



Local Plans Team (VCHAPS consultation 2023)  
South Norfolk Council offices  
Thorpe Lodge  
1 Yarmouth Rd  
Norwich  
NR7 0DU

7 March 2023

Dear Local Plans Team,

**Representation for site reference SN5039  
Land south of The Street, Rockland St Mary, Norwich, NR14 7ER**

I proposed site SN5039 for development as part of the South Norfolk Village Clusters Housing Allocation Plan.

Thank you for your subsequent inspection and evaluation of the site, detailed in the *Rockland St Mary, Hellington & Holverston Village Cluster Site Assessment Forms, New, Revised and Amended Sites, December 2022* document, in which you identified the site as a reasonable alternative for allocation, subject to achieving satisfactory access with sufficient visibility.

I have noted your comments and would like to amend my original proposal to address the issues highlighted regarding scale, access and visibility, so it can be reevaluated and allocated as an alternative preferred site to VC ROC2 (SN2064REV).

The Village Clusters allocation of VC ROC2 (SN2064REV) as a preferred site would not be legal or sound without consideration of my amended proposals detailed below for site SN5039.

My amended proposal is to reduce the size of site SN5039 to approximately 1.3 hectares with 25 dwellings. Please see the proposed site boundary marked in blue on the map below.

To create satisfactory access and suitable visibility, it is proposed to demolish No 4 The Street, which we own and could be vacated quickly, as and when required.

This will increase the total length of the site's road frontage onto The Street to approximately 46 metres.

As part of the revised plan, to further improve access, a pathway will be provided for pedestrians from the rear (south) of the garden of No 7 School Lane. I own No 7 School Lane and the existing pathway that leads to School Lane. The approximate width of the pathway would be 1.4 metres.



SN5039 provides an accessible and appropriately positioned alternative as a preferred site in Rockland St Mary.

- SN5039 neatly forms a natural, complementary extension in the corner, to the east and south respectively, of existing development on School Lane and The Street. This means the site has considerably less impact on open countryside than VC ROC2, which would also introduce an additional third clustered area to the village, spoiling its historical linear characteristic.  
As you observed in your assessment of site SN5039, “The site [SN5039] is behind existing development. The existing village is largely linear but at this western end there is an example of a nearby cul-de-sac [St Margaret’s Way] to the west of School Lane which this site could mirror.”
- The extended road frontage of 46 metres provides excellent access and visibility.
- The revised plan provides the benefit of pedestrian access to and from the site to School Lane, giving safe and easy access on foot to the school, the church and the Margaret Mack Room. This pedestrian route also

negates/reduces the need to access School Lane by crossing from the path on School Corner, which has limited visibility.

Please do not hesitate to contact me if you need any more information or would like to discuss my proposal in more detail.

Thank you for your consideration.

Yours sincerely,

Richard Ewles