

NNDC Site Specific Proposals Examination Statement

Norwich Road, Cromer

Day 3: Cromer

Representor no: 148783

June 2010



Examination Statement: Representer No. 148783
Land at Norwich Road, Cromer

BIDWELLS

Quality Assurance

Site name: Norwich Road, Cromer

Client name: Hopkins Homes Ltd

Type of report: NNDC Examination of Site Specific Proposals: Examination Statement

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Signed

Date 30th June 2010

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Signed

Date 30th June 2010

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1 SUMMARY OF ISSUES AND CONCLUSIONS

1.1 The Submitted DPD and accompanying update to the Proposals Map is considered sound against the PPS12 (para. 5.2) **JUSTIFIED** and **EFFECTIVE** soundness tests, expressed in the Inspector's Guidance Note for Participants as **Conformity, Coherence, Consistency and Effectiveness** soundness test (section 5). The reasons for conformity are:

- Proposed allocation/designation at Norwich Road, Cromer are in general conformity with the objectives of the Council's Core Strategy and vision of the Sustainable Community Strategy; and
- Proposed allocation/designation at Norwich Road, Cromer are based on robust, up to date and credible evidence;
- The landowner agrees to Hopkins Homes Ltd promoting this site for the development proposed;
- Safe access can directly be gained to Norwich Road;
- The draft layout plan accords with Policy C17 (paragraph 4.5.5) of the Site Specifics Proposals Draft Plan;
- There are no known reasons why the residential allocation on the site cannot be achieved within the plan period.

2 PURPOSE OF THE STATEMENT

- 2.1 This statement has been prepared in respect of the matters and issues raised by the Inspector at the Pre-examination Meeting held on 8th June 2010 into the North Norfolk District Council's Site Specific Proposals DPD, specifically referring to day 3 (Cromer) of the draft examination programme.
- 2.2 This statement has been prepared by Bidwells LLP as agents of Hopkins Homes in addition to the representations made to the submission consultation in respect to the designation of land at Norwich Road, Cromer namely C17 (the site).

3 RESPONSE TO INSPECTOR'S MATTERS

Are the individual housing, employment and open space allocations available, suitable and achievable? [Question IX]

- 3.1 Yes. The residential allocation relates to undeveloped land which is immediately available and suitable for development.
- 3.2 The site is well related to the town centre and other facilities including the local schools and the hospital. The site is well located for the promotion of non-car based travel with access improvements anticipated for pedestrians and cyclists.

Is there reasonable prospect of the remaining allocations being developed within 15 years? [Question X]

- 3.3 Yes. The landowner has exchanged contracts with Hopkins Homes Ltd who are in the process of gathering supporting information with the intention of submitting a detailed (full) planning application for 50 homes by autumn 2010.

Are there other allocations appropriate and deliverable and consistent with PPS4? If not, why not? [Question XI]

- 3.4 We do not consider the Norwich Road site to be in 'competition' with the other preferred sites. The quantum of development identified in the Core Strategy Policy SS7 (Cromer) is achievable and deliverable across the range of sites identified as preferred locations to achieve sustainable economic development in Cromer.

Are the allocations 'sustainable'? [Question XII]

- 3.5 NNDC's own sustainability assessment states that there are no known constraints facing this site and our initial evidence gathering in support of the planning application concurs with that assessment.

Are any of the allocations subject to any demonstrable and over-riding infrastructure constraints which cannot be overcome by planning conditions and/or obligations [Question XIII]

- 3.6 The proposed access arrangement will result in a direct access to the site from Norwich Road. This will negate the previous expectation that the site could only be accessed via sites C07

and C08. Norfolk County Council Highways has confirmed that the proposed access to Norwich Road is acceptable.

Are any of the allocations unsuitable by reason of any environmental or residential amenity issues/objections? [Question XIV]

- 3.7 The proposed development will be set within the well defined existing landscape features and boundaries which will visually contain the development and so limit its visual and environmental impact. There are no amenity issues which cannot be resolved through the normal planning application process.

Are there any other good reasons ... why the draft allocations might be considered 'unsound'? [Question XV]

- 3.8 The Norwich Road is clearly the most preferable in Cromer to deliver a high quality residential development within a contained edge of centre site. It is considered that the draft allocation accords with the test of soundness (section 5) in terms of **Conformity, Coherence, Consistency and Effectiveness.**

Is any 'unsoundness' overcome by the NNDC's schedules of Key Changes and Minor Modifications? [Question XVII]

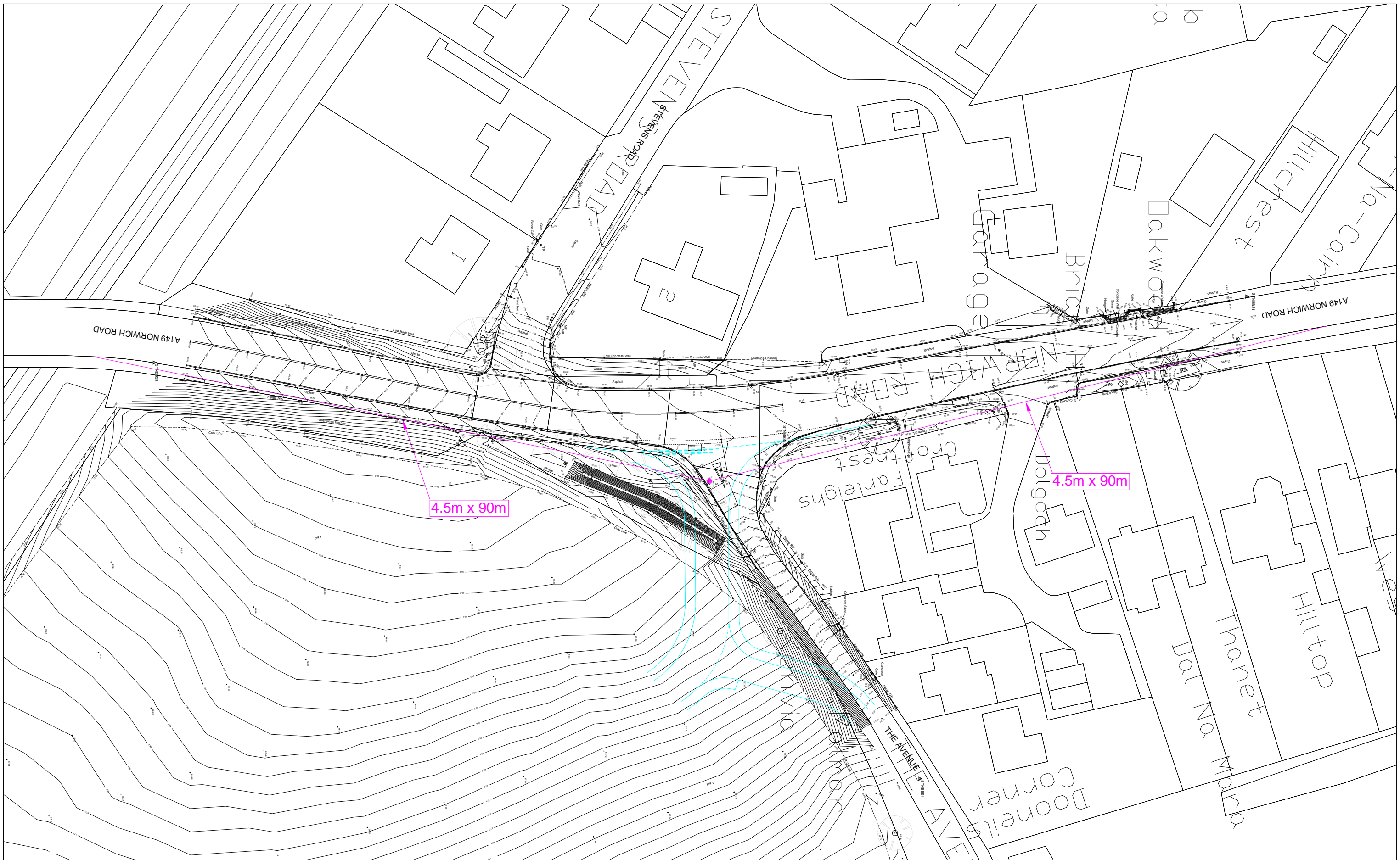
- 3.9 Generally the draft allocation is considered acceptable. The Policy C17 requires 45% affordable housing provision and the wording to the policy is inflexible in this regard. The wording should reflect an assessment of the likely economic viability of the land for housing within the town taking into account factors such as developer contributions and the reasonable expectation of local house prices in Cromer. The wording "currently 45% *where viable*" would be more effective and realistic.

4 CONCLUSION

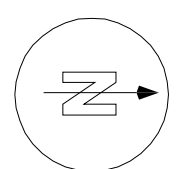
- 4.1 It can, therefore, be summarised that the submitted Draft DPD and Proposals Map continuing designation of the site (C17) at Norwich Road, Cromer is based on robust and credible evidence, is deliverable and reflect the Council's recent planning considerations and planning policy recommendations.
- 4.2 The landowner has agreed to Hopkins Homes Ltd promoting the site on their behalf.
- 4.3 There is a draft concept masterplan and this is currently the subject of further pre-application consultation with NNDC Officers and statutory stakeholders.
- 4.4 The continued designation of the land as residential development in the DPD and Proposals Map is coherent and consistent with national and regional policy.
- 4.5 It has been acknowledged by NNDC Officers that the 'in principle' land use on this site is appropriate and represents the most likely for the immediate delivery housing development. The designation is therefore sound.
- 4.6 The proposed allocation will assist in the delivery of the stated objectives of North Norfolk District Council's Core Strategy.

Appendix 1

Proposed Access Arrangements



REV.	DATE	DESCRIPTION	DRN	CHK



Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.
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CLIENT:	-	DRN	CHKD
PROJECT:	Triangle Site, Cromer	SOS	DATE:
TITLE:	Proposed Site Access Detailing Visibility Splays		14.10.09
PROJECT No.	NJP/08/472	SCALE @ A3	1:500
DWG No.	002	REV.	-

STAGE: PRELIMINARY