

## **South Norfolk VCHAP Submission statement**

### **Cluster 45, Allocation WIC1**

#### **Location**

This allocation is clearly outside the current agreed development boundary, with South Norfolk District Council themselves admitting to having no plans to alter the boundary. Building on this prime agricultural land would negatively affect the rural nature of the village. The size of the proposed allocation is disproportionate to the size of the village and additional housing would be better suited to utilising infill sites within the existing boundary.

Historically, there have been numerous refusals for development on this site. In Regulation 18 (2021), the Form & Character statement about Wicklewood referred to Hackford Road and Wymondham Road as 'benefitting from extensive views of the surrounding countryside'. The implication is that these are public views rather than individual, as they are enjoyed by people travelling/walking through the village, especially approaching from the East (see photo below)



However, the above wording has been removed in Regulation 19 (2023). Nothing has changed in the village to necessitate this. Indeed, that wording still applies to Church Lane, Wicklewood in Reg 19. By removing this wording South Norfolk District Council has removed one of the significant reasons for previous refusals. Why was this done? What justification does South Norfolk District Council have for doing so?

## **Access**

Access to the proposed site is from The Green. By South Norfolk District Council's own admission (Form & Character statement), 'The Green is a constrained narrow lane'. The proposed solution appears to be to widen the road from the access point up to Hackford Road i.e. travelling North. Nothing is to be done to the road travelling South even though it is the primary route for any traffic heading towards Wymondham College and the A11 (the main route out of Norfolk).

The Green already struggles to cope with the existing traffic levels without the movements of up to 40 more households. Does South Norfolk District Council think that residents will only ever turn left out of the site!

## **Facilities**

The village has no shop, no Post Office and extremely limited employment opportunities. The bus service to and from the village ceases in the early evening meaning that the traffic movements of up to 40 new households would be an environmental concern.

## **Summary**

In summary, I believe that Wicklewood is being asked to accommodate too many new houses and in the wrong part of the village. The proposed site is completely separate from any existing development, has a history of refusals, and as mentioned earlier, infill within the existing development boundary would be a much better solution.