

Proposed Residential Development On land south of Wicklewood Primary School, Wiklewood

Responses in respect of the South Norfolk Village Clusters Housing Allocations Plan – Matters, Issues and Questions to be addressed during the Examination

on behalf of Mr A Cook

Ref: 043841

Site ref: VC WIC1REV

November 2025

RESPONSES IN RESPECT OF MATTERS, ISSUES AND QUESTIONS TO BE ADDRESSED DURING THE EXAMINATION

Land to the south of Wicklewood Primary School, Wicklewood (Ref: VC WIC1 REV)

Introduction

1.1 Brown & Co are instructed on behalf of Mr Anthony Cook to respond to the South Norfolk Village Clusters Housing Allocations Plan (VCHAP) 'List of matters, Issues and Questions to be addressed during the Examination' issued on the 10th October. Mr A Cook is promoting the site to the south of the primary school – Site Ref: **VC WIC1 REV**.

1.2 These responses are written specifically in response to Matter C: **Allocations and Settlement Limits**. Matter C raises the following issue:

'Whether the housing allocations, their associated policies and the settlement limits proposed in the plan are justified, consistent with national policy and effective'

1.3 The following points respond to the various questions contained in this matter.

- a) The site has been allocated as part of the current local plan, no previous allocation on the site is in place.
- b) There is no planning permission on the site and there are no current applications under consideration.
- c) The land is currently in agricultural use and is in the control of a single owner, Mr Anthony Cook, who is keen to progress the site. There is no developer on board as yet to promote the site, but we understand the owner has had discussions with housebuilders. There would be no leaseholders or site occupiers who would be affected by the development of the site.
- d) The VCHAP identifies Wicklewood as having a good range of facilities including a primary school, church, village hall, wedding venue, picture framing gallery, recreation field/bowls club, two self storage businesses and a pub. There is also a regular bus service to Norwich and Wymondham. The settlement also lies in close proximity to the main settlement of Wymondham where a large range of services exist. Wymondham is classified as a Main Town in the Greater Norwich Local Plan. The site is adjacent to the primary school, allowing access by continuous footpath to the school. Continuous footpaths also exist from the site to the pub, church and recreation ground, all within easy walking distance.

- e) The site provides opportunities for enhanced landscaping through the provision of public open space, walks and wooded areas, thereby respecting the surrounding rural landscape and enhancing the space. There is significant flexibility to allow for this increase due to the family ownership of surrounding land that allows for extensive landscaping, opportunities for enhanced biodiversity and open space. There are no other known constraints that would hinder the development. The site is flat, is not subject to any flooding or surface water drainage issues, is of low ecological value and there is scope for Nutrient Neutrality to be resolved on land within the applicant's ownership, as well as opportunities for Biodiversity Net Gain. Technical studies will be carried out as part of any forthcoming planning application, in order to demonstrate this.
- f) The site is acceptable in highway terms. The development proposal will deliver off site highways works to include localised carriageway widening of The Green to a width of 5.5m between the site entrance and Hackford Road, a footpath along the site frontage to connect with Wicklewood Primary School and a crossing point across Hackford Road to improve connectivity to the existing settlement.
- g) The VCHAP has allocated the site for 40 dwellings, an increase of 10 dwellings from the original allocation of 30 dwellings, which allows for a much more natural boundary to the south of the site, compared to the 30 dwelling scheme that was originally proposed, where a contrived boundary had to be formed across the centre of the site. There is significant flexibility to allow for this number of dwellings due to the family ownership of surrounding land that allows for extensive landscaping, opportunities for enhanced biodiversity and open space and a more natural boundary for the proposed development scheme, whilst maintaining a density that is suitable for the area.
- h) In order to be considered effective, the NPPF, at paragraph 36 c), states that the proposed strategy should be deliverable over the plan period. We believe that a suitably designed scheme, that recognises the constraints of the site could be delivered in such a way as to minimise landscape harm, with the ecological and recreational benefits the development of the site would bring. The site is deliverable in the short term and achievable with a realistic prospect of delivering housing within five years.

As set out above, we do not believe that there are any significant constraints or obstacles in delivering the site. The proposed site is in single ownership, as a result of which, there would be no delay in the delivery of the project due to ownership disputes or infrastructure cost negotiations.

- i) The development of the site for 40 dwellings would deliver a range of house types, from smaller to larger properties, with the potential for self-build plots. The number of units would enable a viable development, which can provide policy compliant affordable housing to be delivered as part of the scheme. Furthermore, this mix of house types, sizes and

tenures will allow for a range of future residents, from first time buyers to those seeking accommodation later in life.

- j) The owner is in discussions with housebuilders which would enable the selected housebuilder to progress with a planning application. Should permission be forthcoming then the housebuilder would purchase the site and deliver the approved scheme. If the Local Authority is prepared to accommodate submission, it is envisaged that a planning application would be submitted within 12 to 18 months and, depending on the outcome, the submission of Reserved Matters within 18 months thereafter, with a view to starting on site 12 to 18 months following approval of Reserved Matters.