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Date: 30<sup>th</sup> July 2021

Our ref: 1637

Mr P Courtier  
Director of Place  
South Norfolk Council  
South Norfolk House  
Cygnet Court  
Long Stratton  
Norwich  
NR15 2XE

Email to: lp@s-norfolk.gov.uk

Dear Phil,

**Re: Further amended representations promoting site SN0552 off Watton Road, Barford as a new housing and Country Park allocation in the South Norfolk Village Clusters Housing Allocation Plan**

I refer to the emerging South Norfolk Village Clusters Housing Allocation Plan (SNVCHAP) and confirm that my client Silfield Farms now wishes to amend the representations submitted previously to promote their land at Barford and assigned the reference SN0552.

Site SN0552 was initially promoted in response to a previous call-for-sites in October 2020 as being suitable to accommodate circa. 130 new homes to meet future housing needs. The site was being promoted at this scale to fund the delivery of a new Country Park containing circa. 29 ha of new natural and semi-natural public open space between the villages of Barford and Wrampingham as a wider community benefit.

You will be aware that site SN0552 site was one of a number of new sites promoted in the village of Barford to accommodate future planned housing growth. The SN0552 site was initially considered as reasonable alternative to accommodate new housing growth but to-date has not been allocated due to the previous scale of the proposal in terms of overall housing numbers and resulting wider landscape impacts. I also understand from reading the current Reg. 18 consultation document that concerns were also raised in respect of surface water flooding impacts and the impact flooding may have on the layout of the site. I would state in response that as site levels within the SN0552 site are higher than the road level and there is no ditch fronting onto Watton Road to flood that this flood risk issue identified by the Council seems to relate to low probability surface water flooding on the highway surface. As such there is no flood risk issue preventing the delivery or proper development of the SN0552 site.

Helpfully the current Regulation 18 document also states that **“The [SN0552] site may [still] also provide an opportunity to secure public open space that could be a benefit to the Village. This could justify a development in excess of the 12-25 homes that are typically being sought through the plan.”** For this reason Silfield Farms are encouraged to keep promoting the SN0552 site for a lesser number of new dwellings and a proportionately smaller area of publicly accessible semi-natural/natural public open space to meet an existing deficiency within the District.



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As such my client now wishes to amend the representations and site boundary previously submitted to the SNVCHAP process. Silfield Farms now promotes a smaller area of land to accommodate a reduced scheme of 25 dwellings and some 6 ha of semi-natural public open space as a benefit linked to the scheme. My client has also introduced a series of further benefits linked to the site's promotion and allocation including: an enlarged attenuation pond to the west of the site to divert and intercept the low-probability on-street surface water flooding identified along Watton Road; and a new vehicular and pedestrian route through the site from Back Lane onto Watton Road to take the pressure off the existing junction that has reduced vision splays.

The amended proposals also incorporate an area of additional new tree planting to manage any landscape impacts previously identified. This new landscape feature is typical of other pocket woodland in the surrounding area and all the benefits now being offered are shown on drawing reference 0521-00-01 entitled Masterplan Plan – Proposed Barford village cluster housing allocation attached dated 28<sup>th</sup> July 2021.

To be clear, this is the amended scheme that is now being promoted to the current SNVCHAP consultation. It is hoped that this scheme will address the previous concerns raised by the Council and Silfield Farms is now able to secure a new housing and public open space allocation in the final version of the SNCHAP.

Despite the reduction in the site size to accommodate only 25 new dwelling units, should the Council see the merits, my client is still prepared to increase the area of land being promoted to deliver a larger scheme of 50 new dwelling units (including affordable housing) and an improved 12 ha of natural and semi-natural public open space. This additional area of housing land and public open space could be protected as a 'strategic reserve' to be delivered as an extension to the emerging SNVCHAP allocation in future Local Plan reviews.

Such an approach would provide certainty to the village that future community benefits would be delivered and it would enable my client to improve on his vision and properly plan for the delivery of the expanded Country Park. This additional housing/public open space allocation/strategic reserve opportunity is shown on drawing reference 0521-00-02 entitled Masterplan – Strategic Housing Land for future Local Plan review(s) dated 28<sup>th</sup> July 2021; and drawing reference 0521-00-03 entitled Land Use Plan dated 28<sup>th</sup> July 2021.

I trust that the amended site boundary, promotional plans now submitted and the content of this letter explaining the issues and benefits of the scheme are clear and meet with your Council's approval. I look forward to confirmation that the amended SN0552 site off Watton Road, Barford is included as an allocation in the final submission version of the SNCHAP in due course.

Yours sincerely,

**Philip Atkinson**