

# POPPYFIELDS

## **South Norfolk Village Clusters Housing Allocations Plan: Regulation 18 Public Consultation - School Lane, Little Melton: 1ha, 25dwelling proposal (SNC ref: SN4052)**

### **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 adds vitality and vibrance as well as sustaining local facilities and communities, from business and services to sporting and social collectives.

Little Melton 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 (5-11 cohorts, with 'Outstanding' OFSTED rating), pre-school and playgroup. The village hall is modern, with sporting & social activities (bar, kitchen & main hall suitable for indoor sports) plus 1ha playing fields with equipped play area and tennis courts. There are commercial activities, from village shop & off licence to other premises including garage business and public house/restaurant/take-away.

### **Site Specific**

The site is well located, a walk of only some 350m to the village stores and just over 700m to the Primary school. Majority existing footway, with an addition proposed to connect (both along the site's frontage and opposite) into School Lane's junction where further wider improvements are proposed as part of the scheme. This part of School Lane is a cul-de-sac, severed when the A47 southern Norwich bypass was built.

The land is relatively level, and located as an effective 'infill' parcel with built form to the north, south and west. There are mature hedges and trees with wider landscaping planted after the A47 that has been successful; the presence of the A47 traffic is barely known (by appearance or sound). The heritage potential of nearby barns (converted) and landscape (most notably the Norwich Southern Bypass Landscape Protection Zone) are noted and detailed report referred below deals.

Highways proposals, for site access and footway connections (and School Lane junction improvements) have been considered further to the comments of NCC and accordingly a specialist, Schema Engineering, has been engaged to demonstrate solutions: see attached.

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 to demonstrate basis and conclude how well integrated the site would be: 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 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).

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