

ID 149439

North Norfolk Site Specific Proposals Examination –
Inspector's Questions
For Day 4 (Fakenham)

FURTHER STATEMENT

On behalf of Tim Duffy

By Create Consulting Engineers

June 2010

ID:149439

NORTH NORFOLK

SITE SPECIFICATION

PROPOSALS EXAMINATION –

INSPECTORS QUESTIONS

For Day 4 (Fakenham)

Client: Tim Duffy

Engineer: Create Consulting Engineers Limited
Hungate House
Princes Street
Norwich
Norfolk
NR3 1AZ

Tel: 0845 450 7908

Email: enquiries@createconsultingengineers.co.uk

Web: www.createconsultingengineers.co.uk

Report By: Jonathan Cage, BEng (Hons), MSc, CEng, MICE, MIHT

Checked By:

Reference: JPC/KC/195/03

Date: June 2010

**North Norfolk Site Specification Proposals Examination -
Inspectors Questions For Day 4 (Fakenham)**

Contents

- 1.0 Introduction
- 2.0 Q(XIII) Are any of the allocations subject to any demonstrable and overriding infrastructure constraints (Especially water/sewerage/drainage, Education/Highways) which cannot be overcome by planning conditions and/or objections.
- 3.0 Q(XIV) Are any of the allocations unsuitable by reason of any environmental or residential amenity issues/objections.

Appendices

- 1. Site Location Plan
- 2. Proposed Residential Development at Oxborough Lane, Fakenham
Flood Risk Statement. CW/CS/195/02
- 3. Proposed residential Development at Oxborough Lane, Fakenham
Proposed Access Strategy. JPC/KC/195/01

1.0 INTRODUCTION

- 1.1 Tim Duffy and his family own the freehold of the proposed alternative site referred to as F10 in the North Norfolk Site Specific Proposal. (Appendix 1). Create Consulting Engineers have been instructed to provide access and infrastructure advice with respect to the deliverability of the site.
- 1.2 The following representations supplements those previously submitted in support of the proposed site. They specifically relate to the Inspector's questions (X111) and (XIV).
- 1.3 The site can be delivered and completed within a five year period. The site is held freehold and therefore development can commence relatively quickly without any land transactions being required.
- 1.4 The representations consider that the site could be utilised for a number of potential development uses. The western area of F10 could be developed as an extension to the existing employment area with the remaining area of the site being available for residential. An alternative to this approach would be to release the whole of the site for residential use.
- 1.5 These representations are submitted to demonstrate that F10 is available for development and would provide a sustainable location for either a mixed use scheme or residential development. The site is well located in relation to the town centre of Fakenham and other public facilities and is clear of any major infrastructure constraints that would prevent it coming forward for development.

2.0 QUESTION (XIII) ARE ANY OF THE ALLOCATIONS SUBJECT TO ANY DEMONSTRABLE AND OVERRIDING INFRASTRUCTURE CONSTRAINTS/ESPECIALLY WATER/SEWERAGE/DRAINAGE, EDUCATION, HIGHWAYS) WHICH CANNOT BE OVERCOME BY PLANNING CONDITIONS AND/OR OBLIGATIONS

2.1 The site is well served by existing services including foul water sewers. The site is located to the south of the town clear of the existing drainage constraints within Fakenham town centre. The site is located closer than any other competing site to the Fakenham sewage treatment works and is better placed to take advantage of any existing capacity.

2.2 The site is suitable for the implementation of SUDs, see Appendix B and there are no constraints which would prevent a suitable surface water drainage system being provided.

2.3 The developable area of the site is clear from the floodplain of the River Wensum, Appendix B encloses a flood risk statement which confirms the location of the floodplain in relation to the development area.

2.4 The site can be accessed and there are a number of available options for both pedestrians and vehicles.

2.5 In summary there are no major accessing or servicing constraints that would prevent the site coming forward for development.

3.0 QUESTION (XIV) ARE ANY OF THE ALLOCATIONS UNSUITABLE BY REASON OF ANY ENVIRONMENTAL OR RESIDENTIAL AMENITY ISSUES/OBJECTIONS

- 3.1 The western area of the site is currently used for employment, with the eastern area as grazing.
- 3.2 The development of the western area as part of a mixed use scheme for employment would not materially change the existing use and would therefore have minimal impact on the adjoining environment and residents.
- 3.3 The preferred option of developing both the eastern area of the site for residential use and potentially the whole of the F10 site area will have minimal impact to the adjoining residents.
- 3.4 The southern boundary is formed by the floodplain of the River Wensum and with the introduction of SUDs any surface water drainage system constructed will be designed to simulate the existing drainage conditions.
- 3.5 The northern boundary of the site is formed by a mix of residential properties however these are relatively well screened by existing landscaping which is proposed to be retained and enhanced.
- 3.6 The western boundary is formed by the existing employment area and the Kinnerton Factory. This area will again be screened and there is sufficient land available within our Clients landownership to develop an attractive residential scheme.
- 3.7 In summary there are no major issues which would result in site F10 being unsuitable for environmental and amenity reasons.