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Statement of Common Ground:

Sunguard Homes [8320]

Agent ref: [309]

## Statement of Common Ground

Greater Norwich Joint Core Strategy  
Development Plan Document  
Matter 10 & Appendix 6

**BIDWELLS**



## Quality Assurance

Site name: Land at Chequers Road, Tharston, South Norfolk

Client name: Sunguard Homes

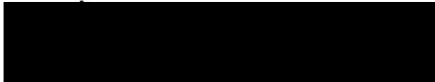
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Date: 7<sup>th</sup> October 2010

Prepared by: Glyn Davies Bsc Soc Sci (Hons) Dip TP MRTPI

Signed




Date

7<sup>th</sup> October 2010

Reviewed by: John Long BA (Hons) Dip TP MRTPI

Signed



Date

7<sup>th</sup> October 2010

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## 1 INTRODUCTION

- 1.1 This statement has been prepared by Bidwells on behalf of Sunguard Homes who own 4.5 hectares of land at Chequers Road Tharston, immediately adjoining Long Stratton. Sunguard Homes is promoting this site, which is the last parcel of its landholding in Long Stratton/Tharston, that it has developed for residential development over the last 25 years.
- 1.2 The location of the land is shown on the appended plan.
- 1.3 A meeting was held with officers of the Greater Norwich Development Partnership on 15<sup>th</sup> September 2010 to discuss Sunguard's objections to the Joint Core Strategy that it has raised consistently during the consultation opportunities as the JCS has progressed.
- 1.4 There has been partial agreement to Sunguard's objections as set down below. A Hearing Statement has therefore also been submitted to cover the outstanding objection over which there has been no agreement.

## 2 MATTER 10 KEY SERVICE CENTRES & SERVICE VILLAGES (POLICY 14) APPENDIX 6

### Key Service Centres (Policy 14):

#### **A. Does the JCS provide sound core strategic guidance for the future planning of these settlements? Does the evidence demonstrate that the key service centres are appropriately listed as such, with no additions/deletions?**

- 2.1 Sunguard Homes agrees that Long Stratton is an appropriate location for future residential development and has been building homes over the last 25 years on the basis of the employment, services, and community facilities readily available to the village, and the consequent demand for housing.
- 2.2 The JCS submission document however when referring to Long Stratton omits to mention that a significant proportion of its developed area, including the most recent area of housing development, an employment estate, and the South Norfolk Council offices and depot, is in fact located in the Parish of Tharston, focussed on the Chequers Road area.
- 2.3 Similar situations where cross parish boundary development has taken place in South Norfolk, such as at Poringland/Framingham Earl and Loddon/Chedgrave, have been specifically identified in policy 14. It therefore appears inconsistent that the designation of Long Stratton in policy 14 does not make reference to Chequers Road Tharston, which similarly, is clearly a significant built up part of the settlement.

## **Appendix 6 – Housing Trajectory Growth Locations**

- 2.4 Furthermore, Sunguard Homes believes the housing trajectory for Long Stratton and the South Norfolk small sites contained in the Appendix 6 Growth Locations table is incorrect.

### **3 THE AGREED POSITION**

- 3.1 The GNDP officers and Sunguard Homes concur that Chequers Road, Tharston is in town planning terms, part of Long Stratton and should be considered as such in the LDF.
- 3.2 To clarify the position, the GNDP consider that the submitted minor change proposed for Page 55 para 6.2 covers this point in a general way while Sunguard Homes consider that a specific reference is required such as:

*"The settlement of Long Stratton extends into the adjacent parish of Tharston".*

It follows from paragraph 3.1 above that the parties agree that Sunguard Homes' proposed additional text is factually correct.

- 3.3 It is considered that paragraph 6.52 of the JCS would be the most appropriate place for this change assuming the Inspector does not wish to amend Policy 14 itself to make specific reference to Chequers Road, Tharston.

### **4 THE OUTSTANDING MATTER**

- 4.1 GNDP officers have stated that they do not accept that the housing trajectory for Long Stratton as set out in Appendix 6 is incorrect. They agree however that it is not intended to prevent an early start to development in Long Stratton.
- 4.2 Appendix 6 of the JCS sets down a housing trajectory of the growth locations in South Norfolk that appears to show that there will be no construction in Long Stratton prior to 2017/18 or on the additional 1800 smaller sites in the South Norfolk NPA until 2014/15.
- 4.3 These trajectories are in Sunguard Homes' opinion in error as its land is immediately available for development and deliverable subject to the granting of planning permission, with all services being available and access to the site identified. This has been confirmed by the service and utility providers. Norfolk County Council has also confirmed that the incorporation of a more advanced traffic signalling system (MOVA) on the A140 junctions, as applied at other key junctions in the NPA, would readily accommodate the traffic generated by the development of the Sunguard land, and generally improve traffic flows through the village.
- 4.4 Sunguard believes therefore that the timing of the total number of units set out in the appendix for either Long Stratton (1800) if this designation is applicable to this site, or the South Norfolk

smaller sites (1800), should be brought forward to 2011/12 to reflect the potential availability of the 150 units on the Sunguard land in Tharston within this timescale.

4.5 This issue is therefore the subject of a separate hearing statement

5 STATEMENT OF COMMON GROUND

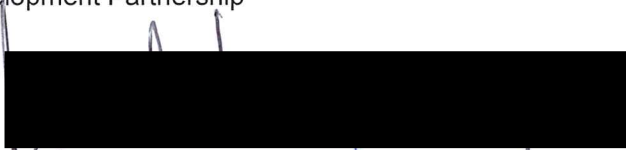
The parties below accept the agreed statement as set out in paragraph 3 of this document

Signed on behalf of the Greater Norwich Development Partnership

Signature 

Print Name Andrew Gregory  
Director of Planning,  
Housing and the Built  
Environment, SNC

Position  
Date 12/10/10



Phil Kirby  
Strategic Director Broadland  
DC.

13/10/10

Signed by Bidwells on behalf of Sunguard Homes

Signature 

Print Name Glyn DAVIES  
Position Consultant Partner

Date 7<sup>th</sup> October 2010



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Land off Chequers Road, Tharston  
Indicative proposals for housing development

April 2010





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