

Greater Norwich Local Plan Examination

Examination Hearing Statement in relation to:

**Matter 10 h. (Main Towns): Land at Norwich Road, Aylsham
(Ref. GNLP0596R)**

February 2022



1. Introduction

- 1.1 This hearing statement has been prepared by Cornerstone Planning Ltd. on behalf of Norfolk Homes Ltd. (NHL), in relation to NHL's site at Norwich Road, Aylsham.
- 1.2 NHL has previously submitted representations in relation to the Greater Norwich Local Plan (GNLP), including for the Pre-Submission Regulation 19 stage regarding the proposed allocation of Land at Norwich Road, Aylsham (Policy GNLP0596R).
- 1.3 This statement intends not to duplicate information submitted with the Regulation 19 representation, nor the Statement of Common Ground (Document D2.78) – dated October 2022 - but rather to update the latter with particular regard to the Inspectors' Matter 10, Questions 1-5, insofar as they relate to proposed allocation ref. GNLP0596R.

2. Matter 10 h. (Land at Norwich Road, Aylsham (Ref. GNLP0596R))

“Matter 10: Housing and Mixed Use Allocations - new sites without planning permission that are allocated for less than 500 dwellings.

Are the proposed site allocations listed below soundly based? In particular:

Q1. Is the allocation justified and is it supported by the evidence?

Q2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?

Q3. Has the availability, viability and deliverability of the site been robustly assessed?

Q4. Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C)

Q5. Are the detailed policy requirements that would apply to the allocation justified and effective?

Main Towns

h. Land at Norwich Road, Aylsham (Ref GNLP0596R)”.

2.1 We respond – briefly – to the Inspectors' Questions:

- *Q1. Is the allocation justified and is it supported by the evidence? Yes.*
- *Q2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved? All requisite work has been completed by NHL and its consultants, to meet the validation requirements highlighted by Broadland Council following a formal pre-application enquiry made in April 2021. Infrastructure requirements have been assessed and can be met in full either on site or through off-site mitigation (highway works). A full planning application is presently being prepared and expected to be submitted in April 2022.*
- *Q3. Has the availability, viability and deliverability of the site been robustly assessed? Yes (see Q4 and paragraphs 2.2-2.5, below).*
- *Q4. Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C) Whilst there is some discrepancy between the delivery information provided in the Statement of Common Ground and in*

Document 3.2C, the latter is broadly accurate. NHL confirms that subject to full planning permission being secured by the end of 2022 (following submission of an application in April 2022), it expects to start work on site in 2023, with the first dwellings available in 2024/2025, and completion in 2033/2034. NHL will complete circa 25 dwellings per annum (the delivery of 50 per annum in 2025/2026 and 2026/2027 reflects the expected additional delivery of care housing in those years).

- *Q5. Are the detailed policy requirements that would apply to the allocation justified and effective?* Broadly, yes. NHL considers that the principal (emboldened) policy and the majority of the numbered policy criteria are justified and effective, subject to the following (numbered) points:

3. There is reference to “revision of speed limit”, in relation to which we seek clarification. Norwich Road (from the A140 roundabout into the town centre) is presently 30mph; what revision is the policy proposing?

4. The application will propose – following pre-application consultation/agreement with Norfolk County Council - that there will be two points of vehicular/pedestrian access to Norwich Road, and a footpath/cycleway/emergency access to Buxton Road; contrary to criterion 4, there is no means of, or intention to, access Copeman Road. That would require third party land, over which NHL has no control. It is therefore recommended that reference to Copeman Road be deleted.

These points should be clarified, if necessary through modification.

- 2.2 NHL has owned the majority of the proposed Allocation Site since 1997. Purchase of the land occupied by the former motel is imminent (with its demolition scheduled in the next 2-3 months).
- 2.3 NHL is in the process of agreeing a conditional contract with the Saffron Housing Trust, which will deliver the care housing provision in the form of a single building towards the site’s frontage to Norwich Road.
- 2.4 Extensive pre-application consultation has been undertaken by NHL and its consultants, including with Aylsham Town Council, statutory consultees and others. A public exhibition is scheduled for March 2022, ahead of formal submission of a full application in April 2022.
- 2.5 The pending planning application will be fully policy compliant, including in relation to the provision of market, affordable and care housing, public open space and 0.25 hectares of land for community use to meet sustainable transport objectives.
