

Planning Policy Team - South Norfolk Villages Clusters  
Thorpe Lodge  
1 Yarmouth Road  
Norwich  
NR7 0DU

8<sup>th</sup> March 2023

## Lanpro Project Number – 1325

By Email Only: [localplan.snc@southnorfolkandbroadland.gov.uk](mailto:localplan.snc@southnorfolkandbroadland.gov.uk)

Dear Sir/Madam,

### **South Norfolk Village Clusters Housing Allocations Plan Regulation 19 Publication - Consultation – Land at Stratton Road, Wacton (SN4029SL)**

This representation has been prepared by Lanpro Services Limited ('the Agent') on behalf of Mr Paul Lewis ('the Landowner') in relation to Land at Stratton Road, Wacton ('the Site') which lies within the administrative boundary of South Norfolk Council. The Site is identified under the reference SN4029SL.

This Representation is in response to South Norfolk's Village Cluster Housing Allocation Reg 19 Publication Consultation Event and provides supporting planning evidence in support of the Council's consideration of the Site for residential development, alongside providing clarification on some of the points highlighted by the Council in their South Norfolk Village Cluster Site Assessment Form.

Furthermore, as detailed within this Representation, the Site is still considered to represent a highly sustainable and deliverable location for residential development. Its allocation would help to meet local housing needs, providing proportionate growth within the village of Wacton.

### **Wacton**

Wacton is a village located in close proximity to the town of Long Stratton, with a population of approximately 302 residents (2011 Census). It benefits from a Village Hall and associated recreational facilities. It has close links to higher order settlements, most notably the town of Long Stratton, which lies approximately 800m to the east, as well easy access to the A140 road which runs between Norwich and Ipswich.

The village is within the catchment of Long Stratton Primary School. As noted "*The Primary School catchment has been taken as a proxy for social sustainability*". (Sustainability Appraisal (SA) of the South Norfolk Village Clusters Housing Allocations Plan, Aecom 2023)

School bus service 9 picks up secondary school children going to Long Stratton High School. The bus stop, comprising a shelter and seating, is located approximately 140m walking distance from the site, i.e. within a reasonable walking distance of the site.

### **The Site and Proposal**

The Site comprises of approximately 0.46ha, would accommodate approximately 6 residential dwellings and is of an appropriate scale of development for the village of Wacton. The Site is located

on the eastern edge of the village but is located within the catchment of Long Stratton Primary School and nearby services.

The Site is unconstrained, being located outside of the Wacton Conservation Area and does not have any notable ecological constraints.

## Response to South Norfolk Village Cluster Site Assessment Form

Following a review of South Norfolk's Village Cluster Site Assessment Form, the landowners wish to give clarification on comments provided by the Council. Further commentary on the Council's reasoning for not allocating the Site is given in the text that follows.

## Quantum of Development

The Council's Site Assessment refers to an assumed Site density of 25 dwellings per hectare which would provide 11 dwellings on the site. On the proposals put forward a scheme of 6 dwellings is suggested.

## Access/Highways

The Highway Authority have given the Site a Red rating on the basis that there is considered to be a substandard highway network with no safe walking routes. The assessment criteria states that "The extent of either the on-site or off-site improvements that are required to mitigate the development of the site are substantial and are considered to make the site undeliverable." We respectfully suggest that this is not the case.

The Site Assessment suggests that there are limited footpaths in the village, and the Site is located on a sweeping bend, with potential forward visibility issues. It suggests that development would require significant highway works to the frontage, which therefore presents issues with viability for a small development.

There are opportunities to provide a footpath link from the site westwards on the northern side of Stratton Road. This is detailed from the note by Schema Engineering which is attached as an appendix to this letter. The attached statement also shows that adequate visibility could be achieved by removing some vegetation around the access. The vegetation in question is not protected by Tree Preservation Order, nor is it located within a Conservation Area.

It should be noted that Wacton is very characteristic of many rural villages in that there are limited existing footpath links and if South Norfolk are seeking to propose dwellings in these types of locations then these types of limitations and considerations will need to be taken into account and a more flexible approach may need to be taken in how new homes are considered by the Highways Authority. As was noted in an appeal decision from 2018 (ref: APP/L2630/W/18/3197272) at 'Land north of Picton Road, Tharston' which considered the merits of a site being located approximately 1 mile from Long Stratton. Paragraphs 10 and 11 of the Inspectors decision notes:

*10. "However, this is a small proposal for three houses, located close to Long Stratton, which would result in relatively limited harm through the conflict with the aims of the aforementioned policies. Although the roads connecting the site with Long Stratton are initially unlit and without footpaths*

*there are public rights of way and green infrastructure routes indicated in the Long Stratton Area Action Plan which offer some degree of connectivity by means other than by private car.*

*11. Occupiers of the proposed houses would have access to the wide range of regularly required services in Long Stratton, such as employment areas, supermarkets, surgeries and schools, through making relatively short car or bicycle journeys. The appellant also shows the site to be close to two bus stops providing a service to larger centres."*

It is respectfully suggested that this matter is not one that renders the site unacceptable, and is capable of being dealt with through a planning application, which could secure pedestrian footpath improvements alongside any grant of permission. The Site has good accessibility credentials being sited close to Long Stratton as noted within the aforementioned Sustainability Appraisal.

## Historic Environment

The Site is rated as amber in this regard due to its location bordering the Wacton Conservation Area. However, the South Norfolk Council Heritage Officer states that they consider that there will be minimal impact on the setting of the listed building at Wacton House, because this is "*set to the north in quite a large curtilage, with outbuildings to the south which affect intervisibility between this site and the house, together with plenty of mature planting*".

Amber is categorised as having the potential for detrimental impact on a designated or non-designated asset or the setting but the impact could be reasonably mitigated.

It is notable that the response no longer suggests that the allocation of the site would be unacceptable in heritage terms.

It is respectfully requested that this matter is not one that renders the site unacceptable. Full consideration on the setting of the conservation area as well as the listed building and any other heritage assets would be considered through any formal planning application as is required.

## Summary

Taking the above into consideration site SN4029SL is considered to be suitable for residential development, and doesn't generate any significant harm that could not be dealt with during the normal course of preparing a planning application. Given the village cluster strategy which is now proposed by GNLP and South Norfolk requiring more sites to fulfil the identified need for 1,200 new homes in these locations, Wacton has been considered to be a suitable location for development and this is the only site that has been put forward for development in the village and should be considered further.

The Site is immediately available and is readily deliverable for the development of new housing. We therefore respectfully suggest that the Site is capable of delivering new housing as part of the South Norfolk Village Clusters Housing Allocations Plan.

We would request the opportunity to represent our client at the examination of the South Norfolk Village Clusters Housing Allocations Plan. Please do not hesitate to contact me if you have any queries or requests for further information with regards to the proposed Site.

Yours sincerely,

*Graham Robinson-Hodges*

**Graham Robinson-Hodges MRTPI**  
**Associate Director**

**Appendix A – Schema Technical Note**

Sent to: [jane@lanproservices.co.uk](mailto:jane@lanproservices.co.uk)

Paul Lewis  
Wacton House  
Stratton Road  
Wacton  
Norfolk  
NR15 2UG

Site off Stratton Road, Wacton  
South Norfolk Village Clusters Submission  
Preliminary Highways Assessment

## INTRODUCTION

Schema has been instructed by Lanpro, on behalf of Paul Lewis, to provide a preliminary assessment of the highway's issues relating to the proposed development of the above site.

## ENGINEERING ASSESSMENT

### Existing Highway Network

The proposed development is located to the east of Stratton Road and is situated to the very east of Wacton Village. Stratton Road is a public highway of approximately 6.00m width. There is an existing informal site access to the very north east of the site from Stratton Road. There is no footpath along Stratton Road which connects the site to the village. There is an ordinary watercourse which flows along the site frontage from east to west and there is an existing row of trees / bushes along the site frontage.

Stratton Road has a 30mph speed limit. There appears to be a visibility splay of 59m in either direction from the existing access.

There is also a public right of way footpath to the north of the site through the fields and joins Stratton Road.

The adoptable road corridor between the site and Wacton village appears to be wide however the watercourse constrains the potential usage of the corridor on the southern side of Stratton Road. There is an embankment and trees lining the northern side of Stratton Road.

Wacton Village Hall is approximately 240m from the site to the east along Stratton Road and benefits from a formal footpath along the frontage of the centre. All Saints Church is situated along Bustards Green and approximately 285m from the site and does not benefit from footpath access along Bustards Green.

There is no school within Wacton.

### Proposed Development

The developer proposes to construct six new dwellings with associated access and landscaping. The new dwellings would be accessed from Stratton Road and the drives on site would all remain private.

### Proposed Solutions

The main constraint for this development would appear to be the provision of a suitable footpath into the village from the site.

Please refer to the proposed Highway layout drawing attached:

- To achieve the required visibility splays in either direction, the existing tree belt would require removal along the site frontage.
- Provide a footpath along Stratton Road on both sides to achieve access into the village. The footpath should be a minimum of 1.20m however further investigation is required to confirm the suitability of the footpath in relation to levels, clashes with tree root protection areas, embankment stability and level raising near a watercourse which is shown to potentially cause flooding within Wacton on the EA surface Water Flood Maps.
- No road widening of Stratton Road is required.

Page 2 of 2

#### Further Work

Should it be required, further work could include a topographical survey, speed surveys, highways safety audits etc

#### Attachments

- Proposed Highway Drawing
- Site plans

This report has been prepared by:



Phil Pritchard  
Director  
MEng (Hons) CEng MICE CPEng MIEAust

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**Site Area** = 0.46 Hectares

Schedule of Units:

4No. 3 Bed

1No. 4 Bed

1No. 5 Bed

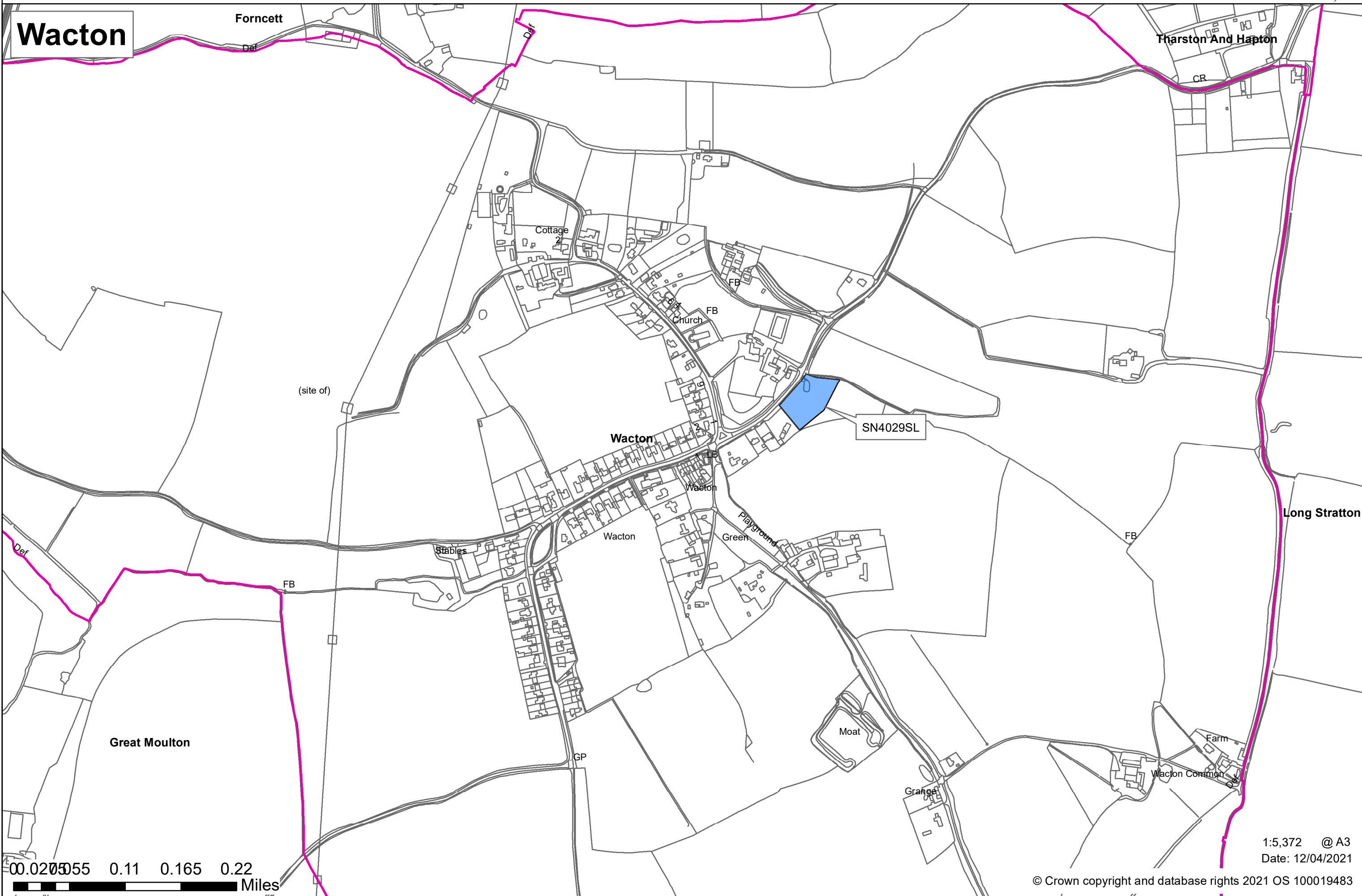
Total - 6 Units

**Stratton Road**  
Wacton

Feasibility Site Layout  
NTS  
1325 SK002 March 2020



# South Norfolk Village Clusters Housing Allocations Plan



1:5,372 @ A3  
Date: 12/04/2021

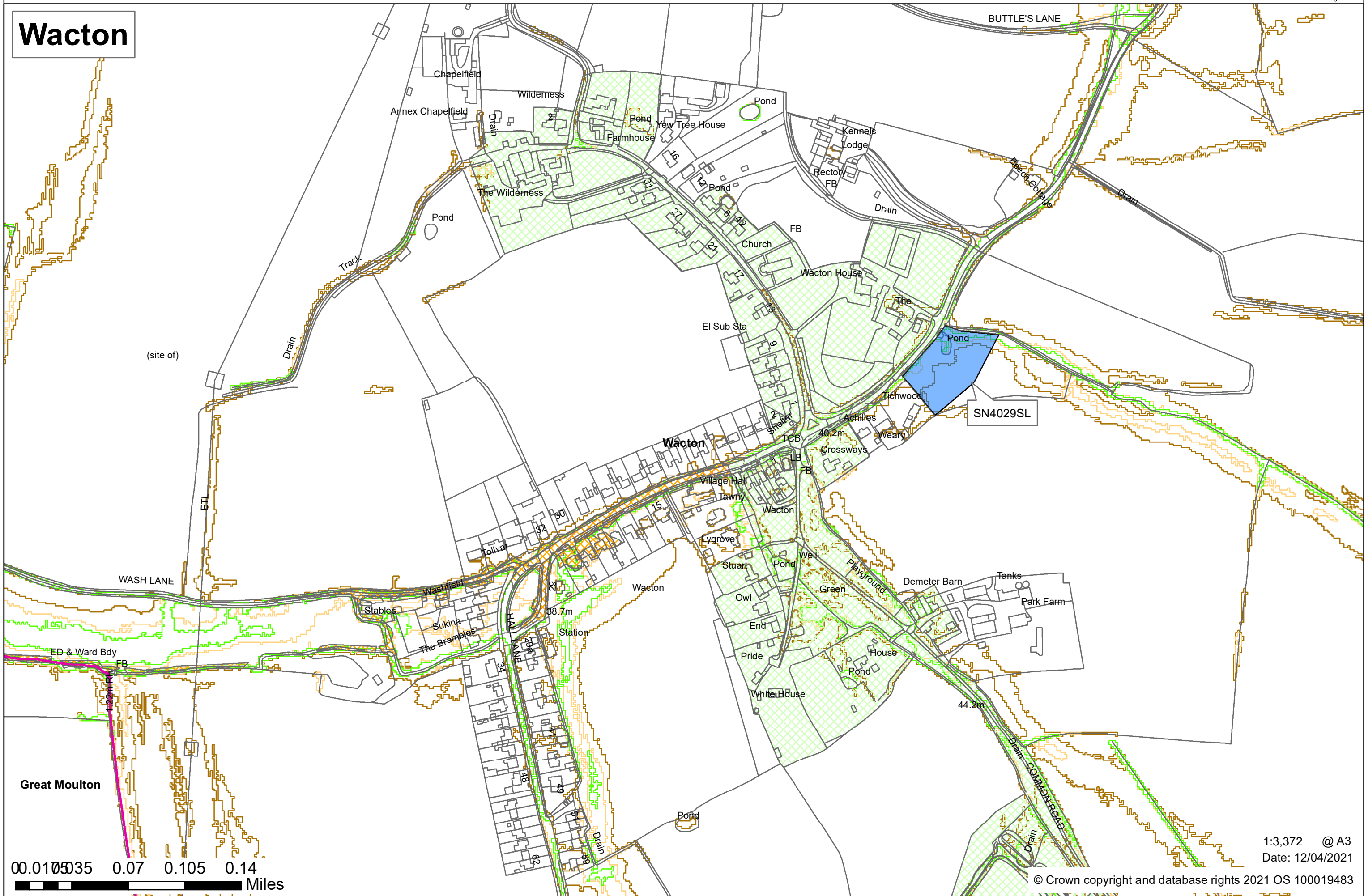
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# South Norfolk Village Clusters Housing Allocations Plan



Wacton



1:3,372 @ A3  
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