

1.0 Introduction

- 1.1 These representations have been made on behalf of Ditchingham Farms Partnership and Beaully Homes Ltd. They propose the allocation of a further site in the Ditchingham and Broome cluster. The site has the reference SN0346 in the 2021 Ditchingham, Broome, Hedenham and Thwaite Village Cluster Site Assessment Forms.
- 1.2 Allocating additional sites would mean that the plan was Positively Prepared when assessed against the Greater Norwich Local Plan 'minimum 1,200' village cluster housing requirement for the area.
- 1.3 The Greater Norwich Local Plan provides a 'minimum' housing requirement for the area of 1,200 homes. This minimum requirement allows flexibility in delivery. It is important that a range of sizes and types of sites are provided to deliver a range of housing and to support local house builders. Further sites should be allocated in order to provide a range of opportunities for local housebuilders.
- 1.4 The site fronts the Old Yarmouth Road in Broome. It is well related to existing homes and is currently in arable use. The very small size of the fields makes the land less suitable for arable cropping than larger fields. In recent years the farm has planted two areas of woodland within the site and these will mature into attractive areas of landscaping. Homes could be developed in three parcels either side of these areas of woodland. These would deliver 3 small allocations that would be attractive to small local housebuilders. A similar development has successfully taken place a short distance to the west on the northern side of Old Yarmouth Road. The site could provide 3 small parcels of land which would deliver around 5 homes on each parcel. This would make the sites attractive to local housebuilders which would support the local economy and broaden the size of sites available in the local area.

2.0 Site Description

- 2.1 The site is a narrow rectangular shaped area of land alongside the northern edge of the Old Yarmouth Road. The site is approximately 1.8 hectares in size. It comprises 5 areas of land, being three areas of arable land at the eastern and western ends of the site and also centrally in the site. Between these 3 areas of land are 2 areas of recently planted woodland which would be retained to provide landscaping within the development.
- 2.2 To the south of the site are homes which stretch along the Old Yarmouth Road. There is a footway along the south side of Old Yarmouth Road which runs the length of the site and extends east and west to the rest of the village. To the east of the site is a small open yard with houses further east. To the west of the site is the access to Broome Pits which are fishing lakes. To the east of this is a small area of trees with new houses beyond. To the north of the site are Broome Pits fishing lakes.



Figure 2.1: Site Location – Close up View



Figure 2.2: Site Location – Aerial View

3.0 Development Potential

- 3.1 The site is flat and free from constraints and is well related to the built-up area of the village.
- 3.2 The site has a straight road frontage along the Old Yarmouth Road. There is good visibility along the road in either direction, and so appropriate vehicular and pedestrian accesses could be provided along the road frontage. There is a pedestrian footway on the southern side of the Old Yarmouth Road. Any new homes would be provided with pedestrian access along their frontages and residents could cross to the footway on the south side of Old Yarmouth Road to gain access to facilities in other parts of Broome.
- 3.3 The Crashmap website shows that there have been no accidents along the site frontage for when records are available since 2003 so there are no accident records that would constrain the development of the site.

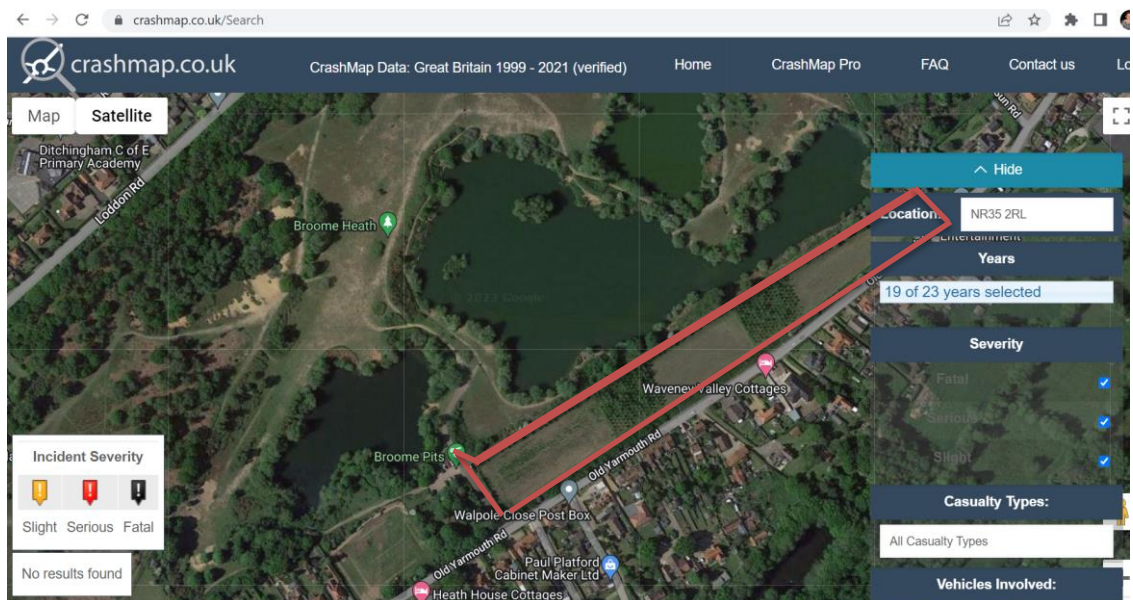


Figure 3.1: Crashmap

3.4 There are no listed buildings or Conservation Areas in the vicinity of the site. There are 2 Scheduled Ancient Monuments north of the site and any development can be preceded by an archaeological investigation if required.

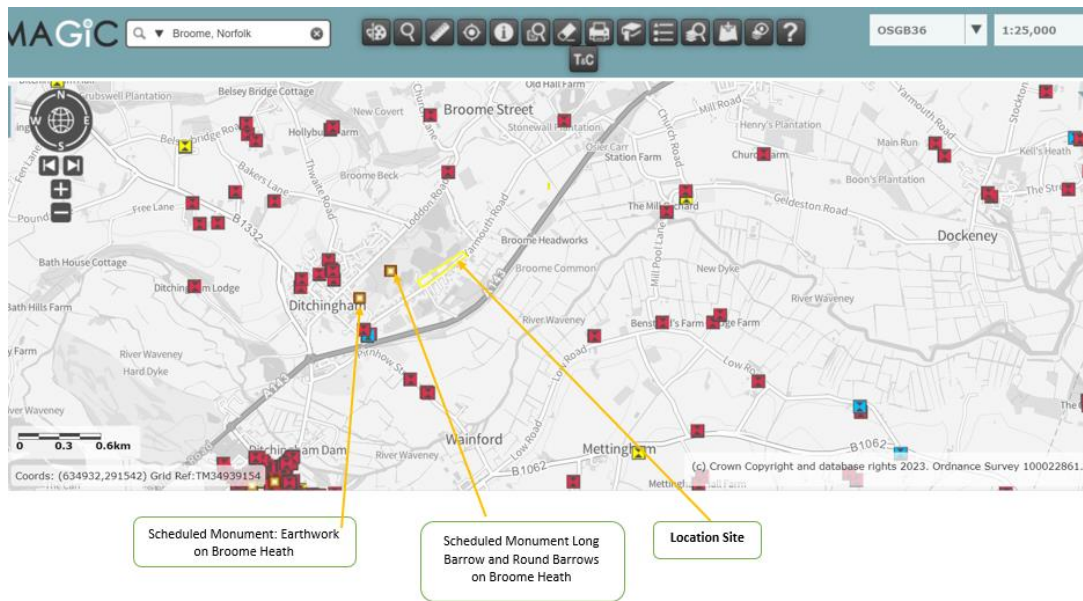


Figure 3.2: Listed Buildings and Scheduled Monuments

3.5 The site is within the Environment Agency Flood Zone 1 so is suitable for housing. There are no trees subject to Tree Preservation Orders on the site.

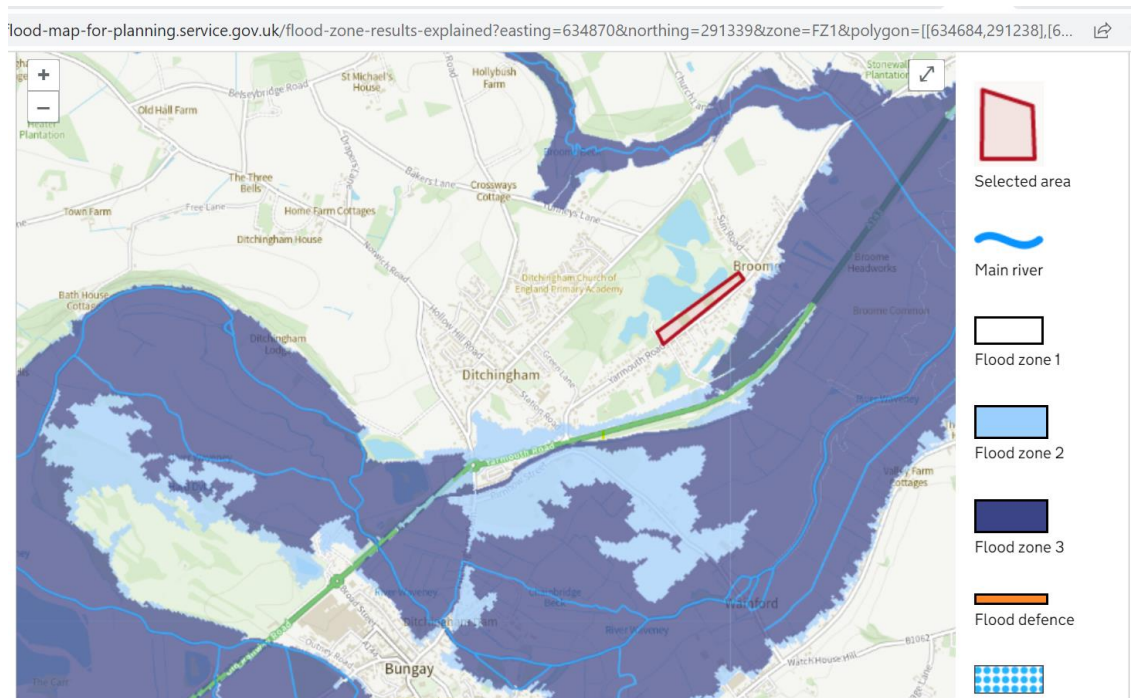


Figure 3.3 Flood Zone Map

3.6 The site is adjacent to the village's settlement boundary. Existing homes extend along

the southern edge of the site along the south of Old Yarmouth Road. There are also homes to the east and west of the site on the northern side of Old Yarmouth Road. Development on the site would complement the linear village character of Broome.

- 3.7 A housing allocation was developed in a similar location to the north of Old Yarmouth Road to the west of this site by planning application 2016/2689. This permitted 5 homes. Similar small scale housing developments could be developed on some or all of the 3 parcels of land making up this site, between the 2 areas of new woodland planting.



Figure 3.4: Location of 2016/2689 5 Homes Site

- 3.8 The site is designated as a local nature reserve however it is in arable use so will not contribute to local ecology. Any development of the site can be designed to deliver a biodiversity net gain, with new tree and hedge planting and other appropriate measures.
- 3.9 National planning policy supports the development of small sites like this. Paragraph 69 of the National Planning Policy Framework states that: ‘Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.’ The allocation of these small sites will help the Council to meet this policy requirement. The allocation will support small local builders and can be developed without harm to the local area.

4.0 Conclusion

- 4.1 These representations set out that the site should be allocated for housing in the Local Plan. The site is well related to the built-up area of Broome. Housing was recently developed on a similar site nearby and there are no constraints to development which cannot be addressed.
- 4.2 The development of the site will allow a range of small sites to come forward in the Local Plan. This will meet the requirements of national planning policy to deliver a range of sizes of development sites. Allocating small sites will support local builders by providing them with certainty over the development potential of the land.
- 4.3 The site has existing homes, a road, and a footway immediately to the south. A good quality vehicular access can be created. New homes would reflect the pattern of development in the locality. The existing trees on the site would be retained in order to create a well landscaped development.
- 4.4 In conclusion the allocation of the site will mean that the Plan accords with national policy and is positively prepared.