

Matter Number : 3

Part C issues G-K

Representor Reference : 9951

Examination into the Joint Core Strategy for Broadland, Norwich and South Norfolk.

Matters for Examination - Supplementary Statement

Response by : Barratt Strategic

Re : Cringleford

G - Does the JCS make clear, justified and effective growth proposals for Cringleford?

1. Barratt Strategic is the developer for a proposed development of land owned by John Innes Foundation at Newfound Farm, Cringleford which can deliver the JCS growth proposals for Cringleford. It considers that the proposals for growth at Cringleford in general, and Newfound Farm in particular, are justified in that they are entirely consistent with the objectives of the JCS. Policy 10 sets out clear principles for the scale of development and related infrastructure at Cringleford. In developing proposals for Newfound Farm, we have considered whether these principles are practical and whether a proposal can be delivered which is in accordance with these principles and the objectives of the JCS. These are quoted below, together with an assessment of our proposed development's impact upon them. It is clear from this assessment that our proposed development at Newfound Farm, Cringleford, is in an eminently sustainable location and that it can be delivered within the plan period.
2. To minimise the contributors to climate change and address its impact – the existing high level of accessibility by public transport and the adoption of low carbon design standards will minimise greenhouse gas emissions. The site is not susceptible to flooding and will not therefore be subject to climate change impacts.
3. To allocate enough land for housing, and affordable housing, in the most sustainable settlements - the scale of development proposed can provide for a range of housing types and will contribute to the target for affordable housing. Good access by existing public transport services and the availability of local jobs at the existing employment centres of the Hospital,

Research Park and University (all within walking/cycling distance) means that the residential development will be sustainable from the outset.

4. To promote economic growth and diversity and provide a wide range of local jobs – the site is immediately adjacent to the strategic employment area around the Norfolk and Norwich University Hospital and Norwich Research Park which provides a wide range of existing local employment opportunities. The Joint Core Strategy proposes further employment development in this area which is already being progressed by John Innes Foundation on their nearby landholdings. Newfound Farm also benefits from existing high quality public transport to other key employment sites in the Norwich Policy Area, including the city centre and proposed connections further west to Wymondham.
5. To promote regeneration and reduce deprivation - the creation of a prosperous, sustainable and inclusive community will be consistent with the objective and will help to improve the overall well being of the local community through provision of high quality housing stock and a range of community services.
6. To allow people to develop to their full potential by providing educational facilities to support the needs of a growing population – a new primary school and pre-school facilities will be provided as part of the project. Secondary education provision will be available at Hethersett, within easy reach of the proposed development area. Public transport links are available to access education facilities in the city centre, and the higher education opportunities on the University campus and at Norwich Research Park are within walking/cycling distance.
7. To make sure people have ready access to services – as well as direct and frequent public transport access to the full range of services available in the city centre, the Newfound Farm development at Cringleford will enhance the established services in its local area through the provision of a local centre which will be brought forward at an early stage in the development.
8. To enhance transport provision to meet the needs of existing and future populations while reducing travel need and impact – as previously noted, the proposed residential area is within walking distance of a range of employment opportunities and key facilities. High standards in the provision of public transport and the facilities for walking and cycling will provide opportunities to achieve modal shift away from car usage.
9. To positively protect and enhance the individual character and culture of the area – the project will fully satisfy this objective through the application of high standards of design. The character of the new community will be established to include significant areas of public open space, recreation

facilities and access to the countryside which will encourage participation in community activities.

10. To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value – the proposed development area currently has few natural features of interest and consists of relatively recent tree belts and hedgerows of varying quality. The masterplan for the development will incorporate a landscape framework to complement that of adjacent developments and will reinforce planting along the A47 corridor and connectivity with the Yare Valley. The greenspace network will allow the creation of a range of habitats in an area which is currently of low ecological value and will contribute positively to the Green Infrastructure Priority Corridors identified in the Key Diagram.
11. To be a place where people feel safe in their communities – the design of Newfound Farm will give priority to walking and cycling with restricted access by private car to create a safer environment. In particular, safe routes will be developed between the residential development and the Hospital/Research Park. Key design concepts will include natural surveillance and the promotion of public safety in the design of open spaces.
12. To encourage the development of healthy and active lifestyles - a key component of the masterplan for the site will be a green space network providing accessible open space, and sports and recreational facilities as well as access to the Hospital/Research Park/University. This will complement those links included in the development brief for the extensions to the Research Park. The emphasis on walking and cycling will promote healthy travel choices.
13. To involve as many people as possible in new planning policy – significant new development has already taken place in the area between Colney Road and Newmarket Road and the development of the Hospital and continuing development of the Research Park has also affected the local community. In developing the masterplan for Newfound Farm, extensive consultation will be undertaken with all key stakeholders and a dialogue will be opened with the local community and the Parish Council (with whom preliminary discussions have already commenced).

H - What are the critical infrastructure dependencies for this location and can the growth take place within the timescale set out on p111 of the JCS?

14. The promoters of the Newfound Farm site at Cringleford have already carried out preliminary investigations relating to infrastructure provision for the site, which alone could provide for the level of housing proposed in the JCS. They have established that Newfound Farm can be serviced by all the main infrastructure providers.

15. Surface water runoff from the site naturally falls to the north and west, towards a now-culverted watercourse that discharges to the River Yare. There are no public surface water sewers in the vicinity of the site. However, geological conditions mean that the infiltration of surface water as part of a Sustainable Urban Drainage Strategy will be feasible.
16. The Stage 2b Water Cycle Study for the Greater Norwich area suggests that there is spare capacity at Wymondham waste water treatment works to accommodate around 3,000 additional residential properties, and spare capacity at Whitlingham works to accommodate up to 30,000 new dwellings. Anglian Water has indicated that both works should remain within capacity in the period up to 2026, taking account of proposed residential and employment developments in the area. The developers recognise that a new sewer connection, and potentially a pumping station, may be required to provide additional capacity in the local sewer network. This will be provided as part of the development.
17. Anglian Water records indicate that there are currently adopted water mains to the north of Colney Lane and east of Round House Way. The Water Cycle Study suggests that there is capacity at the water treatment works at Heigham to accommodate this development.
18. In relation to the provision of gas, based on studies of other sites in the area, it is considered that connection to a nearby Intermediate Pressure or Medium Pressure main should be feasible.
19. The diversion of existing overhead electricity lines, or replacement with an underground cable, is being explored and is subject to further investigation and liaison with the electricity company, EDF Energy. This may influence detailed site layout but will not be a major constraint on development. A new underground 132kV cable is proposed by EDF Energy to follow the northern side of Colney Lane and the western side of Round House Way. This new cable is intended to supplement the existing infrastructure.
20. p111 of the JCS indicates that development at Cringleford will commence in 2015/16. The developers of the Newfound Farm site consider this to be eminently achievable. Newfound Farm is a development which is readily deliverable. It is in single ownership and an agreement is already in place with a major national housebuilder.
21. Newfound Farm is owned in entirety by the John Innes Foundation. The Foundation is an independent charity formed in 1910 with its present site in Norwich being acquired in 1967. It has been instrumental in the creation of the world leading research institutes located at Norwich Research Park. JIF continually invest in the facilities at the John Innes Centre. Substantial funding has been contributed over the past few years to the Norwich Bio-incubator and the John Innes Conference Centre. These are all key elements

in the area which the JCS proposes as a strategic employment site, the proximity of which to the proposed Cringleford housing allocation presents a key opportunity in sustainability terms.

22.The housebuilder Barratt will develop the site. The company was established in 1958 and has become Britain's best-known housebuilder. The Barratt Group has a network of 35 housebuilding divisions in strategic locations throughout Britain, selling new homes under the Barratt, David Wilson and Ward Homes brands. At the start of 2008, Barratt became the first housebuilder ever to win a clean sweep of the National House Building Council (NHBC) Awards, the industry's most prestigious national awards for building the best quality new homes in Britain. The company is committed to playing a full part in improving environmental performance.

23.A development team is already in place and is charged with issuing a preliminary masterplan document for the Newfound Farm site in late October 2010 (a copy will be made available to the Inspector upon publication). This is to be followed by submission of an outline planning application in Summer 2011. Subject to approval of the outline application , reserved matters would be submitted in 2012 allowing a start on construction to be made in advance of the programme in the JCS.

24.Discussions have been initiated with adjacent landowners, to ensure the proper integration of Newfound Farm with neighbouring uses and proposals, and with the Local Planning Authority, as to how best the development may be brought forward.

25.It is proposed that the development be phased over a period of years, likely to commence at the Colney Lane end of the site working in a southerly direction. Each stage will be supported by the appropriate level of infrastructure and facilities. The timing of primary school provision (to be incorporated within the development) will be agreed with the Education Authority.

J - If the JCS is unsound in relation to Cringleford are there any specific changes which would render it sound?

26.We do not consider the JCS to be unsound in relation to Cringleford.

K - In the light of comments in the sustainability appraisal, can Cringleford/Hethersett/Wymondham effectively support objective 7 on p27 of the JCS? Is there a clear and convincing strategy to ensure that adequate bus provision will be made in line with housing growth at a stage sufficiently early enough to influence travel patterns? What are the expected timetables and funding sources for achieving the NATS proposals for the corridor and are these likely to be delivered?

27. Newfound Farm at Cringleford is in a highly accessible location, which benefits from existing high quality public transport links and a range of sustainable transport initiatives existing or in development.

28. Situated beside the major employment and education hubs at the Norwich research Park, Hospital and the University, the proposed development at Cringleford is expected to generate a significant proportion of local trips which can be undertaken by sustainable modes.

29. It is expected that the vast majority of trips outside reasonable walking or cycling distances will have a destination in Norwich City Centre. In the case of Cringleford, the existing 15 minute interval bus service between the Hospital and the City centre (and points east) means that there is already a good standard of public transport in place which enables travel patterns to be influenced from the outset. Development in the area is not dependent on the establishment of a bus rapid transit service along the A11 corridor as far as Wymondham, though there would clearly be advantages if such services were developed.

30. One of the keys to sustainable development is to ensure that car travel is not significantly more attractive than other modes. For journeys by bus, cycle and walking to be attractive journey times by these modes must not be over long. Newfound Farm, unlike many other development areas around the city, is located close enough to the city centre to make bus travel and cycling an attractive alternative to the car. In addition the site is adjacent to a number of Norwich's existing and future employment sites, including the Hospital, Norwich Research Park and the University, all within attractive walking and cycling distance of the site. All these factors give this site the unique potential to deliver a car mode share significantly lower than that currently experienced in Norwich or could be achieved by sites located further out from the city centre.

31. While immediately adjacent to existing public transport routes, the layout of the development will be designed to facilitate penetration of the development area by bus services.

32. From a Cringleford perspective therefore, the comments of the sustainability appraisal are of little relevance and it is expected that operators will respond to increasing demand by increasing the existing, already attractive, service frequencies as the development is rolled out. Objective 7 can clearly be met by development at Cringleford.

Note to Inspectors

33. A document outlining how the Newfound Farm site at Cringleford can be developed is currently being discussed with Cringleford Parish Meeting and South Norfolk District Council. It is intended that this will be finalised prior to the commencement of the Examination and copies will be placed in the Examination Library.