

With reference to South Norfolk Council preparing a Housing Allocation Document that will shape development within the District Villages called the South Norfolk Village Clusters Housing Allocation Plan (VCHAP) and reference to (Reg.18 Draft) Question 36 :-

“Do you think that any of the shortlisted or rejected sites should be allocated instead of, or in addition to the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to”

In relation to Question 36 we are referring to your site Reference SN4065SL ; The Stables, Honey Pot Lane Brooke NR15 1HA that is located between “The Oaks” and “Oaklands”

Within your comments it refers to :-“ The site is more than 1.5km from all the key services and facilities”

Although I can concur with this comment the proposed Document(Reg.18 Draft) it refers to “Infill Development ; “Small scale development filling a gap within an otherwise built-up area”

As you can see from the attached photo(UK Grid Reference Finder) the site sits between two existing properties (the Oaks and Oaklands)

Furthermore, under the heading National Policy it refers to :- The National Policy Planning Framework (NPPF) Paragraph 78 of the NPPF states : “To promote Sustainable Development in Rural areas” and Paragraph 68 of the NPPF, “Notes the importance of small or medium sized sites”. This paragraph also refers to encouraging Councils to have a Local Plan (Policy 7.5 Small Scale Windfall Housing Development) which support Windfall Development “ within or adjacent to a recognisable group of dwellings which do not have a development boundary”

Our proposal would be for a single property on the site that will have a “Fabric First Approach” to meet the Sustainable Development and support the Windfall Development numbers

Village Clusters : The settlement limit extensions offer the opportunity for self-build as encouraged through Government Policy, particularly where the sites have been provided by the site owner who wishes to build or commission their own home

Our proposal would be for a self-build single property with a Fabric First Approach to Sustainability

I am very familiar with this form of construction having been the Project Manager on 64 new Passivhaus built in Norwich two years ago

Policy 7 : Strategy for Areas of Growth

I do fully respect this Policy is still in the Draft format and still needs to be adopted by an Independent Executive but believe our site has credence to meet the requirements called for in Policy7.5 Small Scale Windfall Housing Development

Item 389 : This policy applies to all Parishes it purpose is to allow for a limited number of additional dwellings in each Parish beyond those allocated or allowed for

Item 390 : Policy 7.5 Promotes small scale Housing Development, including Self Build/Custom Built. This compliments Policies 5 and 7.4 which also supports self/custom build

Item 391 : To achieve this Policy provides limited opportunities for the development
b) or on sites within or adjacent to a recognisable group of dwellings which do not have a development boundary

As mentioned above our site sits between two existing properties and would be self-build sustainable property

In your comments about the site, it refers to the site being a surface water risk

Having entered the Post Code NR15 1HA into the Environmental Agency Flood Risk – (Find out if you are at risk of flooding in England-gov.uk-long term risk) confirms the site is not in a flood risk area

I suspect South Norfolk Council may have done their own Neighbourhood Plan that includes a Flood Risk Assessment for the area. However, if this was the case there are many ways to design out potential flooding (SUDS) and to respond to common site conditions

This would normally entail Surface Water Management again something I have experience of on sites in the past

Another comment made about the site was regarding it is in a 60mph stretch of road

Over the last 21 years we have used this entrance twice a day to attend to our horse and have improved the access and egress to the site by keeping the hedges along the front well maintained. Measuring back 2.40m from the centre of the existing driveway we have extremely good visibility of approximately 200m in each direction

The final point referred to is Brooke Wood

Again, I can understand the importance of this area

This is on the opposite side of the road to our site and there is also a small strip of grazing land opposite that also helps increase the distance from our site and by using a Fabric First Approach a large part of the external envelope is made off site so helping to reduce disruption when constructing the building

Since we have had this site, we have always looked to develop the harmony with nature(wildflower area and nesting birds in the existing stables that we would like to keep), and my next consideration is to put up owl boxes up in the autumn

In summary I would very much like you to reconsider this site to develop a single property as I believe with a sympathetic design and a Fabric First Approach we are taking the correct steps in our quest with to help the climate