

**From:**  
**To:** [Local Plan](#)  
**Subject:** Comment for VCHAPS - Brooke  
**Date:** 02 August 2021 18:32:54

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With reference to my recent conversation with Richard Squires where I explained how I could not log in to the SN website, please find my comments below for 3 sites,. Could these please be added to the comments section of the relevant sites.

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Comment as follows for **SN0432REVA, East of Norwich Road** and **SN0432REVB, West of Norwich Road:-**

The scale of the development is too large.

This number of houses would require the need for a roundabout which would be detrimental to the flow of traffic. Roundabouts also have an increased environmental impact caused by the deceleration and acceleration of the vehicles. Noise pollution would also increase as would light pollution due to the requirement for road lighting.

This proposal would adversely change the visual appearance of the northern entrance to the village.

A roundabout would also adversely change the visual appearance of the entrance to the village.

We are told by our councillors how lucky we are to live in rural Norfolk and how we should protect it, yet we see many villages ruined with development of a disproportionate scale. People that moved to Brooke did not do so for the amazing infrastructure and wide range of shops and facilities. Development should be made up of small sites sympathetically designed. We often see larger developments permitted if they incorporate a small percentage of affordable homes. Whether they are affordable is debatable but either way an urban location is far better with its more abundant facilities and better infrastructure.

My understanding of VCHAP shows it as being open-ended which leads to concern.

The last plan, which ran from 1<sup>st</sup>. April 2008 to 31<sup>st</sup>. March 2026 allocated Brooke for 10 to 20 houses, by the end of 2019 there had been over 30 houses permitted. The Village Clusters (VCHAP) plan allocates a 'minimum' (with no set maximum figure) of 1200 houses for South Norfolk of sites of 12 to 50 houses. This does not include sites of 1 to 11 houses that could be permitted during the duration of the plan and again there is no set maximum number. I understand there is currently permission for 6,894 houses in the South Norfolk area that are not yet built and no stipulation as to when they should be built by. These permissions will never expire and the number should be reduced before any further permission for large sites are granted.

If developments like this are permitted the damage will be permanent to the land, the environment and the village.

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Comment for **SN0490 - South east of Mereside, Brooke:-**

Well positioned site for a small number of houses of sympathetic design. As indicated by a council official, building in a conservation area is not impossible, there are just a few more hurdles to scale.

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