

Hello!

Welcome to our second Community Newsletter.

In May last year we carried out our public consultation on the proposals to redevelop the Pinebanks, Langley North, Langley South and Griffin Lane sites.

We submitted our planning applications in November 2021 and have been working together with Broadland District Council's planning officers to address any comments and queries they have as well as any concerns raised by statutory consultees and of course you - the community.

We would like to share with you the changes we have made to the overall proposals and the amendments to each of the sites.

Overall changes:



24% reduction in housing numbers from **725** to **550** homes.



12.5% reduction in peak hour and daily operational traffic for Pinebanks and Langley North (combined).



20% reduction in peak daily construction trips (sum total across all sites).



Construction programme reduced to **6 years**.

Retained features:



Sufficient capacity for foul water drainage and management of surface water drainage on site.



Water pressure meets residential standards.



Retention and management of ancient woodland.



Preservation and maintenance of habitats across the sites.

Amended Emerging Illustrative Masterplans



1 Changes at Pinebanks:

- A reduction of 35 homes, now proposing up to 260 new homes.
- The play area proposed along the southern boundary has been moved north to the area adjacent to the veteran tree/area of open space.

Retained features:

- Access from Henby Way and Hillcrest Road as per previously implemented permission.
- A landscape buffer zone between development and the ancient woodland.
- New areas of open space.

1 Changes at Langley North:

- A reduction of 15 homes, now proposing up to 90 new homes.
- Heights of buildings reduced across the majority of the site from up to 3 storeys to 2.5 storeys, respecting the listed Taylor's Tower.
- A draft Conservation Management Plan has been submitted in support of the application to secure the long-term future of the WW2 'Zero' radio bunker and listed Taylor's Tower. This has been shared with Council Officers and Historic England and we will continue to discuss and agree this with them.

Retained features:

- Access via Pinebanks.
- New hard and soft landscaping, including the buffer zone around the ancient woodland.
- New and improved pedestrian and cyclist links.



2 Changes at Langley South:

- A reduction of 105 homes, now proposing up to 70 new homes.
- Houses replace flats in the south-eastern part of this site providing significant reduction in height, including to the rear of Tower Hill and properties fronting Yarmouth Road, maintaining the character of the Conservation Area.

Retained features:

- Access via Yarmouth Road.
- New hard and soft landscaping.
- New and improved pedestrian and cycle links.
- A landscape buffer zone between development and the ancient woodland.



The Pinebanks proposals include the Pinebanks, Langley North, Langley South and Griffin Lane sites.

3 Changes at Griffin Lane:

- A reduction of 20 homes, now proposing up to 130 new homes.
- Reduction in height of homes on Yarmouth Road.
- Creation of new sight lines between homes along the western boundary parallel with the railway line.

Retained features:

- Access via a new roundabout junction on Yarmouth Road.
- Significant buffer between the development and the Broads.
- Opportunities for new and improved pedestrian access to the Broads.
- Preservation of the WW2 tank traps that formed part of the East Anglian Stop Line.
- Enhancement of reed beds, providing public access with a dipping platform and visitor car park.



The Council are now consulting on the submitted amendments for 30 days - although this may be adjusted slightly if the consultation period falls across a public holiday. There is an opportunity for you to view the amended documents and comment further at:

<https://www.southnorfolkandbroadland.gov.uk/planning-applications/find-planning-application>

Then click on: Broadland planning application search and enter any of the following application references that you would like to comment on:

Pinebanks: Planning Application Number: **20212058**

Langley North: Planning Application Number: **20212059**

Langley South: Planning Application Number: **20212060**

Griffin Lane: Planning Application Number: **20212061**

Contact Us

If you have any questions or would like more information or help, please do get in touch with us and we will be very happy to help.



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