

**GREATER NORWICH
LOCAL PLAN
EXAMINATION**

**MATTER 10: HOUSING
ALLOCATIONS**

WRITTEN STATEMENT

Mrs Janet Skidmore

9 February 2022

Carter Jonas

CONTENTS

1.0	MATTER 10: HOUSING ALLOCATIONS	3
	Introduction	3
	Matter 10 – Housing Allocation	3
	Land at Johnson's Farm, Wymondham (Ref GNLP0354R) & Land North of Tuttles Lane, Wymondham (Ref GNLP3013)	3

1.0 MATTER 10: HOUSING ALLOCATIONS

Introduction

- 1.1 This Hearing Statement for Matter 10 has been prepared by Carter Jonas on behalf of Mrs Janet Skidmore to respond to the Inspectors questions for the site allocations. This Statement relates to the two proposed allocations at Wymondham, and also refers to the development strategy for Wymondham after 2030.
- 1.2 Mrs Skidmore submitted representations to the pre-submission draft Greater Norwich Local Plan (draft GNLP) that address the issues raised in Matter 10. The relevant Id. numbers for those representations are as follows:
 - Policy 7.2: Main Towns – Rep Id. 23508
 - Site Allocations: Wymondham – Rep Id. 23511
- 1.3 In summary, Mrs Skidmore has no objections to the two proposed allocations in Wymondham: Land at Johnson's Farm (Ref GNLP0354R); and Land North of Tuttlles Lane (Ref GNLP3013). However, draft GNLP contains no strategy for additional housing at Wymondham from 2030 to 2038 because all of the allocations from the Wymondham AAP and the two proposed allocations in Wymondham in draft GNLP will have been delivered by 2030. It is suggested that an additional allocation or contingency site is required in Wymondham to meet housing needs from 2030 onwards.

Matter 10 – Housing Allocation

Land at Johnson's Farm, Wymondham (Ref GNLP0354R) & Land North of Tuttlles Lane, Wymondham (Ref GNLP3013)

- 1.4 Mrs Skidmore has no objections to the two proposed housing allocations in Wymondham at Site Refs. GNLP0354R and GNLP3013. These two allocations would deliver a combined total of 150 dwellings. It is noted that these allocations are not subject to any phasing requirements, and it is expected that development will be delivered in the short term. There are typically no delays to the delivery of development at Wymondham.
- 1.5 As set out in Mrs Skidmore's representations to Policy 7.2: Main Towns (Rep Id. 23508) and in the Written Statements for Matters 10 and 15, there is no strategy in draft GNLP for additional housing at Wymondham from 2030 to 2038. The plan period for the adopted Wymondham AAP is from 2008 to 2026. The plan period for draft GNLP ends in 2038. It is predicted in housing monitoring data that most of the Wymondham AAP allocations will be completed by 2026, and that all outstanding dwellings from the AAP allocations and the two proposed new allocations in draft GNLP will be completed by 2030. Therefore, the development strategy for housing at Wymondham effectively ends by 2030. For this reason, and as requested in Mrs Skidmore's representations to Policy 7.2, draft GNLP should define a development strategy for housing at Wymondham for the period 2030 to 2038.
- 1.6 As requested in Mrs Skidmore's representations to Policy 7.2 (Rep Id. 23508) and Site Allocations in Wymondham (Rep Id. 23511), draft GNLP should allocate additional housing sites or a contingency housing site in Wymondham, which could be delivered from 2030 onwards. There is a suitable and

available site with no significant constraints at land south of Gonville Hall Farm in Wymondham (Site Ref. GNLP0320) as promoted by Mrs Skidmore.

Additional Allocation at Wymondham – Ref (GNLP0320)

- 1.7 The Wymondham Booklet [Doc Ref B1.18] sets out the assessment process for selecting potential sites for allocation, with the assessments informed by the findings of the HELAA and SA. The site promoted by Mrs Skidmore at land south of Gonville Hall Farm, Wymondham (Site Ref. GNLP0320) is incorrectly identified as an unreasonable alternative site.
- 1.8 The committed development at land to the north of Gonville Hall Farm is currently under construction, and therefore the promoted development at land south of Gonville Hall Farm will in due course be adjacent to the built-up area of the town, which was the reason why the site was assessed as an unreasonable site.
- 1.9 A number of site specific technical reports have been prepared for the promoted development including the following: Concept Masterplan; Heritage Desk Based Assessment; Preliminary Ecological Appraisal; Landscape & Visual Overview; Flood Risk & Drainage Appraisal; and Access and Movement Strategy. The Concept Masterplan is submitted with these representations.
- 1.10 The promoted development would include a new vehicular access on to London Road, and no concerns are anticipated about highway safety or the function of the highway network. The site is accessible by walking and cycling, there are bus services on London Road and Wymondham Railway Station is reasonably accessible. The promoted development could enhance the walking and cycling network on London Road, support improvements to the existing bus services, and provide a new cycle route through the site. The promoted development would include new parkland areas, green corridors and green infrastructure to provide open space and wildlife habitats. The layout of the promoted development includes a buffer around Gonville Hall and the heritage setting corridors within the site remain free of built development. The site is not at risk of flooding, and the promoted development includes sustainable drainage basins to manage surface water.
- 1.11 It is requested that land south of Gonville Hall Farm in Wymondham (Ref. GNLP0320) is identified as an additional allocation or a contingency site in draft GNLP, to meet the housing needs of Wymondham for the period 2030 to 2038.

