policy can be achieved.

**Has the availability, viability and deliverability of the site been robustly assessed?**

- 1.11 Hopkins Homes have signed a Statement of Common Ground with the Greater Norwich Development Partnership (D2.77), which confirms that having regard to the requirements of Policy GNLP0311, 0595 and 2060, the site is available, viable and deliverable.
- 1.12 Hopkins Homes have commenced pre-application discussions with Broadland District Council and intend to submit a planning application for the development of the site in accordance with the draft policy in Quarter 2, 2022.
- 1.13 To date, no issues have been raised during the preparation of the planning application that are considered to impact the availability, viability and deliverability of the site.
- 1.14 Accordingly, the availability, viability and deliverability of the site is considered to have been robustly assessed.

**Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C).**

- 1.15 The Statement of Common Ground between the Greater Norwich Development Partnership and Hopkins Homes (D2.77), includes commentary on the expected delivery of the site, which is consistent with Document 3.2C. Hopkins Homes remain committed to the delivery of the site in accordance with the commentary with the Statement of Common Ground.

**Are the detailed policy requirements that would apply to the allocation justified and effective?**

- 1.16 Hopkins Homes fully support the principle of the allocation of the site for residential development under Policy GNLP0311, 0595 and 2060. However, to ensure that the policy is both justified and effective, minor alterations are proposed to the wording of policy.

- 1.17 Specific matter 2 of the draft policy requires that ‘carriageway widening is required to achieve a minimum width of 6.0m over the full frontage and a 2.0m footway’.
- 1.18 Whilst an additional 0.5m carriageway increase could be accommodated, in the absence of any known policy changes there would appear to be no apparent justification for this increase, and it would therefore not appear necessary to include this within the policy. In this context, specific matter 2 is not considered sound, as it is not justified.
- 1.19 From reviewing Appendix 11b Reg 19 Sites reps summaries & responses (A8.20), it is evident that the Greater Norwich Development Partnership have no objection in principle and consider it is a matter to be resolved at the planning application stage.
- 1.20 In addition, the above referenced provides clarity on the requirement of land for the provision of a primary school.

## Suggested Revisions / Modifications

### Policy GNLP0311, 0595 and 2060

**Land south of Burgh Road and west of the A140, Aylsham (approx. 12.86 ha) is allocated for residential development. The site is to accommodate approximately 250 homes, and ~~land~~ for a new primary school.**

The development will be expected to address the following specific matters:

1. Access should be via Burgh Road with two access points for vehicles.
2. Carriageway widening is required to achieve a minimum width of ~~6.0m~~ 5.5m over the full frontage and a 2.0m footway should also be provided to connect with the existing facility to west.
3. Requires pedestrian crossings at Burgh Road to bus stop and on route to High School and connections to Station Road, Rippingall Road, Bure Valley Walk, along with suitable crossing of A140.
4. 2 ha of land at nil value to be ~~safeguarded and~~ provided for a new primary school on site.
5. Improved green infrastructure improvements alongside the Bure Valley Walk.
6. Layout and design to take account of noise from the adjacent A140, and landscaping to screen impact on the countryside setting to the south-east.
7. A drainage strategy, and completion of required mitigations, to ensure that development would not cause detriment to the capacity of the sewer system nor result in increased flood risk downstream.
8. Any development should conserve and where appropriate enhance the significance of the grade II listed Bure Valley Farmhouse, including any contribution made to that significance by setting. This includes but is not limited to appropriate landscaping, setback and open space and design.

### Key

Strikethrough = delete text

**Red** = revised text

