

2nd August 2020

South Norfolk District Council
Submitted electronically

Dear Sir / Madam

South Norfolk Village Clusters Housing Allocations Plan Regulation 18 Consultation - Land to West of Norwich Road, Tacolneston (SN1057)

Background

These representations are submitted on behalf of Glavenhill Limited to the South Norfolk Village Clusters Housing Allocations Plan Regulation 18 ('the draft plan') consultation process.

These representations relate to land to the west of Norwich Road, Tacolneston which is being promoted for residential allocation by Glavenhill on behalf of the landowner.

Land to the west of Norwich Road, Tacolneston was promoted most recently to the Greater Norwich Local Plan Regulation 18c consultation process in March 2020 under site reference GNLP1057 for residential development together with new landscape and biodiversity areas (see **Appendix 1** for site boundary). The site was, due to its location, within a Council identified South Norfolk Village Cluster, concurrently promoted by Glavenhill to the South Norfolk Village Clusters Housing Allocations Call for Sites process.

South Norfolk District Council ('the Council') has on further review of the site, identified part of Glavenhill's proposed allocation area as a preferred site for allocation within the draft plan under site reference: SN1057 (see **Appendix 2** for the Council's preferred site area).

These Representations

These latest representations document Glavenhill's **support** for the proposed allocation, confirming the suitability, availability and deliverability of the site for small scale residential development.

To ensure consistency with representations made previously to the GNLP process, Glavenhill has also commented on the strategy taken to housing growth within South Norfolk and the generic planning policies proposed within the draft plan within a separate response to Questions 1 to 4 of the draft plan consultation document.

Support for the Proposed Allocation Site

The proposed allocation site is located on the edge of the combined service village of Tacolneston and Forncett End, immediately adjacent to the defined settlement limit.

The Council's preferred allocation site includes land to the immediate east of the existing residential and farm buildings and includes within it, land that benefits from planning permission for the construction of 3 self build dwellings.

To the south of the preferred allocation site is farmland which physically separates the northern and southern sections of the village and retains open views through the village in an east to west direction.

The proposed allocation site, as noted by the Council in their most recent site assessment, provides a suitable, available and deliverable opportunity to supplement housing supply in the rural area of South Norfolk.

It is noted, however, that the draft plan references a site capacity of up to 20 dwellings whereas previous representations made by Glavenhill and recent discussions between Lanpro and Development Management officers at the Council, have concluded that the site can sustainably accommodate in the order of 25 dwellings in addition to the 3 self build dwellings already permitted along the site frontage.

Whilst the Council confirms within the draft plan that there is a need to retain physical separation between the northern and southern sections of the village through limiting the extent of the proposed allocation area, they provide no explanation as to why 25 dwellings across this area would not be appropriate.

To the contrary it remains Glavenhill's view, that the preferred allocation area is capable of accommodating at least 25 dwellings of a mix of sizes and types including single storey bungalows along the street frontage.

In summary, the development of the site in the manner shown has the propensity to deliver the following key planning benefits:

- The provision of up to 25 residential dwellings to provide a well-designed development and a logical and defensible limit to the existing settlement.
- The provision of new residential development with easy and safe pedestrian access to the local Primary School to support local services to the benefit of the vitality of the rural area.
- The provision of a mix of housing types and tenures in accordance with locally identified housing needs. A number of single storey dwellings can be delivered along with smaller units to provide more cost-effective housing options.
- The site is of an appropriate scale to be attractive to small to medium sized housebuilders who find it difficult to compete for and deliver larger strategic sites and will provide additional choice to the local housing market.

The site has received strong interest from a number of house builders including Crocus Homes, who offered their support to the site's promotion as part of the GNLP process in 2020 (see **Appendix 3**).

I trust that the above and enclosed is of some assistance to you in confirming the suitability and deliverability of the preferred allocation site.

Yours faithfully

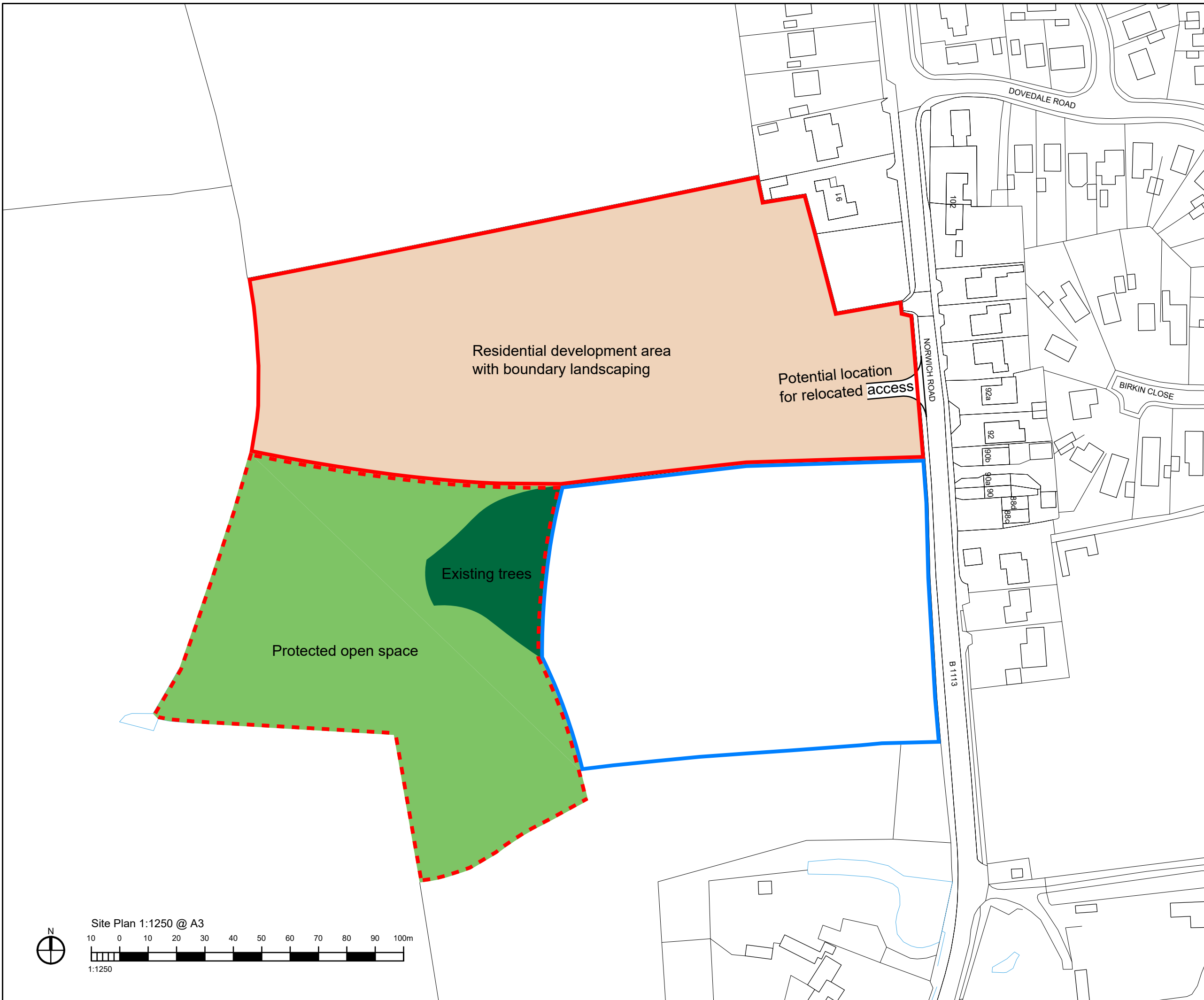


Hannah Smith
Associate Director, MRTPI, AIEMA



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Appendix 1 – 2020 promoted land



NOTES

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These duties can be found at:

<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

- Proposed allocation site area: 
- Proposed residential development: 
- Protected open space: 
- Additional site ownership area: 

REVISED BY: -	DATE: -	CHECKED BY: -	DATE: -
PURPOSE OF ISSUE PL - Planning Submission			RIBA STAGE -
DRAWING STATUS S0 - Initial Status			
PROJECT TITLE Hill Top Farm, Tacolneston			
CLIENT Glavenhill			
DRAWING TITLE Sketch Site Arrangement - GNLP Reg 18C Consultation			SCALE 1:1250 @ A3
DATE Feb 2020	DRAWN BY SF	CHECKED BY HS	APPROVED BY DO
DRAWING NUMBER			
PROJECT NO 1249	TYPE 05	UNIQUE NO 001	REVISION -

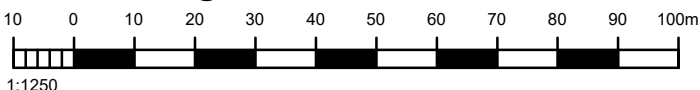


[Architecture and Urban Design]

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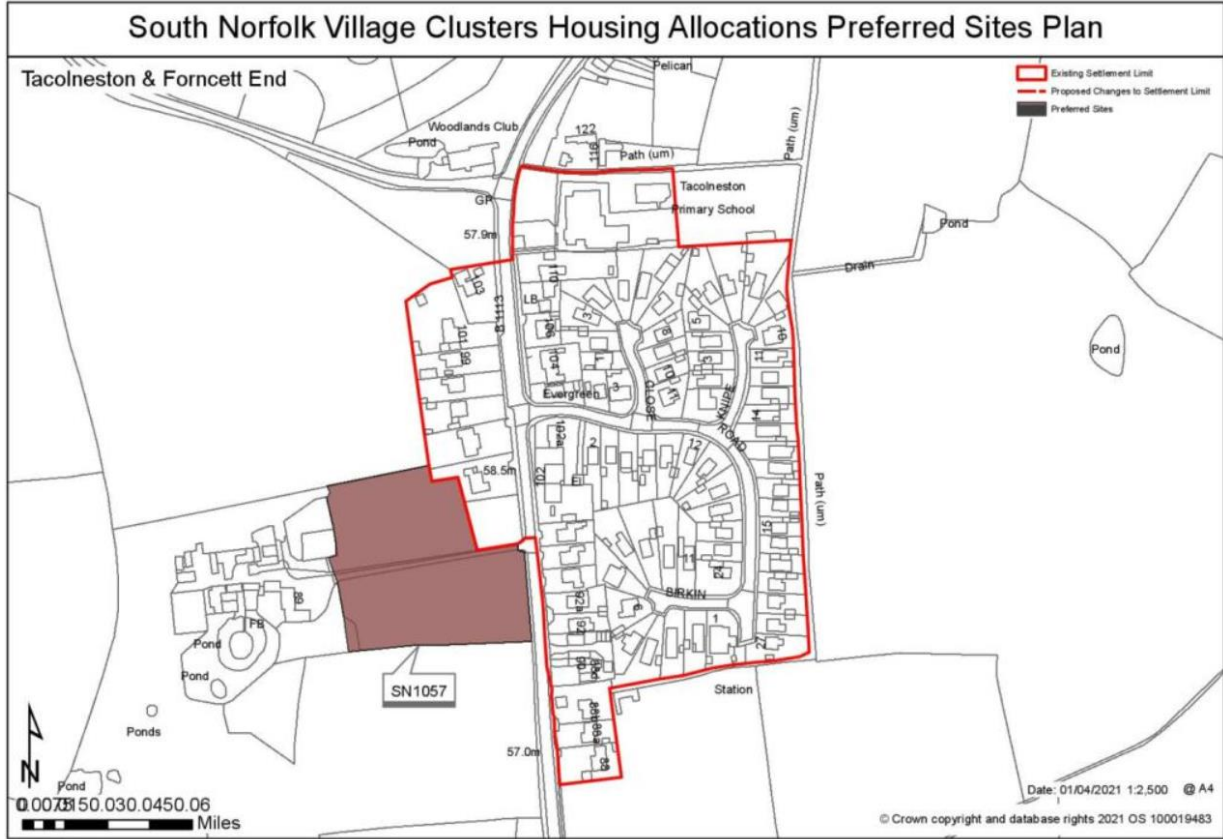


Site Plan 1:1250 @ A3



1:1250

Appendix 2 – SNDC Preferred Site Area





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Appendix 3 – Letter from Crocus Homes (2020)



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Long Stratton
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Tel: 01508 500499

12th March 2020

Dear Chris

Re: Land to west of Norwich Road, Tacolneston (GNLP1057)

I am writing on behalf of Crocus Homes (part of Crocus Contractors Limited) to express our support for this site for residential development, as being promoted by Glavenhill on behalf of the Landowner. We believe this is a site that could come forward in association with our Company in terms of delivering sustainable development in line with the emerging draft Greater Norwich Local Plan. The site is in a core area for Crocus and local to where the Company is based from (and has existing interests), therefore we know the area and market extremely well.

Crocus have sufficient capacity to ensure that we can assist in bringing forward this site for development. Currently, our Board are supportive of our Business Plan and Strategy that sets out the purchase of a new development site of circa 25-50 homes each year from 2021 (in addition to our current developments). This opportunity currently forms part of the wider plans to deliver this Strategy. Should the site be allocated, Crocus would expect to deliver the site within 3 years from this event including the earliest planning application.

Crocus are rapidly gaining a reputation for developments of high quality in appearance and sustainable build, sympathetic to local considerations - with local consultations to be involved appropriately throughout a project's lifetime. Tacolneston is a location that we feel Crocus can leave a long lasting impression on for all the right reasons.

Yours sincerely,

Matt Davidson
Director of Crocus