

LODDON AND CHEDGRAVE

The combined settlement of Loddon and Chedgrave is identified as a key service centre in the GNLP. There is a range of services including shops, infant, junior and high school, medical centre, library, public houses and industrial estate. The settlement is well served by buses linking to Norwich, Beccles and Lowestoft, and a development of 200 homes north of George Lane, Loddon is currently being progressed.

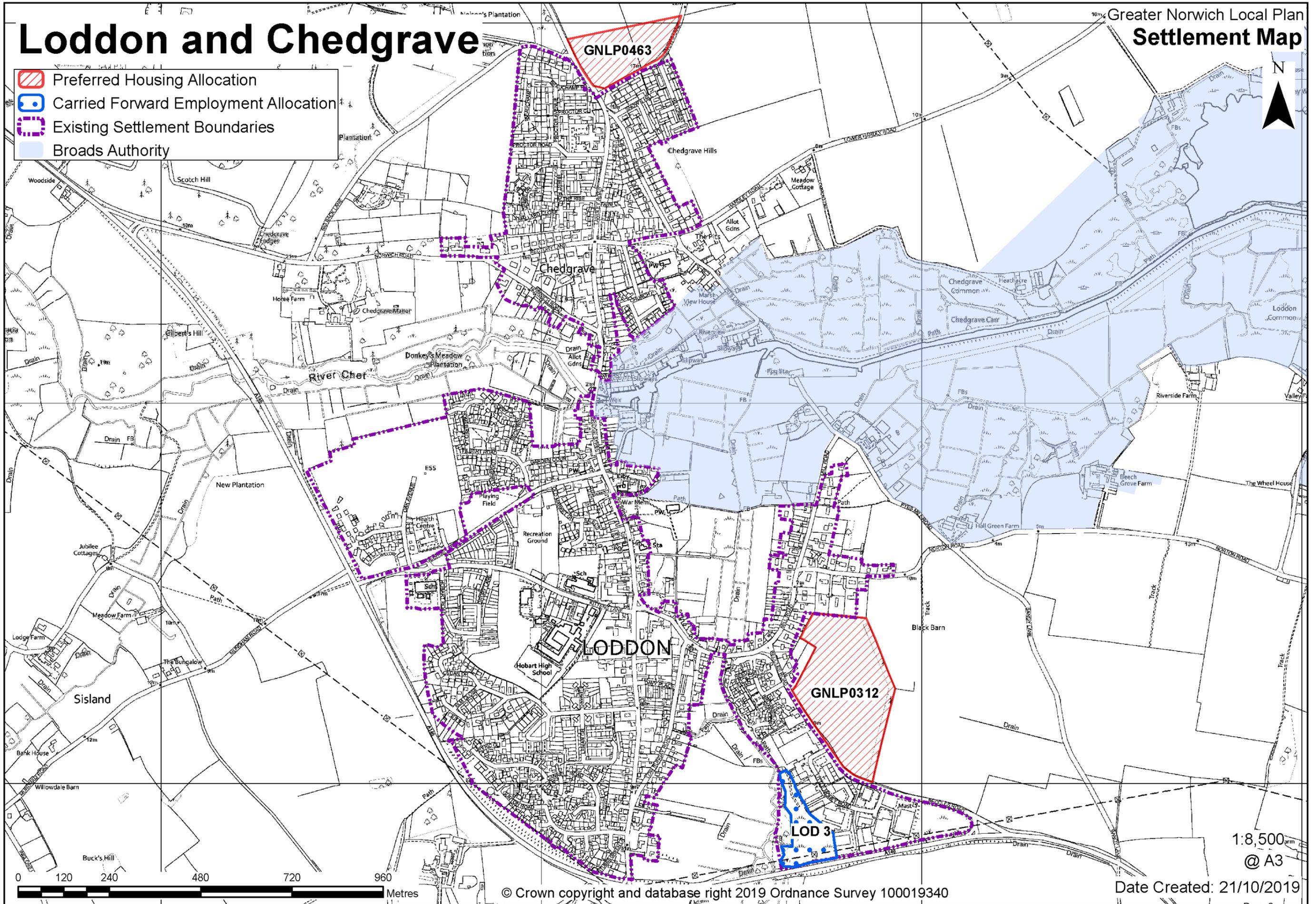
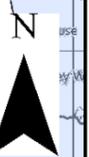
Issues to take into account when assessing the potential for future development include a substantial Conservation Area covering the town centre of Loddon and extending into Chedgrave, plus a separate Conservation Area around the Church of All Saints. The town centre is characterised by closely built up streets, interspersed with important open spaces, such as Church Plain. The Broads Authority area extends into the town centre, along the valley of the River Chet. The A146 bypass defines the extent of the settlement to the south and west, with the river valley that separates Low and High Bungay Road from the development off Beccles Road providing a noticeable green break.

Two sites are identified as preferred options providing for at least 200 new homes in the key service centre (one for 180 homes, one for 20 homes). There are no carried forward residential allocations and a total of 200 additional dwellings with planning permission. This gives a total deliverable housing commitment for Loddon and Chedgrave of 400 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Loddon and Chedgrave

-  Preferred Housing Allocation
-  Carried Forward Employment Allocation
-  Existing Settlement Boundaries
-  Broads Authority



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New allocations are proposed

POLICY GNLP0312 Land to the east of Beccles Road Loddon (approx. 7.70 ha) is allocated for residential development. This site is likely to accommodate at least 180 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

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

- Two points of vehicular access to be provided into the site.
- Areas of surface water flooding on the Beccles Road boundary to be addressed:
- Design and layout must address the topography of the site and potential impact on views.
- The trees/hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.
- The design and layout of the scheme must consider amenity impacts relating to the nearby business area.

Notes

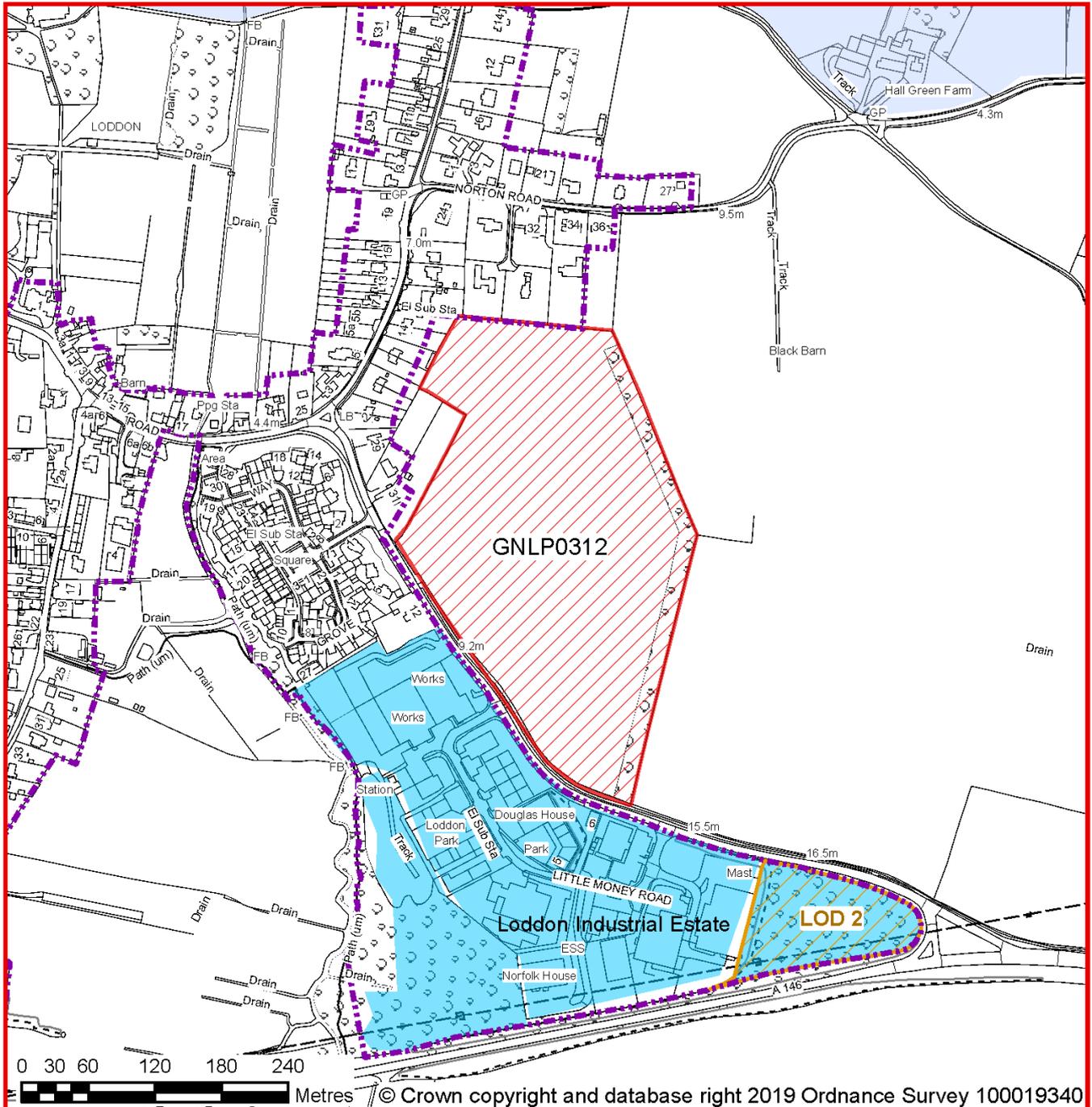
GNLP0312: This site is preferred for allocation as it is well related to the form and character of the settlement and is less constrained than other sites promoted, which raise access or townscape and heritage concerns. The allocation is subject to two points of access. The site rises to the north so development on this site would be significantly more visible in the landscape than the dwellings and units opposite, and the design of the development would need to address the issues with the topography of the site.

LODDON

Site Reference: GNLP0312
 Location: Land to the east of Beccles Road
 Allocation: Residential Development (180 dwellings)
 Area: 7.70 ha

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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority

POLICY GNLP0463 Land off Langley Road, Chedgrave (approx. 3.07 ha) is allocated for residential development. This site is likely to accommodate at least 20 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure issues addressed.

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

- A design brief for landscape impacts will be required.
- Visibility improvement and frontage development at Langley Road to the north.
- A 2.0m footway will be required to link site frontage with existing facilities in Loddon.
- If access is via Snows Lane, it will need to be widened to 5.5m with a 2.0m footway.

Notes

GNLP0463: Although this site is elevated and would be quite prominent it is preferred for allocation subject to a good layout to work with its setting in the landscape. A design brief would be needed. It is not considered appropriate for the 70 homes originally suggested. The allocation is subject to visibility improvements and frontage development at Langley Road to the north. A 2m footway will be required at the site frontage to link with existing facilities. If access is to be via Snows Lane then it will need to be widened and a footway provided.

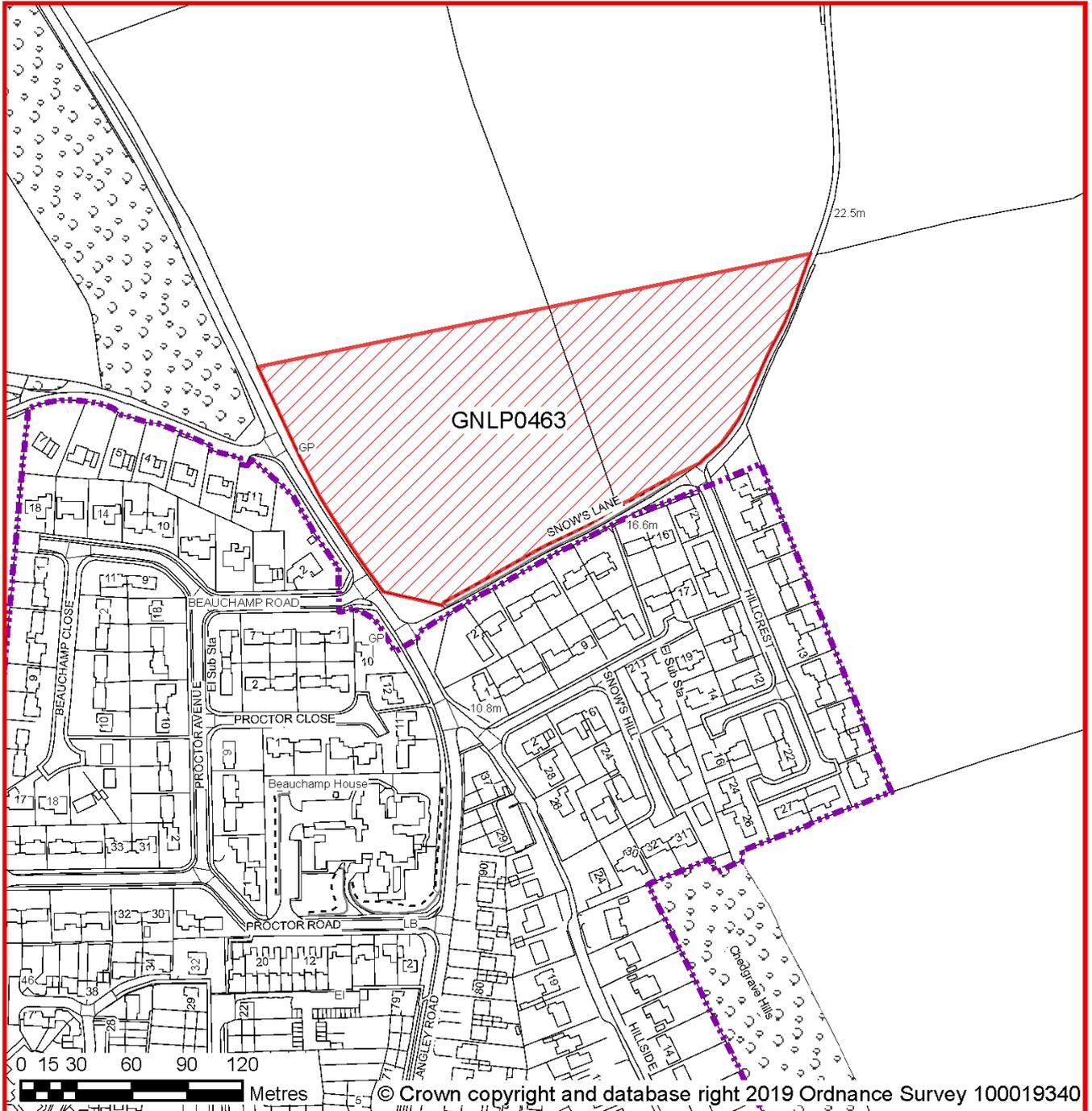
LODDON

Greater Norwich Local Plan
Preferred Site

Site Reference GNLPO463
Location Land off Langley Road
Allocation Residential Development (20 dwellings)
Area 3.07 ha


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Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries

Existing allocations to be carried forward

POLICY LOD 3 Land adjacent to Loddon Industrial Estate, Little Money Road, Loddon (approx. 1.84 ha) is allocated for employment uses in Classes B1/B2/B8.

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

- Local highways improvements and safe access, with road access to the site from Little Money Road.
- Landscape enhancements to western and southern boundaries.
- 15m exclusion zone around pumping station at northern end of site.
- Wastewater infrastructure capacity must be confirmed prior to development taking place.
- Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.

Notes

LOD 3: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

LODDON

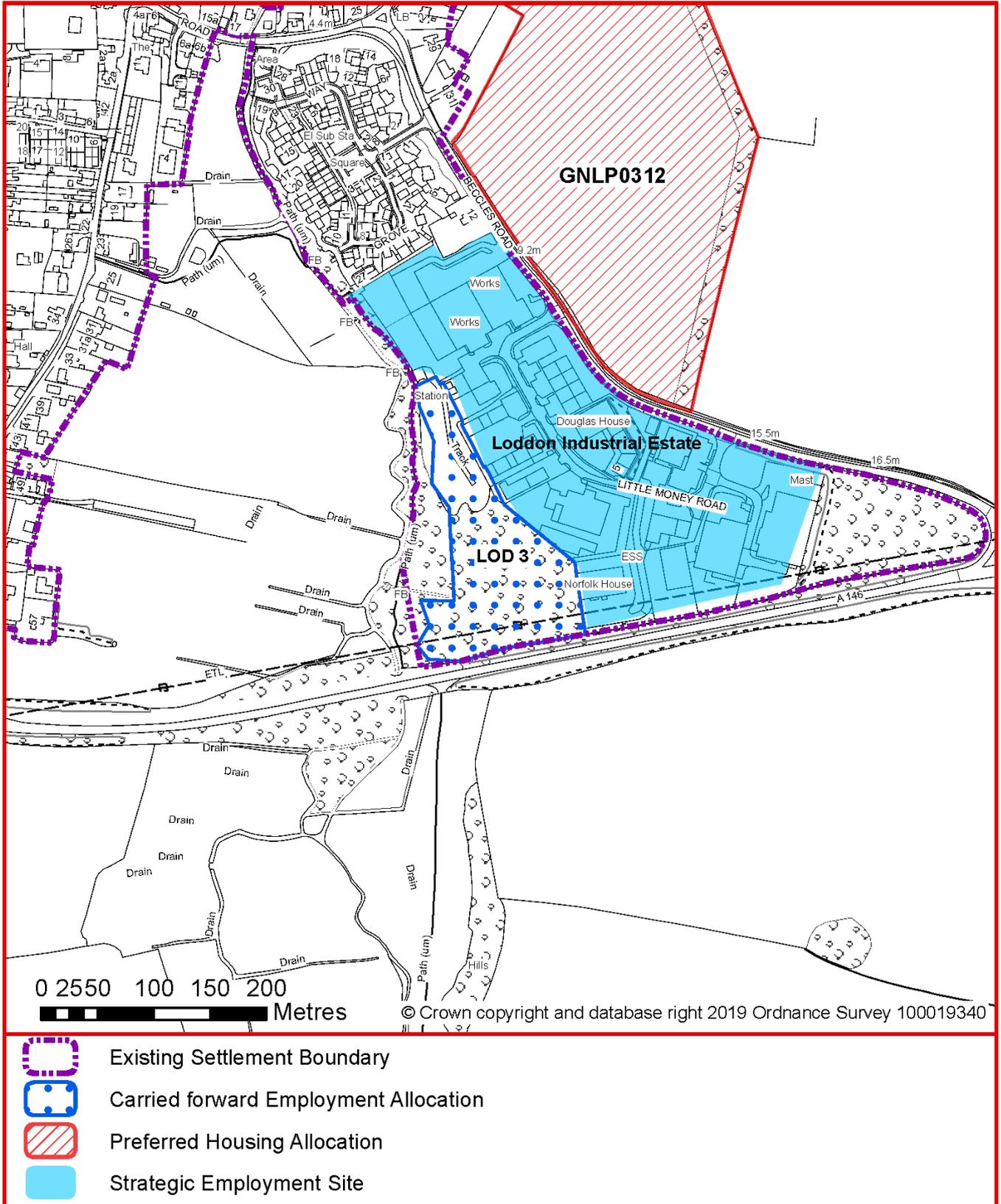
Greater Norwich Local Plan Carried Forward Allocation

Site Reference LOD 3
 Location Land adjacent to Loddon Industrial Estate
 Allocation Employment uses in Classes B1/B2/B8
 Area 1.84 ha

(Also shown as commitments
on other maps)


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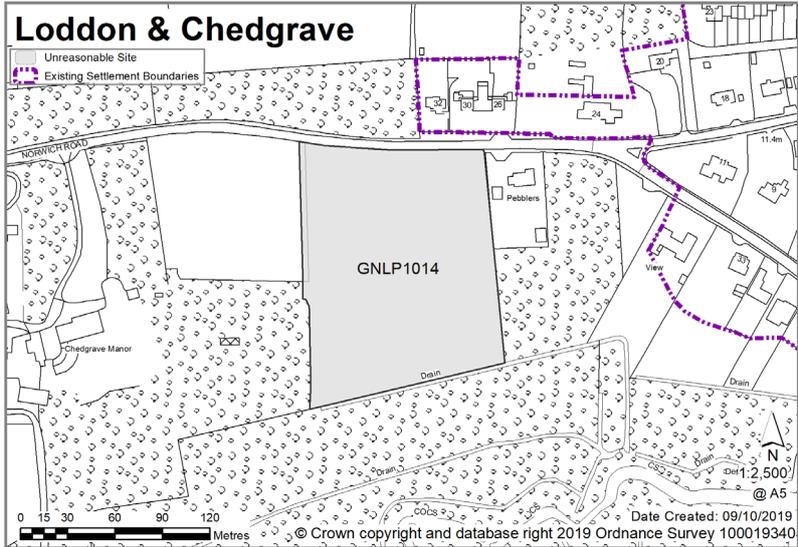
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Reasonable Alternatives

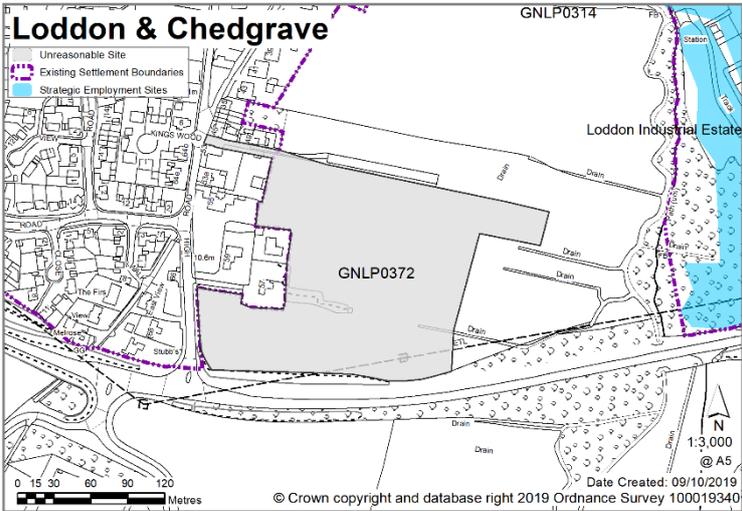
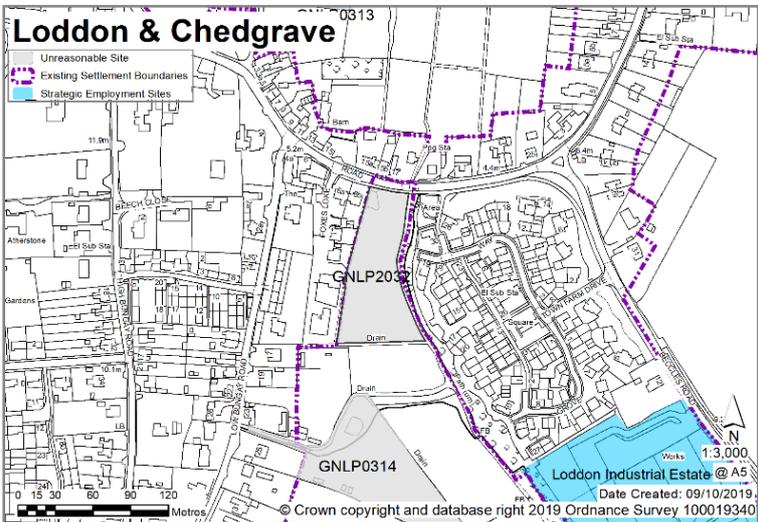
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Loddon and Chedgrave				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Loddon and Chedgrave				
Land on the west side of Norwich Road, Chedgrave	GNLP1014	1.60	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development.
				
Big Back Lane, Chedgrave	GNLP2055	3.45	Residential (unspecified number)	This site is not considered to be suitable for allocation as it does not relate well to the form of the settlement and would appear as a separate enclave of development.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Wood Farm, Bungay Road, Loddon	GNLP0008	2.01	Up to 15 dwellings including access roads	This site is not considered to be suitable for allocation as it is located in open countryside, a considerable distance from any settlement, with no pedestrian access to any services.
Land to east of High Street, Loddon	GNLP0313	1.62	Approx. 68 dwellings	This site is not considered to be suitable for allocation. Significant heritage concerns would be compounded by landscape impacts if trees had to be removed from the site. Crucially, there is no suitable vehicular access unless adjoining land at the fire station is included.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land off Low Bungay Road, Loddon	GNLP0314	0.74	Approx. 19 dwellings	This site is not considered to be suitable for allocation as it has inadequate vehicular access and no pedestrian footway to Loddon Infant and Junior Schools.
Land to the east of High Bungay Road, Loddon	GNLP0372	3.14	Approx. 130 dwellings plus a Scout Hut and public open space (an initial phase of 60 starter homes could be promoted on the southern section of the site)	Although well-located in relation to the settlement, the site is not considered to be suitable for allocation as there are concerns regarding vehicular access onto High Bungay Road in close proximity to the A146.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
South of Beccles Road, Loddon	GNLP2032	0.52	Residential (unspecified number)	This site is not considered to be suitable for allocation. There is flood risk on part of the site which may affect the developable area. There are concerns regarding vehicular access; access would be suitable for a single dwelling only. There have also been a number of dismissed appeals on the site.
				

Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Loddon and Chedgrave				
Land to the south of the A146, Loddon	GNLP0347	3.41	Storage and distribution hub	This site is not considered to be suitable for allocation as it is disconnected from the built edge of Loddon and the local highway authority have raised concern, saying it is not possible to achieve a suitable access. In addition, evidence suggests that current committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich meaning there is no need to allocate any additional large scale employment sites in the new local plan.

