

Date: 17 February 2023  
Your Ref: SN0531  
Our Ref: 069/2022/001\_job000146  
Email: [REDACTED]  
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Local Plans Team (VCHAPS consultation 2023)  
South Norfolk Council offices  
Thorpe Lodge  
1 Yarmouth Rd  
Norwich  
NR7 0DU

Dear Local Plans Team

### **Representation on Omission site (part) SN0531, Rocklands St Mary.**

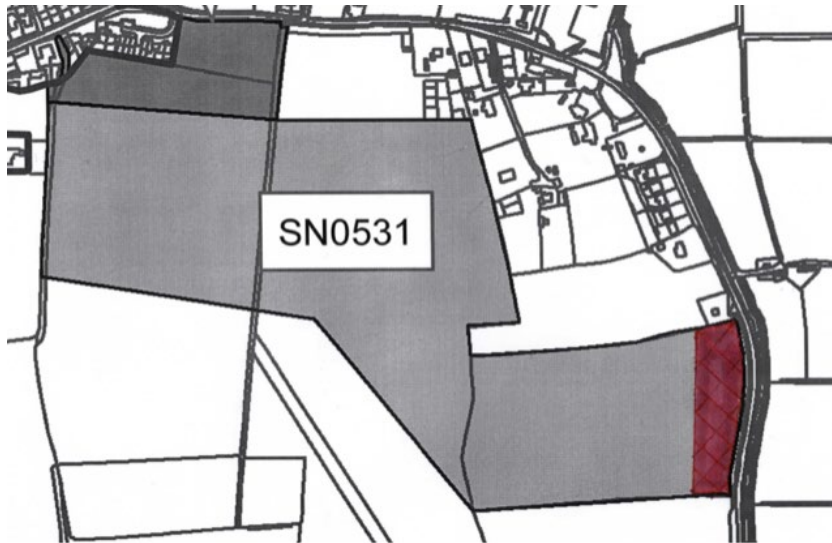
John Long Planning Ltd has been instructed by the Heathcote Family of Claxton Manor, Claxton to engage in the South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 stage), in respect of their land interests in Rockland St Mary (site ref: SN0531). Kevin Garnham (the previous agent) is no longer acting on behalf of the Heathcote Family in relation to Local Plan promotion and your records can be updated accordingly.

**Site SN0531** (land in the Heathcote Family control) was submitted to the Council as part of the previous 'call for sites' stage. The site included an area of land from the south of New Inn Road to land west of Lower Road, Rockland St Mary. Part of the site (the northern part) has been accepted as a proposed allocation and has been given the Policy/Allocation Reference VCROC1, which also includes the frontage site ref: SN2007 promoted by Durrants on behalf of Mrs Diana Davies and Mr Robert Loades.

The Heathcote family welcome and support the inclusion of part of their land as a proposed allocation in the Village Clusters Housing Allocations Plan, in combination with land in their neighbours control (site reference: SN2007). A separate joint response confirming the continued support for the proposed allocation by the landowners, and information on the sites' availability and viability etc., has been prepared by myself and Daniel Green of Durrants on behalf of the Heathcote family and Mrs Davies and Mr Loades. The response will be submitted to the Council on behalf of both sets of Landowners..

This 'new' representation is in respect of an 'Omission Site', i.e. part of the site SN0531 that is not proposed for allocation. The Heathcote Family have carefully considered the Council's assessment of site SN0531 as set out in the Village Clusters Housing Allocations Plan – Updated Site Assessments Allocations and Settlement Limit Extensions (January 2023). Whilst it is accepted that a site of the size originally promoted may be outside of the scope of this Village Clusters Housing Allocations Plan, which generally seeks sites of between 12 and 25 dwellings, they do not agree with the Council's assessment that the site does not lend itself to easily being reduced in size. The Heathcote Family think that the site promotion can be reduced in size and are willing to do so, in order that it fits within the parameters of the Village Clusters Housing Allocations Plan i.e. smaller sites of between 12 and 25 dwellings.

The Heathcote Family suggest that the part of site SN0531 that fronts Lower Road, Rockland St Mary can be reduced in size and brought within the scope of the Village Clusters Housing Allocations Plan to accommodate 12-15 dwellings. It is acknowledged that this may require the village's settlement boundary to be designated around the cluster of dwellings/buildings to the north, but a number of other settlements have their settlement boundaries in separate clusters, rather than contiguous (for instance Aldeby, Ashwellthorpe, Bramerton, Bunwell, Starton and Wortwell to name just a few). The cluster of dwellings to the north are clearly part of Rockland St Mary. The extent of the suggested frontage land is shaded red on the plan below:



**Suggested Frontage Site for consideration/assessment: Lower Road Rockland St Mary**

The Heathcote Family therefore request that the Council consider the inclusion of the frontage land of site SN0531 in the Village Clusters Housing Allocations Plan for up to 15 dwellings.

The Heathcote Family suggest that a new assessment of the smaller frontage site will be considerably different from the Council's original assessment of the larger site, and issues such as highways, heritage, flood risk and landscape impact will not be evident or as severe and more easily mitigated. Opportunities exist to connect to site to the footpath network to the west of the site as the intervening land is within the Heathcote Family control, and no trees will require removal to obtain access. Any new dwellings could be very much in keeping with the character of the properties further north along Lower Road. The scheme would also be expected to deliver the 33% affordable housing policy requirement, subject to detailed technical work and the cost of any off-site infrastructure that may be required.

Should you require any further information, please do contact me in the first instance.

Yours sincerely

A handwritten signature in blue ink is visible above a large black rectangular redaction box that covers the name and any contact details.

John Long BA (hons) DipTP, MRTPI  
**Director**

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