

Matter 9

M Scott Properties Ltd (ID:24080)

Taverham - land between Fir Covert Road and Reepham Road, (GNLP0337R)



BIDWELLS

**GREATER NORWICH
LOCAL PLAN
EXAMINATION
HEARING STATEMENT**

Quality Assurance

Site name:	Greater Norwich Local Plan Examination
Client name:	M Scott Properties Ltd (MSP)
Type of report:	Hearing Statement
Prepared by:	Iain Hill MSc DipTP MRPI
Signed	
Date	10 th February 2022
Reviewed by:	Sarah Hornbrook MA (Cantab) MSc MRTPI
Signed	
Date	10 th February 2022



Background

- 1.1 This Hearing Statement has been prepared by Bidwells LLP on behalf of M Scott Properties Ltd (MSP) (ID:24080) in support of representations made to the Greater Norwich Local Plan.
- 1.2 This Statement seeks to address Matter 9 Residential based allocations – new sites without planning permission that are allocated for more than 500 dwellings, with specific regard to the following site which is being promoted by MSP:
- Land between Fir Covert Road and Reepham Road, Taverham (Ref: GNLP0337R)

Response to Inspector's Questions

Matter 9 asks is the proposed allocation soundly based. In particular:

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

- 1.3 The allocation of land between Fir Covert Road and Reepham Road, Taverham (Ref: GNLP0337R) is considered to be fully justified and supported by evidence.
- 1.4 As demonstrated in the Norwich & Urban Fringe Assessments (Taverham & Ringland Booklet), the site has been selected as a suitable site following a rigorous and robust assessment, which includes an assessment of reasonable alternatives.
- 1.5 As detailed in the representations submitted to the Regulation 19 Publication on behalf of MSP (ID:24080), the site is situated between Taverham and the Northern Distributor Road (Broadland Northway), which is identified in the draft Greater Norwich Local Plan as a sustainable location for development. Furthermore, based on the evidence provided within the representations, the proposed allocation is considered suitable, available, achievable and viable, and is deliverable.
- 1.6 The Norwich & Urban Fringe Assessments (Taverham & Ringland 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?

- 1.7 The Norwich & Urban Fringe Assessments (Taverham & Ringland 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.
- 1.8 The Norwich & Urban Fringe Assessments (Taverham & Ringland Booklet) has adopted a scoring system and assessment narrative based on the Sustainability Appraisal to assess the performance of each of reasonable alternative site 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. As a result of this considered assessment process, Preferred Sites have been identified and sites allocated.

- 1.9 In addition, the representations submitted to the Regulation 19 Publication on behalf of MSP (ID:24080) are informed by a substantial amount of technical evidence demonstrating the suitability of the site, having regard to both potential constraints and the ability to implement mitigation required by draft Policy GNLP0337R. More specifically, the representations are supported by evidence, including an Indicative Masterplan, which demonstrates that the site can be developed to in accordance with the specific requirements of Policy GNLP0337R.
- 1.10 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?

- 1.11 MSP have signed a Statement of Common Ground with the Greater Norwich Development Partnership (D2.74), which confirms that having regard to the requirements of Policy GNLP0337R, the site is available, viable and deliverable.
- 1.12 In addition, MSP have submitted an outline application on the site for residential-led development for up to 1530 dwellings, including specialist care housing, a care home, land for a primary school and medical / community centre, a local centre, together with associated highway, landscaping and infrastructure works. The application is, at the time of writing, awaiting validation.
- 1.13 During detailed pre-application discussions with Broadland DC and other consultees, no issues have been raised during the preparation of the planning application that are considered to impact the availability, viability and deliverability of the site.
- 1.14 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).

- 1.15 The Statement of Common Ground between the Greater Norwich Development Partnership and M Scott Properties Ltd (D2.74), includes commentary on the expected delivery of the site. The trajectory included within Document 3.2c is generally in accordance with the Statement of Common Ground, albeit MSP are confident of being able to start delivering units approximately 2 years earlier.
- 1.16 MSP remain committed to the delivery of the site in accordance with the commentary with the Statement of Common Ground. In accordance with the commentary provided in the Statement of Common Ground, MSP have submitted a planning application and are confident the application will be determined in the near future.

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

- 1.17 MSP fully support the principle of the allocation of the site under Policy GNLP0337R for residential development. However, to ensure that the policy is both justified and effective a few minor alterations are proposed to the wording of policy.
- 1.18 As drafted, the policy requires 'provision of a significant landscape buffer adjacent to the A1270 and adequate noise mitigation measures to protect residential amenity'. The requirement for a 'significant' buffer is not based on evidence relating to required mitigation. Accordingly, it is requested that, in order to ensure that the policy is justified and based on proportionate evidence and, therefore, sound, that reference to significant is removed and replaced with appropriate.
- 1.19 The outline planning application submitted includes a landscape bund on the site's north-western boundary. The design of the bund, which has been informed by a Noise and Landscape Assessment, is not considered to be significant. Accordingly, the wording should be revised as necessary. We understand based on Appendix 11b Reg 19 Sites rep summaries & responses (A8.20) that the GNLP are prepared to accept this change.
- 1.20 In addition, the aforementioned document confirms that the factual error in relation to the site area will be changed.

Suggested Revisions / Modifications

Revised Policy Wording

POLICY GNLP0337

Land between Fir Covert Road and Reepham Road, Taverham (~~81.69ha~~ 78.36 ha) is allocated for residential development. The site is likely to accommodate at least 1,400 homes including specialist care housing and older persons housing units, associated public open space, local centre, primary school and local medical centre.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

1. Preparation of a masterplan to guide the development, submitted as part of the application for planning permission.
2. Provision of on-site recreation to encourage healthy lifestyles, in accordance with relevant policies.
3. 2ha safeguarded for provision primary school.
4. Land safeguarded for provision of medical care facility.
5. A local centre at the heart of the development, easily accessible to surrounding residential areas.

The masterplan should demonstrate:

6. Detailed arrangement for access (vehicular and pedestrian) such as from Reepham Road and Fir Covert Road, pedestrian/cycle links at Felsham Way, Ganners Hill, Breck Farm Lane, and Kingswood Avenue.

7. The distribution of land-uses across the site. The School and medical care facility should be centrally located in an easily accessible location on the site.
8. Off-site improvements to the highway network which may include provision of new roundabout on Reepham Road, and Fir Covert Road including proposed link road.
9. No adverse effect on the operation of the water treatment works.
10. Safeguarding landscape enhancements and buffer of the Marriott's Way.
11. The approach to phasing of development across the site.
12. Provision of ~~significant~~ **an appropriate** landscape buffer adjacent to A1270 and adequate noise mitigation measures to protect residential amenity.
13. Inclusion of pollution control techniques to ensure that development does not lead to pollution of the water environment as the site falls within source protection zone 3.
14. Submission of an Arboricultural Impact Assessment (AIA) to protect or to mitigate any harm to trees on site.
15. Submission of ecological assessment to identify key ecological networks and habitats to be preserved and enhanced through the development.
16. Mitigation of surface water flooding onsite.
17. Approach to infrastructure delivery on and off-site.
18. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded minerals resource. The benefits of extracting the minerals, if feasible, will be taken into consideration.

Key

Strikethrough = delete text

Red = revised text



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