



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
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Date: 2nd August 2021

Our ref: 2106

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: Objection to emerging sites reference SN0432REVA and SN0432REVB relating to land east and west of Norwich Road, Brooke

I refer to the emerging South Norfolk Village Clusters Housing Allocation Plan (SNVCHAP) and the current public consultation. My client as owner of (competing) site reference SN0490 in the village of Brooke wishes to object to the allocation of sites reference SN0432REVA and SN0432REVB to each accommodate circa. 25 dwelling to meet housing needs in the village.

Whilst my client agrees that Brooke is a sustainable development location for new housing growth we contend that preferred sites SN0432REVA and SN0432REVB sites should not be allocated for the following reasons:

- Development of these greenfield sites will have a significant adverse impact on public views across the open landscape to the north of the village of Brooke;
- Development of these important gateway sites will cause harm to the setting of the village and its conservation area;
- Development in this location is at odds with the historic spatial development pattern of the village and will result in new housing that is unrelated and physically divorced from existing village shops and services;
- Due to the lack of any existing footway or cycleway new housing development in this location will certainly result in excessive motor car use to access local shops and services;
- New vehicular access points into the proposed residential sites on either side of the A1332 (and in close proximity to existing access points either side of the layby if SN0432REVB were delivered in advance of as a stand-alone scheme) will result in a serious highway safety hazard; and
- Measures required to design-out the severe landscape and highway safety problems will only increase the level of harm already identified.

As such it is clear that there are better development options to accommodate local housing needs within the Brooke, Kirstead and Howe cluster.

My client also does not agree with the reasons for rejection used to rule out a similar level of new residential development within discounted site SN0490 that is within the centre of the village. It



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simply cannot be the case that the heritage, townscape and landscape impacts that are relied upon to reject site SN0480 are so severe that this site should be discounted in favour of the serious landscape and highway safety harm that would result from the preferred sites SN0432REVA and SN0432REVB.

For the reasons outlined above, my client would like to attend the forthcoming Examination in Public and present evidence in objection to the proposed allocation of sites SN0432REVA and SN0432REVB.

I look forward to confirmation that my client is able to attend the EIP and that this representation is submitted correctly and on-time.

Yours sincerely,

Philip Atkinson