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Date: 30th July 2021

Our ref: 1417

Place Shaping Team,
Planning
South Norfolk Council

Sent via email to: LP@s-norfolk.gov.uk

Dear Sirs,

South Norfolk Village Clusters Housing Allocations Plan- SN0425 Land at Mill Road/Barford Road, Marlingford

The allocation site was promoted to the Greater Norwich Local Plan (GNLP) Regulation 18 in July 2016 (site reference GNLP0425) for up to 5 dwellings. The site can accommodate:

- Development of 5 no. bungalows with access being taken directly off Barford Road to the north;
- Footpath links to the existing village playground;
- New footpath from the junction at Mill Road and Barford Road to the existing open space; and
- Provision of open space and a pond area.

Marlingford is proposed to be in a village cluster with Barford, Colton and Wrampingham and is based around primary school catchment.

The site has now been assessed and is considered to be unreasonable for the following reasons:

Eroding the character of the settlement

It is noted that the form of development in Marlingford is in a linear form based around Mill Road and Barford Road and development of this site, either through an allocation or a settlement limit extension would be harmful to that character. This site could be developed in a low density form which would allow significant areas of open space and landscaping to be incorporated which would be possible to mitigate impacts of development.

A site of this scale with bungalows would be of an appropriate scale for this sized village, be attractive to small and 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.

Site relates poorly to existing services, including the school

As noted above Marlingford is clustered along with other villages in relation to its position being within the catchment of Barford primary school. The cluster document notes that the school catchment area has been taken as a proxy for being sustainable. This site is centrally located within



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Marlingford but the Council have assessed it as relating poorly to services. Therefore, the Council appear to be saying that the village itself is related poorly to services as this site is no further away from services than other parts of the village.

River Valley location

As noted previously this site can be developed in a low density manner where any design could take into account the sites location in the river valley. There is sufficient space within the development to incorporate appropriate levels of landscaping to mitigate any potential impacts. The site is currently well screened around its perimeters and there is no reason to suggest that a significant amount of that would need to be removed in order to facilitate development.

Access

Highway have raised concern regarding access point and local road network that means the site is considered to be remote from services. On the second point, as noted previously it is considered that the sites relation to services is the same as any other site in Marlingford therefore it means the Council are saying no location in Marlingford is acceptable.

On the first point regarding the access point, a pre-application submission was undertaken with South Norfolk Council in June 2019 and it was advised that Highways would not raise any objection given that Barford Road is relatively straight. These comments seem to be in conflict with the current position of Highways with no explanation for this change.

Summary

Taking the above into consideration site SN0425 is considered to be suitable for residential development, and doesn't generate any significant harm that could not be dealt with during the normal course of preparing a planning application. Given the village cluster strategy which is now being proposed by GNLP and South Norfolk requiring more sites to fulfil the identified need for 1,200 new homes in these locations. Marlingford has been considered to be a suitable location for development and this is the only site that has been put forward for development in the village and should be considered further.





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Appendix 1 – Site Location Plan and Illustrative Site Layout