



29th July 2021

Local Planning Team, South Norfolk Village Clusters Housing Plan
South Norfolk Council
South Norfolk House
Cygnet Court
Long Stratton
Norwich
NR15 2XE

Dear Sir / Madam,

Re: Site SN0149 – Land adjacent to Holly Cottage, West of Beccles Road, Thurlton

Further to the draft preferred allocation of Site SN0149 land adjacent to Holly Cottage, West of Beccles Road, Thurlton which comprises of a 0.51 hectare site for the development of up to 12 dwellings we wish to advise the following.

The adjoining site has a partly implemented planning permission within the current settlement limit. This consent under current planning approval ref 2016/2904 is for five dwellings, of which one dwelling has been constructed and is occupied. We have been recently working on discharging the remaining planning conditions relating to this to enable the other four approved dwellings to be constructed, all of which supports the allocation of additional land to the rear.

This proposed site (SN0149) is an extension of 2016/2904 using the same access point onto the highway. It is within the village with good access to services and the school.

The proposed site will have a limited impact on the landscape which can be mitigated through landscaping areas to the North-East and South-East of the site, staggering the heights of the proposed dwellings to utilise the existing site levels whilst also retaining all existing boundary trees.

Due to the increase in the number of dwellings, an adequate access will be achieved utilising the principle of the approved access from Beccles Road through the adjacent site. It is intended to demolish the completed unit of Planning Ref 2016/2904 to allow for an appropriate access road to the development site to enable the development of site SN0149 and 2016/2904 as a single development.

The proposed highway design can be developed to include an adoptable standard road including visibility splays, an acceptable alignment of the proposed access where it meets the existing highway (Perpendicular to Beccles Road for 15 metres), a footway to the site side of Beccles Road to provide access to/from the site and the existing footway on the northern side of the carriageway, an internal turning head being located a suitable distance from the existing and proposed dwellings.



Soakaway testing has been completed on the approved site with 2no trial pits within the preferred allocation and following the Excavation of 6No. trial pits to a depth of 2.00 metres below ground level (m bgl), all trial pits were able to achieve three successful soakage tests.

We have been instructed by Paul Stevenson the landowner, to liaise with various consultants in connection with developing a plan that will enable the site to become deliverable taking into consideration the current site constraints.

Site SN0149 is in a sustainable location with services and facilities available in the local area, the land is immediately available, and the owner is committed to the development of the site

Based on the above we have drafted an indicative site plan which concluded that the proposed site (SN0149) and approved site (2016/2904) could be developed for in the region of 15 dwellings as enclosed.

Should you have any questions please do not hesitate to contact me otherwise I look forward to hearing from you in due course.

Yours sincerely

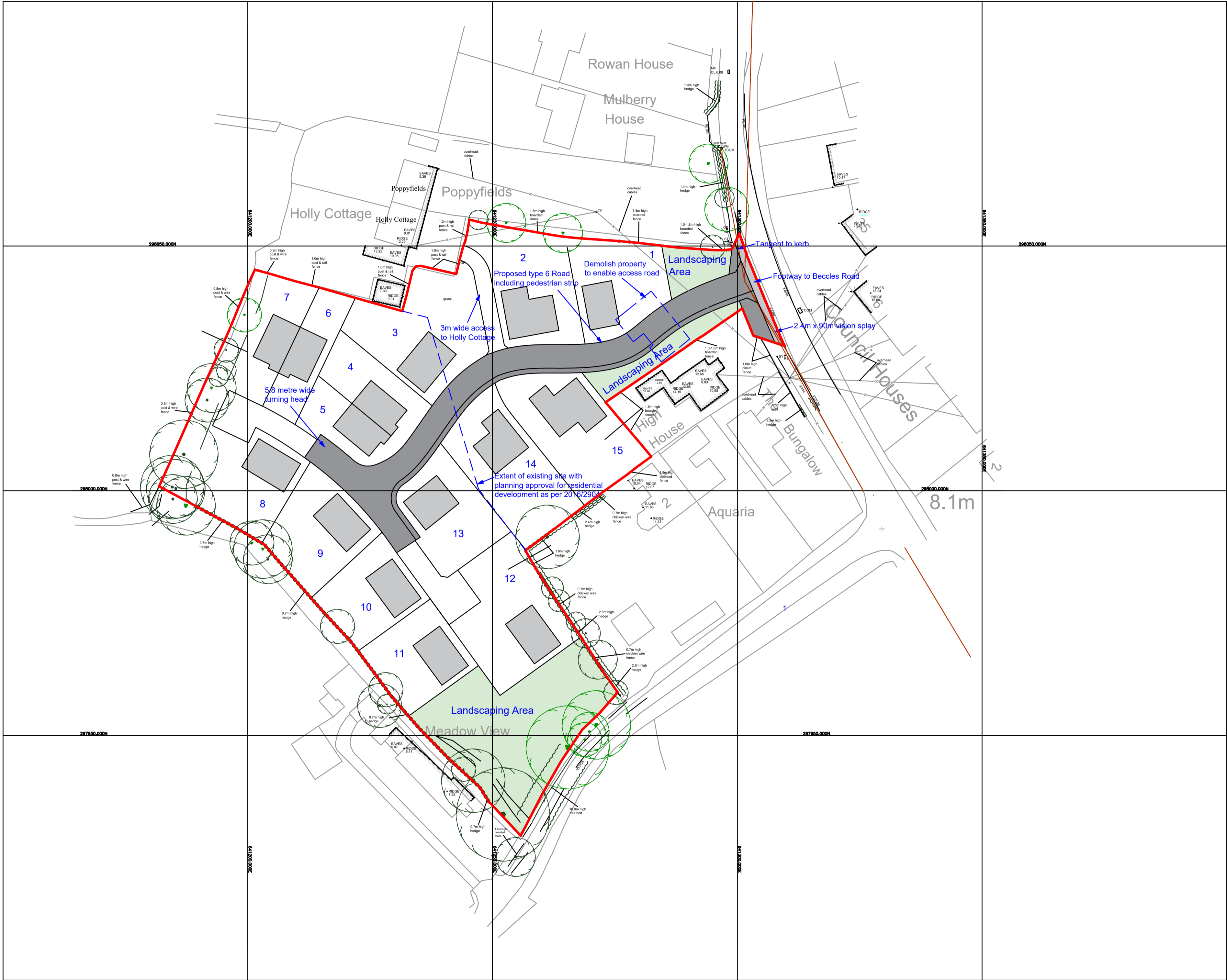
James

James G Garnham
BA (Hons)
Director

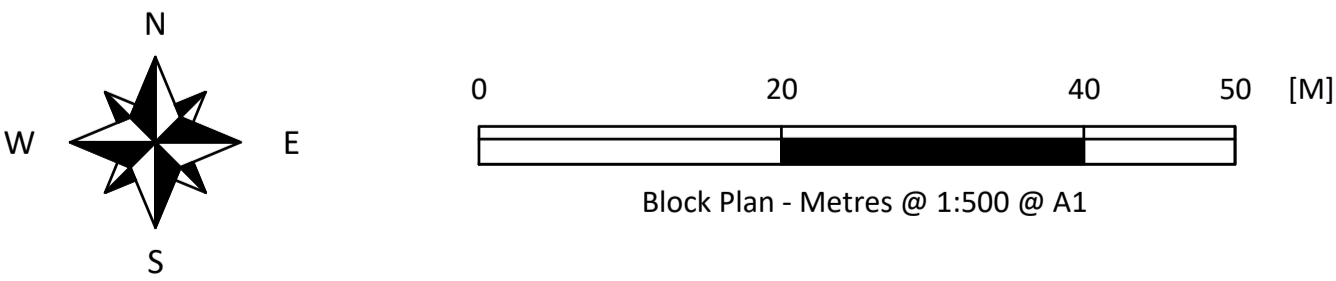
Encs: Plan No 1707-1-A

PROPOSED INDICATIVE LAYOUT TO SUPPORT SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS PREFERRED SITE SN0149, LAND ADJACENT TO HOLLY COTTAGE, WEST OF BECCLES ROAD, THURLTON

BLOCK PLAN



Ordnance Survey. (c) Crown Copyright. All rights reserved.



K GARNHAM DESIGN
 01603 616884 • www.kgarnham.co.uk
 info@kgarnham.co.uk

Project - South Norfolk Village Clusters Housing. Client - Mr P Stevenson
 Allocations Preferred Site SN0149, Land Adjacent to Holly Cottage, west of Beccles Road, Thurlton. Scale - as dwg. Project Number - 1707
 Drawn By - James G. Drawing Number - 1
 Date - 29/07/2021. Revision Number - A

© This drawing is the copyright of Garnham Limited. K Garnham Design is a trading name of Garnham Limited. Registered Office: The Cyfle, St Leonards Road, Norwich, NR1 4JW. Registered in England. No 8729978. VAT No. 278 4704 75.

Revision Number	Revision Description	Revision Date
A	First Issue	29/07/2021