

2 August 2021
SN0346 - Land in Broome FINAL
FINAL



South Norfolk Local Plan Team

By email to: lp@s-norfolk.gov.uk

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Dear Sir or Madam,

**SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS PLAN:
REGULATION 18 PUBLIC CONSULTATION
SN0346/GNLP0346 - LAND TO THE NORTH OF OLD YARMOUTH ROAD, BROOME**

Savills (UK) Ltd are instructed on behalf of our client, Ditchingham Farms, to submit representations in relation to Site: SN0346, Land to the north of Old Yarmouth Road, Broome, which has been rejected for inclusion as a preferred site or a shortlisted site within the emerging Local Plan.

These representations relate to the following:

QUESTION 49: Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to, the preferred site(s)? Please add additional comments to explain your response and please specify which site(s) you are referring to.

Our client, who is the owner of site considers that SN0346 could present an option for future growth in Broome.

In the current consultation draft of the plan, the site has not been included as a 'Preferred' or 'Shortlisted' site for growth. The plan notes that the site has been rejected for the following reasons:

"Whilst the site is well located within Broome with good access to services and facilities, it is a designated Local Nature Reserve. The site also forms part of the setting of Broome Heath which is a County Wildlife Site, with access to the rear of the site. Development in this location is considered to have an impact upon the landscape and ecology and it is not considered to be a reasonable option."

The above assessment confirms that the site is well connected to local services and facilities. However, concerns are raised in relation to the site's setting in relation to a County Wildlife Site. At the present time, the landowner is seeking further advice in relation to the designation and ecological value and will forward any further information to the authority when it becomes available.

It is therefore considered that, subject to this further work, the site could present an option for growth in the future.

A site to the immediate west of SN0346 is already included as allocation BR02 and permission was granted for five dwellings in 2017. In this instance, whilst this site also adjoins the CWS, ecology did not prevent it from coming forward for development. There were no technical matters on the adjacent site that meant it could not be supported for housing growth.





Conclusion

We look forward to engaging with the South Norfolk Local Plans Team through the continued preparation of the Plan and will forward any further information that becomes available in relation to the site.

I would be grateful if you could keep me updated in relation to the next stage of the Local Plan process.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "L. Swinburne".

Lynette Swinburne MRTPI
Associate Director
Savills UK Ltd