

18.12.2025

Att. David Reed BSc DipTP DMS MRTPI
Planning Inspector

re: Independent Examination of the South Norfolk Village Clusters Housing Allowance Plan.

Dear Sir,

Aslacton Parish Council having considered all the relevant information ranging from the SN Village Clusters Housing Allocation Documents – Site Assessment Form on the three sites put forward in June 2021 to-date propose an alternative way forward to meeting the needs of all parties involved.

Aslacton is an elongated village built in a ribbon style development. To the north end of the village is the Church and the Primary School. These are the only facilities in the village.

Three sites were put forward by the landowners namely:

SN0459 – Land off Church Road, Aslacton being 1.71ha – 25 dwellings/ha

SN2005 – Land West of Woodrow Lane, Aslacton being 2.5ha = 20-30 dwellings.

SN2118 – South of Sneath Road, Aslacton being 0.54 ha promoting 8-10 dwellings.

SN2005 and SN2118 were not preferred due to possible flooding and the distance from the Primary School. The flooding concerns could be argued but this is not the subject at the moment.

SN0459 as SNC's preferred site of dwellings of up to 25 has now increased to 36 dwellings due to offers of a village green and school car parking and now has become a Housing Estate on the north edge of the village.

Briefly to clarify these offers:-

1 Village Green. This would only be used by any young people in the north of the village. This would encourage outdoor activities but would not be inclusive to the remainder of the village. Today's parents do not allow their children to go off with their friends to the village green. Parents these days do not have a

great deal of work/life balance and tend to keep their children close to them or at activities within secure environs thus enabling them to meet the demands of life whilst their children are occupied.

2 School Car Park. Results from a closed meeting with parents at the School resulted in one parent said they would use it but not when it was raining. In the main parents drop their children off to school on their way to work and collect them on their way home from work. Time is precious to them. In an idyllic world parents would park and walk their children down to the school enjoying that quiet time. This rarely exists. This leaves the offered school parking unused. In most housing estates parking at dwellings is at a premium. This leads to work vans, caravans and all manner of items being parked up in this school parking area. It would be impossible to police as residents would consider it their right to use which reasoning is justifiable due to the non- use of the school parents. There is the opportunity this area would become an eyesore.

These two topics could be further expanded upon but are contained within our main objection letter dated 7th May 2025.

Aslacton Parish Council would propose the following:-

All development within Aslacton Village be of a 'Ribbon' building style.

The grounds for this proposal is that it will negate the Visual Impact and light pollution across the village and will encourage new residents to engage with the current community and neighbours.

SN0459 – Land off Church Road, Aslacton being 1.71ha – 25 dwellings/ha.

We would propose that the current planning application for a housing estate with offered facilities be discounted outright on the basis that it's Size and Design does not encompass the rural characteristics of Aslacton village.

The site lends itself to dwellings in the form of ribbon style running along the north side of Church Road. What form? A variety of housing for different people which in turn will provide opportunities for small/medium builders who in turn would sustain the vitality of this rural area. Dependent upon style 12+ properties could be built at this location.

An additional benefit is that by so doing would protect the Visual Aspect and reduce light pollution when approaching the Village up Muir Lane to Church Road which will again protect the rural nature of Aslacton Village.

SN2005 – Land West of Woodrow Lane, Aslacton being 2.5ha = 20-30 dwellings.

Aslacton Parish Council have spoken to the landowners who have confirmed that it will be their intention to develop this land. They have confirmed that when they do so, they would be 'open' to considering a ribbon style development.

SN2118 – South of Sneath Road, Aslacton being 0.54 ha promoting 8-10 dwellings.

3 of the 10 possible dwellings on this site have been applied for. Leaving 7 still available. Again Aslacton Parish Council are aware of the landowners wish to continue applying for dwellings – which would be in the style of 'ribbon'.

Aslacton Parish Council accepts additional dwellings need to be built in order to meet the National Planning Policy Framework in delivering a sufficient supply of homes through the UK.

Our suggestion above, may on the face of it appear radical will give the opportunity of 39+ properties to be built in Aslacton falling in line with the current development design of Aslacton – Sites – one to the north, one in the middle and one to the south infilling our elongated Village which in turn will encourage the integration of the residents into the Village smoothly. All sites are on bus routes and in particular to the Primary School. It has been proved that housing estates do not engage with the local communities easily.

To finalise this further representation, we still stand by our submitted VCHAP Representation in March 2023 together with our original Objection Letter dated 7th May 2025 to the Housing Estate proposal on Site SN0459 under planning application number 2025/1150.

Aslacton Parish Council thank you for taking time to consider this proposal which we consider is a more holistic approach to the future development and enhancement of Aslacton Village.

Andy Tempest
Chair – Aslacton Parish Council.

Attachments

- 1) Original Objection Letter dated 7th May 2025
- 2) Plans of the three submitted sites under Reg 18.

