

**GREATER NORWICH
LOCAL PLAN
EXAMINATION**

**MATTER 15: HOUSING
PROVISION**

WRITTEN STATEMENT

Mrs Janet Skidmore

9 February 2022

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1.0 MATTER 15: HOUSING PROVISION

Introduction

- 1.1 This Hearing Statement for Matter 15 has been prepared by Carter Jonas on behalf of Mrs Janet Skidmore to respond to the Inspectors questions relating to the provision of housing.
- 1.2 Mrs Skidmore submitted representations to the pre-submission draft Greater Norwich Local Plan (draft GNLP) that address the issues raised in Matter 15, with a particular focus on the housing provision in Wymondham during the plan period. 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, it is considered that 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.

Matter 15 – Housing Provision

Does the Plan set out a positively prepared strategy for the supply and delivery of housing development that is justified, effective and consistent with national policy?

- 1.4 In terms of the housing development strategy for Wymondham the draft GNLP is not sound.
- 1.5 The development strategy for Wymondham is mainly focussed on the delivery of sites allocated in the Wymondham APP, which included a strategic allocation at Wymondham South and other smaller allocations. The draft GNLP makes two small additional allocations delivering a total of 150 dwellings: at Site Refs. GNLP0354R and GNLP3013. It appears that Wymondham is expected to accommodate a significant amount of development through draft GNLP. However, most of the development directed to Wymondham is derived from the AAP allocations, which has a plan period from 2008 to 2026. The plan period for draft GNLP extends until 2038.
- 1.6 The latest published Annual Monitoring Report for 2019/20 includes data on predicted housing delivery from committed sites at Wymondham – see AMR Appendix A(1) Appendix B3: South Norfolk Sites Forecast at pg.25 and 26. It is predicted that most of the AAP allocations will be completed by 2026, with approximately 500 dwellings to be delivered beyond that date. It is very likely that all outstanding dwellings from the AAP allocations and the proposed new allocations in Draft GNLP (Site Refs. GNLP0354R and GNLP3013) will be completed by 2030 because the remainder of the developments at Wymondham South and London Road/Suton Lane would be under construction and the two new GNLP allocations are not subject to any phasing requirements.
- 1.7 Therefore, the development strategy for housing at Wymondham effectively ends by 2030, with no strategy for residential development beyond to 2038. This represents an inappropriate outcome for a Main Town such as Wymondham. There will be housing and affordable housing needs that arise in Wymondham between 2030 and 2038, but these are not taken into account in draft GNLP. 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.

- 1.8 As a reminder, Wymondham is classified as a Main Town in the settlement hierarchy. It contains a wide range of services and facilities, schools, and employment opportunities. There is a railway station in Wymondham, the town is served by buses, and there are shared pedestrian/cycle routes within the town. There are no problems with housing delivery at Wymondham, as demonstrated by the existing development to the north of Gonville Hall Farm, which is now partly complete and occupied.
- 1.9 It is considered that there are a number of potential options to deliver housing development at Wymondham between 2030 and 2038. Firstly, for draft GNLP to include a commitment and timetable to submit a review of the Wymondham AAP, so that there is an adopted strategy for the town after 2026. Secondly, for draft GNLP to 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.

