



(Above) Site boundary plan, (above right from top) view from the north-east (top field), view from the south (top field), view from south (lower field), view from the south-east (lower field)

Welcome

Welcome to Glavenhill Strategic Land's proposal for the residential development of Land to the rear of School Lane, Little Melton.

There is a pressing need to deliver new homes in this part of South Norfolk and this proposal has the potential to make a meaningful contribution towards helping the Council meet this need.

The draft proposal has been discussed with officers at South Norfolk District Council through a process of pre-application engagement. The draft proposal in front of you today has been informed by a number of technical assessments as well as comments from officers on the site's development opportunities and constraints.

Glavenhill Strategic Land is proposing to submit an outline planning application to seek the Council's agreement to the principle of developing the site for a mix of houses shortly, and wish to hear the views of the local community on the draft proposal to help inform the scheme.

This exhibition has been designed to provide you with information on the proposal and to seek your feedback. Our team are on hand to answer any questions you may have.

Context

The proposal site is located to the southern side of the village of Little Melton within the District of South Norfolk.

The site comprises two connected land parcels within the same ownership. The northern parcel is bound by School Lane to the north, a well established hedge and tree belt and the Village Apartments holiday complex beyond to the south and east and a residential property and its curtilage (20 School Lane) to the west.

The northern parcel is joined to the southern parcel by an area of grassland to the rear of no. 20 School Lane.

The southern parcel is larger in area and is bound to the north by well established scrub land of some ecological value and residential properties beyond. The western boundary is delineated by a well established hedgerow with Burnhouse Lane beyond. The southern boundary is currently unmarked. The eastern boundary is marked by a well established tree and hedge line with the Village Apartments beyond.

The site and its surroundings present a number of opportunities and constraints to development, which have helped to inform the draft proposals. These include:

- Sustainable location within easy walking distance of services within the village.
- Surrounded by development on two sides, providing a logical extension to the existing settlement.
- Potential to deliver a strong and definitive southern boundary to the village through the provision of new landscaping to the south of the site.
- Ability to deliver a safe point of pedestrian and vehicular access onto School Lane to the satisfaction of the Highway Authority.
- Deliver onsite children's play facilities as part of a wider landscaping strategy.
- Provide significant biodiversity and ecological improvements as part of the proposed landscaping strategy.

The Proposed Development

The proposed development will be promoted in outline, with only the principle of development and the point of access to the proposed dwellings, from School Lane, to be considered for approval by the Council.

The detail of the housing scheme will be pursued via subsequent application(s) dealing with the scale, layout, landscaping and appearance of the residential development.

eDNA surveys show the potential for newts in two ponds to the north and south of the site although none have been found. As a precaution and to the benefit of the site's biodiversity, we propose to provide a biodiversity enhancement area to the north and south of the site which will remain free of houses.

The area will deliver significant biodiversity and habitat improvements to the site and the local area more generally.

The illustrative masterplan on the following board shows how the site could be laid out.