



Incorporating



Greater Norwich Local Plan: Inspector's Matters, Issues and Questions (March 2022 Sessions)

Representations on Behalf of the Landowner

Land at Johnson's Farm,
Wymondham,
London Road,
NR18 9BP



Incorporating



Greater Norwich Local Plan: Inspector's Matters, Issues and Questions (March 2022 Sessions)

Representations on Behalf of the Landowner

Land at Johnson's Farm,
Wymondham,
London Road,
NR18 9BP

Client

Mr & Mrs Baker

Site Reference

GMLP0345R

Date

February 2022

Prepared by:

Jon Jennings BA (Hons), DipTP, MRTPI

Checked by:

Vaughan Bryan BA (Hons), MPhil (Cantab)

1. Representations on Behalf of the Landowner

- 1.1. This document establishes the sound basis for the allocation of Land at Johnson's Farm in Wymondham (Site GNLP0345R). More specifically, this document provides an answer to the following questions:
- 1) Is the allocation justified and is it supported by the evidence?
 - 2) Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and where necessary, can appropriate mitigation be achieved?
 - 3) Has the availability, viability and deliverability of the site been robustly assessed
 - 4) Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2c)
 - 5) Are the detailed policy requirements that would apply to the allocation justified and effective?

Question 1) Is the allocation justified and is it supported by the evidence?

- 1.2. According to the Council's settlement hierarchy, Wymondham is a "main town". It is apparent that Wymondham has the potential and capacity to support the scale of development proposed for Site GNLP0345R; the 100 dwellings proposed represents a 1.258% increase in the 7,948 homes in the town. The allocation of this site will help to rebalance development in Wymondham towards the South and West, whereas there has been a preponderance of development to the East of Wymondham.
- 1.3. The allocation of this Site GNLP0345R has been justified by the numerous supporting documents submitted on behalf of my client. The highways evidence, technical analysis of the site's drainage and topography, and the masterplanning exercise for Land at Johnson's Farm have been considered and confirmed by the Council. This is also emphasised by the allocation having been increased from 50 dwellings in the Regulation 18 submission to 100 dwellings in the submitted plan.
- 1.4. In view of the above, it is considered that the plan as submitted is sound and justified by robust evidence and assessment undertaken in relation to this site.

Question 2) Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and where necessary, can appropriate mitigation be achieved?

- 1.5. The information prepared to date has sought to meet the requirements of Policy GNLP0354R in particular the specific matters of 2, 4 and 5.
- 1.6. As previously evidenced, Site GNLP0345R has been subject to detailed work in terms of highways and drainage matters, which has confirmed that the site is relatively free of technical constraints. The illustrative masterplan, which was produced to accompany the initial site representation, has demonstrated how the existing landscaping can be augmented and incorporated into the development. An extensive area of public open space is proposed in the centre of the site; this will ensure views out of the site towards Wymondham Abbey can be maintained. An attenuation basin is also proposed on the western boundary which can be managed as both a drainage and ecological feature.

- 1.7. The landscape buffer and positioning of dwellings – as detailed on the submitted Masterplan – have been proposed to minimise the impact on the Wymondham Town Conservation Area. Care has also been taken with regards to the proposed positioning of the dwellings and landscaping on the eastern boundary to protect the amenity of existing dwellings to the east.
- 1.8. It is recognised that the development of the site will require the removal of a section of the hedgerow fronting London Road to facilitate vehicular access to the site. The application is seeking to offset the loss of this hedge through the provision of extensive landscaping on the boundaries of and within the site.
- 1.9. The original proposition was to provide access to the site from site via Preston Avenue, which had sufficient capacity to deal with the 50 dwellings originally proposed. The increase in the number of dwellings has been addressed by providing an access onto the original London Road, which, in turn, accesses the B1172 via a forthcoming roundabout constructed in connection with the residential development to the South of this road. It is also confirmed that the access improvements sought by specific matter 2 can be achieved.
- 1.10. The masterplan has demonstrated that a 2.0m wide pedestrian/cycle access via Preston Avenue can be achieved. However, these works can only be secured up to the boundary of the site as the site owner has no control over Preston Avenue. The provision of this link will ensure that there is pedestrian and cycle connectivity to the town centre.
- 1.11. In view of the above, it is considered that the site's development plan is sound and the impacts of the development can be appropriately mitigated.

Question 3) Has the availability, viability and deliverability of the site been robustly assessed?

- 1.12. This is confirmed by the combined Delivery Statement and Statement of Common Ground – this was agreed between the three Councils forming the Greater Norwich Plan and the site owners (Mr & Mrs Baker) on March 2021. It is considered that the information submitted in this statement has confirmed that Site GNLPO345R is available, viable and deliverable. The site has also attracted interest from promoters and developers keen to deliver the site.

Question 4) Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2c)

- 1.13. Due to the lack of constraints and limited infrastructure requirements needed for the proposed development of Site GNLPO345R, it is considered that this site can be delivered in line with expected trajectory.

Question 5) Are the detailed policy requirements that would apply to the allocation justified and effective?

- 1.14. It is confirmed that the policy requirements applied to this allocation are justified and reflective of the increase in the scale of development from 50-100 dwellings. In addition, the revisions to the access requirements are considered necessary and will provide a safe and convenient means of access to the enlarged site. As detailed in the illustrative masterplan, a well-designed scheme can be implemented which fully meets the requirements of Policy GNLPO345R.
- 1.15. In view of the above the policy requirements applied to the allocation are justified and effective.



Incorporating



cheffins.co.uk

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London