

Greater Norwich Local Plan

Representations from Brooke Parish Council on the sites put forward for development in Brooke

11 Dec 2018

The existing South Norfolk Local Plan provides for 20 new dwellings in Brooke in the period to 2026. Planning permissions have already been granted for 30 new dwellings. The Parish Council is dedicated to preserving the unique character and scale of the village, most of which is within the Conservation area, which was first designated in 1975. This has been achieved over the last 43 years by careful and sensitive management of the village, including allowing, where appropriate, complementary new development on a modest scale within a tightly defined development line. The PC strongly believes that this principle is even more important in the future, bearing in mind the pressure nationally for new housing, which we believe must not be allowed to damage the unique qualities of the village. In accordance with this principle the PC believes that the allocations for new development in Brooke in the new Plan period to 2036 should not exceed 10 new dwellings. This would result in a total of 40 new dwellings in the combined periods of the existing and new local Plans, being an increase of 20 from the current Local Plan. The PC feels that any higher allocation would be inappropriate for a Conservation village surrounded by open countryside comprising ancient woodlands (Brooke Wood and Kirstead Wood) and high quality agricultural land, and unsustainable due to the limited range of services and very limited employment opportunities in the village. The PC's resistance to large-scale expansion of the village is supported by the vast majority of residents, as evidenced by the overwhelming weight of public opinion against the proposed development of 148 dwellings on land to the east of Norwich Rd.

Comments on the individual sites

GNLP2018 (9.1 hectares east of Norwich Rd)

Not recommended for the following reasons:

1. would be a significant encroachment beyond the current village development boundary
2. would have a severely adverse impact on the scale, form and character of the village
3. would be development in open countryside, removing high quality agricultural land
4. would have a negative impact on the setting of the Conservation area (which directly adjoins the site) and its Listed buildings
5. the site is within 3 km of a Special Area of Conservation and a Site of Special Scientific interest, which would be adversely impacted by its development
6. the proposal includes a new school which is not required

GNLP0432 (1 hectare Norwich Rd)

Not recommended for the following reasons:

1. would be development in open countryside, removing high quality agricultural land
2. would reduce the separation of the village from Brooke Lodge (Listed building) and adversely impact its setting
3. would adversely impact the character and form of the village
4. would be ribbon development, which is contrary to national and local planning policies

GNLP2122 (2.7 hectares east of Wood farm, High Green)

Not recommended for the following reasons:

1. would be a significant encroachment beyond the current village development boundary

2. would be development in open countryside, removing high quality agricultural land
3. would impact on nearby ancient woodland and County Wildlife Site (Brooke Wood)
4. would have a negative impact on the setting of the Conservation area
5. would adversely impact the character, scale and form of the village
6. the proposal includes a new school which is not required
7. access issues on a winding stretch of road

GNLP2119 (1.9 hectares north of High Green)

Not recommended for the following reasons:

1. would be a significant encroachment beyond the current village development boundary
2. would be development in open countryside, removing high quality agricultural land
3. would impact on nearby ancient woodland and County Wildlife Site (Brooke Wood)
4. would have a negative impact on the setting of the Conservation area
5. would adversely impact the character and form of the village
6. access issues on a winding stretch of road

GNLP0490 (1.7 hectares, land off Mereside)

Not recommended for the following reasons:

1. would be a significant encroachment beyond the current village development boundary
2. land is within the Conservation area which would be severely adversely impacted by development
3. development on this land has been rejected in the recent past following a public enquiry
4. would be development in open countryside, removing high quality agricultural land
5. would impact on nearby County Wildlife Site (Kirstead Wood)
6. would adversely impact the character and form of the village

GNLP0583 (6.7 hectares north of the Street and Laurel Farm)

Not recommended for the following reasons:

1. would be a significant encroachment beyond the current village development boundary
2. would be development in open countryside, removing high quality agricultural land
3. would have a negative impact on the setting of the Conservation area
4. would adversely impact the character, scale and form of the village
5. no suitable vehicular access

GNLP0584 (0.75 hectare west of Burgess Way)

Not recommended for the following reasons:

1. would be development in open countryside, removing high quality agricultural land
2. would have a negative impact on the setting of the Conservation area
3. would adversely impact the character and form of the village

GNLP0579 (0.19 hectare, Waldor Cottage, High Green)

Not recommended for the following reasons:

1. would severely impact an area of ancient woodland
2. development would be unsustainable due to its isolation from the village and its services
3. sporadic and ribbon development, which is contrary to national and local planning policies

GNLP0077 (0.4 hectare, Howe Lane)

- planning permission already granted for development of three self-build dwellings

GNLPSL0020 (0.11 hectare, High Green)

- would expand the settlement boundary to include land with no direct access to a public highway

- would adjoin the recent development at 49 High Green