

Matter 10

Mr Graham Payne and Family

Land south of Le Neve Road, Marsham (GNLP2143)



BIDWELLS

GREATER NORWICH LOCAL PLAN EXAMINATION HEARING STATEMENT

Quality Assurance

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| Site name: | Greater Norwich Local Plan Examination |
| Client name: | Mr Graham Payne and Family |
| Type of report: | Hearing Statement |
| Prepared by: | Darren Cogman BA (Hons) MTPI MRTPI |
| Signed | |
| Date | 9 th February 2022 |
| Reviewed by: | |
| Signed | |
| Date | |



Background

- 1.1 This Hearing Statement has been prepared by Bidwells LLP on behalf of Mr Graham Payne and Family (ID: 20064) 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 Mr Graham Payne and Family:
- 1.3 Site y., Village Clusters – Land south of Le Neve Road, Marsham (Ref: GNLP2143)

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?

- 1.4 The allocation of land south of Le Neve Road, Marsham (Ref: GNLP2143) is considered to be fully justified and supported by evidence.
- 1.5 As demonstrated in the Village Clusters – Broadland Villages (Marsham Booklet) (**GNLP Library Reference B1.43**) the site has been selected as a suitable site following a rigorous and robust assessment, which includes an assessment of reasonable alternatives.
- 1.6 As detailed in the representations submitted to the Regulation 19 Publication on behalf of Mr Graham Payne and Family (ID: 20064) the site is located at Marsham, which is identified in the draft Greater Norwich Local Plan as a sustainable location for development as a village cluster (Policy 7.4).
- 1.7 Furthermore, based on the evidence provided within the representations, the proposed allocation is, considered suitable, available, achievable and viable, and is deliverable.
- 1.8 The Village Clusters – Broadland Villages (Marsham Booklet), 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?

- 1.9 The Village Clusters – Broadland Villages (Marsham Booklet) 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.

- 1.10 The Village Clusters – Broadland Villages (Marsham Booklet) has adopted a scoring system and assessment narrative to assess the performance of each of the reasonable alternative sites and, where appropriate, identify 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. The Proposed Policy for this site has also been amended to reflect comments from Historic England, including the need to undertake a Heritage Impact Assessment. As a result of this considered assessment process, Preferred Sites have been identified and sites allocated.
- 1.11 In addition, the representations submitted to the Regulation 19 Publication on behalf of Mr Graham Payne and Family (ID:20064) are informed by technical evidence demonstrating the suitability of the site, having regard to both potential constraints and the ability to implement mitigation required by draft Policy GNLP2143.
- 1.12 More specifically, the representations are supported by evidence, including an Access Appraisal and Indicative Masterplan, which demonstrates that the site can be developed to in accordance with the specific requirements of Policy GNLP2143.
- 1.13 On this basis, it is evident the potential constraints to development on the site have been fully considered and that mitigation required by Policy GNLP0337R can be achieved.

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

- 1.14 Mr Graham Payne and Family have signed a Statement of Common Ground (SoCG) with the Greater Norwich Development Partnership (Ref. 20064), which confirms that having regard to the requirements of Policy GNLP2143, the site is available, viable and deliverable.
- 1.15 The land is owned, in its entirety, by Graham Payne and family, and initial technical work has been undertaken (e.g. access appraisal) in conjunction with the promotion of the site via the Local Plan process to establish baseline conditions and any constraints.
- 1.16 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).

- 1.17 The Statement of Common Ground (SoCG) between the Greater Norwich Development Partnership and Mr Graham Payne and Family (Ref. 20064), includes commentary on the expected delivery of the site. As indicated within the SoCG, Mr Graham Payne and Family remain committed to the delivery of the site, in the knowledge that the provision of this relatively small allocation, can make an important contribution to meeting the housing requirement of the area, and could be built-out relatively quickly, in accordance with guidance contained within para. 69 of the NPPF (Identifying land for homes).
- 1.18 It is noted that the expected housing trajectory within Document 3.2 indicates the delivery of the entire site (35 dwellings) by 2030/31, consisting of 15 dwellings in 2029/30 and 20 dwellings in 2030/31.

1.19 Whilst it is acknowledged that in the first instance, it will be necessary to liaise with Anglian Water to implement a phasing plan in line with upgrades to the Water Recycling Centre, it is envisaged that potentially this matter can be concluded with dwellings being delivered earlier than the timetable stated.

1.20 Irrespective of this, we are entirely confident of the site's delivery, and completion taking place within the plan period to 2038.

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

1.21 Mr Graham Payne and Family fully support the principle of the allocation of the site under Policy GNLP2143 for residential development, and the need to address the specific policy matters.

1.22 As stated in the SoCG, it is acknowledged that the GNLP Team have produced a Heritage Statement (May 2021, updated January 2022)) (**GNLP Library Ref. B10.12**) to consider any potential Heritage impacts. This establishes that the site can be successfully developed for approximately 35 dwellings, as informed by a Heritage Impact Assessment that would supplement any future planning application.

1.23 Accordingly, the detailed policy requirements are considered to be justified (i.e. an appropriate strategy) and effective.

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