

POPPYFIELDS

South Norfolk Village Clusters Housing Allocations Plan: Regulation 18 Public Consultation - Stocks Hill, Bawburgh: 1.4ha, 35dwelling proposal (SNC ref: SN4053)

Summary

This document, together with attached supporting evidence, are the representations of Gable Developments Ltd. in support of the SNC proposals under the Reg 18 consultation of the SNVCHAP.

Background

The principle to add a controlled scale of sustainable growth to the selected villages is strongly supported. Choice for homeowners and SME builders alike are desperately needed in Norfolk, and SNC particularly (with the success of larger sites and strategic allocations). Our villages are not dormitories but living breathing places where new limited scale growth, to include much needed affordable housing, adds vitality and vibrance as well as sustaining local facilities and communities, from business and services to sporting and social collectives.

Bawburgh is a prime example to these aims, of sufficient size with close proximity to Norwich & Wymondham (with good bus services including Flexibus) for some growth to be appropriate. Notably with a village primary school (4-11 cohorts, with 'Good' OFSTED rating) with baby & toddler group which meet in the village hall. The new village hall offers a range of social activities (bar, kitchen, bbq area, main halls) plus playing fields with equipped play area and football pitches. There is limited commercial activity, mainly concentrated around the village pub/restaurant and picturesque river Yare area, together with church and social clubs of what is a thriving community.

Site Specific

The site is well located, a walk of only some 330m to the Primary school and 350m to the village pub; the busy social hub of the village hall is directly opposite. There are good existing footways and the main road of Stocks Hill is subject to an attractive 20mph zone. It can further be noted that the promoters/owners of the site wish to include provision for a new village shop/retail premises and accommodation as part of any scheme.

The land is relatively level, and located as an effective 'infill' parcel with built form to the north, south and west. There are limited mature hedges and trees with wider more distant landscaping planted after the A47 that has been successful; the presence of the A47 traffic is not notably known (by appearance or sound). Whilst the site is not highly visible in the general landscape and feels part of the village built form, there are notable views through the site towards Norwich and the bypass, which have been assessed in conjunction with the Norwich Southern Bypass Landscape Protection Zone; see detailed report referred below.

Highways proposals, for site access and footway connections, have been considered further to the comments of NCC and accordingly a specialist, Schema Engineering, has been engaged to demonstrate solutions: see attached report and drawings.

Flood risk considerations have been given and accordingly an EA preliminary assessment undertaken to demonstrate no issue: see attached.

Landscape considerations have been considered further to the comments of SNC landscape officer and accordingly a landscape planning specialist, Broom-Lynne, has been engaged. This assesses and concludes that whilst the site becoming developed could detract from the current openness of views towards the bypass, there are positive measures which can be undertaken and, for example, a broadly centrally located access road, with wide verges & open low form would create a structured positive vista to create a suitable view cone: see attached.

Delivery

Gable Developments are promoters of the land, and can confirm that it is ready and available to be progressed. As quickly as an appropriate time is achieved (eg sufficient weight to emerging plan if not actual adoption), with SNC consensus, a planning pre-application will be made to then be followed by planning application to include ascertaining access arrangements with demonstrating other detailed matters to include highways & connectivity, drainage & flood risk, landscape and heritage whilst indicating layout with arboricultural and ecology biodiversity positive measures. Gable Developments has a track record of housing delivery and the site is more than capable of providing a reasonable land value (taking account of servicing/infrastructure together with appropriate levels of CIL and affordable housing).

TJH 2.8.21

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