

## **Barnham Broom**

### **Village Clusters Reg 18**

#### **Joint Representations**

#### **Site Reference SN0196 and SN0174**

These representations relate solely to the allocation of land for development outlined in the Reg 18 South Norfolk Village Clusters Housing Allocations Plan for the Barnham Broom Cluster.

The Introduction to The South Norfolk Village Clusters Housing Allocations Plan (The Village Clusters Plan) sets out its principle aim to deliver sustainable growth within the villages of South Norfolk by allocating a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters in South Norfolk, to accommodate at least 1,200 new homes in total. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated.

Our Clients have submitted earlier responses to a call for sites which is considered within the Reg 18 proposals at site SN0174 and SN0196 Land off Bell Road, Barnham Broom. These two sites have been "Shortlisted" for a development of up to 25 dwellings on each site each with an area of 1 hectare.

The sites are summarised as being located with reasonable access to services and facilities and in themselves, relatively unconstrained, subject to access from the recently completed Bankside Way development. The most significant constraint is the need to improve the junction of Bell Road with Mill Road and Norwich Road, which requires third party land. To cover the concern on access to SN1074 our Clients have a retained legal right over Bankside Way to provide access to SN0174 and SN0196 for the purpose of further residential development. In addition, the proposal to allocate SN0451 appears to resolve the most significant constraint to development in the village, the Bell Road, Mill Road and Norwich Road junction. It is interesting to note that the plan does not limit the number of sites to be developed in any one Cluster but rather defines sites as being capable of development accommodating 12 to 50 dwellings or smaller sites resulting from revisions to Settlement Limits.

It follows that no limit is set in any Village Cluster as the Plan seek to achieve **at least** 1,200 new dwellings across its Village Cluster Plan limits.

There is much to be said for identifying **Site:** SN4051, Land on the corner of Bell Road and Norwich Road, Barnham Broom will provide an opportunity to remove a significant constraint by improving *the junction of Bell Road with Mill Road and Norwich Road, which requires third party land.*

Consideration should be given to more wholistic planning approach to Barnham Broom rather than what can be best described as attempt to simply allocate sites capable of accommodating circa 60 dwellings with no guarantee on the number of affordable dwellings to be provided. In order to develop SN4051 it is likely that the 45 dwellings allocation will be reduced to accommodate junction improvements at Bell Road with Mill Road and Norwich Road, a cost that when tested could impact upon viability reducing the number of affordable dwellings

permitted to less than 33% specified in the GNLP Reg 19 Policy 5 Homes (page 85).

Our Clients request South Norfolk Council to re-consider its position and allow Barnham Broom to bring forward a Neighbourhood Plan setting out proposals to provide development of up to 125 new dwellings identified in the Reg 18 publication as "Preferred Allocation or Shortlisted" as reasonable Alternatives in the village alongside a range of benefits.

This can be supported in principle by the fact that the combined total of preferred and shortlisted sites totalling circa 130 dwellings.

The Shortlisted sites by their very nature have merit as a result it should be for the people of Barnham Broom Parish to decide how many of the provisionally allocated and shortlisted sites should come forward in the next 15 + years for development.

Our Clients takes the view that as there is no upper limit to the amount of development proposed in the Village Clusters Plan (a minimum of 1,200) there can be no objection to the proposal of a Neighbourhood Plan being prepared for Barnham Broom for **"between 45 and 130 dwellings."** Such a Plan will bring forward a package of benefits in the form of a range of build types, forms, and mix of occupants (owner and affordable rented) and first home sites, alongside perhaps a central village green and new village hall focused around the existing shop and public house.

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## Single Representation SN4087SL Revision

Our Clients wish to make it clear that the proposal put forward within SN4087SL related to the provision of an Exception Site accommodating up to 10 Self Build Homes. Having reviewed the Village Clusters Plan the proposal is to amend the site position to accommodate 10 First Homes within site SN1074.

However, in the event of SN1074 not being allocated or the opportunity for the Parish to develop a Neighbourhood Plan rejected, provision should be made for 10 First Homes to be developed directly adjoining Bankside Way (see plan below) by a logical extension of the village settlement boundary in a southerly direction.

