

Matter C, 8a

Site Allocation: VC BRO1, East and West of the B1332 Norwich Road, Brooke

a) Has the site been allocated previously or is it a new allocation?

VC BRO1 is a new allocation for the VCHAP.

b) Does the site have planning permission and/or are there current applications under consideration?

There are currently no applications linked to this site.

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?

Current land use: VC BRO1 is a greenfield site in agricultural use.

Ownership position: FW Properties has entered into an exclusive position with the freeholders of the site.

Promotion by developer: FW Properties is the developer.

Impact on site occupiers/ leaseholders: The existing layby running along the frontage of the eastern part of the site will be included in discussions with Highways in relation to providing a new roundabout as part of the scheme.

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

FACILITY	LOCATION	SETTLEMENT
Primary school	High Green	Brooke
Local shop	High Green	Brooke
Village hall	Norwich Road / B1332	Brooke

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FACILITY	LOCATION	SETTLEMENT
Recreation ground Cricket club	Norwich Road / B1332 Norwich Road / B1332	Brooke
Other (bus stop)	Norwich Road / B1332	Brooke
Other (public house x 2)	Norwich Road / B1332 The Street	Brooke Brooke
Other (petrol station/ garage, with small shop)	Norwich Road	Brooke
Other (employment units)	Norwich Road / B1332	Brooke

Norwich Road has continuous footway on the eastern side from the allocation site to the village centre, linking to the village hall, recreation ground, the King's Head public house and bus stops. Footways on High Green and The Street give access to the primary school, farm shop complex and the White Lion public house. Footways on the western side of Norwich Road have some gaps, although Policy VC BRO1 requires footways from the site frontage to connect to existing provision, plus a crossing point on the B1332 Norwich Road.

There is also a footway on the B1332, leading north from the village to the Brooke Industrial Park (allocated in the GNLP).

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

The site is split into two parcels, divided by the B1332 Norwich Road. The section to the east is in a more open landscape, and Policy VC BRO1 requires landscaping to the boundaries with the open countryside which successfully contain the impact of development and integrates the site with the wider countryside. The site to the west is more visually contained, between the development on the 2015 Local Plan allocation and the wooded grounds of Brooke Lodge.

Whilst the site extends the village northwards, rather than along the east/west access axis that has been the more traditional direction for growth, the development will be contained on the west by Brooke Lodge and to the east by landscape reinforcement of the existing field boundary. Frontage development will be encouraged in order to maintain the form and character.

The listed Brooke Lodge, to the north, is screened from potential development by the level of vegetation in the grounds. Brooke Conservation Area lies to the south; however, the Heritage Impact Assessment (HIA) concludes that distance and intervening

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development mean the site is already visually disconnected and therefore will not have an impact on this designated heritage asset.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development, are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

Historic Impact Assessment ([B.4.1](#))

f) Is the access and site acceptable in highway terms?

As the site is split by the B1332 Norwich Road, the access arrangements form a key component of this allocation. The preferred highways solution is a roundabout that links the two sites and maintains flow on the B1332. A roundabout would also have the effect of calming speeds into the village, as the allocation is located at the transition from the national speed limit to the 30mph limit. Given the Policy requirements, Norfolk County Council as highways authority has no objections to the allocation.

g) Is the estimate of site capacity justified?

The capacity of the site is at a higher density than the immediately adjoining development on the 2015 Local Plan allocation, however it is reflective of other small, estate-scale development off High Green and The Street. The capacity reflects the need to deliver significant highways infrastructure on the B1332. Whilst the western-most boundary follows an established field boundary, there would be some scope for additional land to be incorporated to the east, should that be necessary to achieve a suitable design/density.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as those concerned with highways and heritage). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, (B.6.1), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

FW Properties, the site promoter, developed the adjacent 2015 Local Plan allocation sites. A planning application was also submitted for a substantially larger scheme on land to the east (including a new primary school site), but was subsequently withdrawn. As such, FW Properties has previously undertaken many of the technical studies that were necessary to support that planning application and already has a good understanding of the site. 50 dwellings are considered appropriate to cover the likely infrastructure costs. The site is outside of the area affected by Nutrient Neutrality, so would avoid those additional costs.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2025 Delivery Statement.

Anticipated planning application date: 2026.

Commencement of works on site expected: As soon as possible on receipt of planning permission.

Completion expected: All new homes expected to be completed in one principal phase of development.

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Delivery Statement: Supplementary/Amended Information

9 October 2025

SITE REFERENCE:

VC BRO1

SITE ADDRESS (as per the site allocation policy):

East and West of the B1332, Norwich Road, Brooke

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY (and on behalf of):

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

9 October 2025

Please provide an update in the text box below to any of the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

(Please continue on a separate sheet if necessary).

Update to Original Response to Question 4 – FW Properties are intending to submit the detailed planning application for the development of 50 units on this site in 2026 so that it can be determined immediately after the adoption of the VCHAPS and after we have agreed the design and specification of the new roundabout with Highways. FW Properties will commence the on-site construction works as soon as possible following the receipt of planning consent and will deliver all the new homes in one principal phase of development.

or

The information submitted in 2024 remains valid and unchanged

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC BRO1

SITE ADDRESS (as per the site allocation policy):

East and West of the B1332, Norwich Road

PROPOSED DEVELOPMENT:

Up to 50 dwellings on 2.47ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF DELIVERY STATEMENT:

16 October 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

FW Properties confirm that the Site is available, suitable and deliverable for the development of 50 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, and Biodiversity Net Gain. The Site is outside the area effected by Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for the Site.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

FW Properties have entered into an exclusive position with the landowners of the Site so the Site is in full control of the Developer and available for development. With regards to the existing layby running along the frontage of the eastern part of the Site, this will be included in our discussions with Highways in relation to providing a new roundabout as part of the scheme.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

FW Properties previously developed 12 houses in 2015 on the adjacent land immediately to the south and are therefore very familiar with developing new homes in this part of Brooke. We also submitted a planning application in 2018 for a mixed use scheme which included the eastern part of the Site and the required technical surveys were undertaken on this land as part of this application. As a result of these earlier projects, FW Properties are confident that the development of this land can be delivered.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

FW Properties are intending to submit the detailed planning application for the Site in 2025/26 once the VCHAPS has been adopted and we have agreed the design and specification of the new roundabout with Highways. We will commence the development of the new homes as soon as possible following receipt of planning consent.

Matter C, 8b and 8c

Settlement Limit: Brooke, Kirstead and Howe

a) Are the settlement limits proposed suitable and justified given their policy function?

Yes, the settlement limits for Brooke are suitable and justified. The three parts of the settlement limits have been drawn around the main areas of development around High Green and Norwich Road, The Street and west of Norwich Road to allow some limited future infill development to occur in the most sustainable locations in the cluster. The centre of the village has been excluded due to the Meres and the Conservation Area around Brooke House.

A small extension to the settlement limit has been proposed to the east of High Green.

There are no significant areas of existing development that are not included in the settlement limits.

b) Where changes to settlement limits are proposed, are these:

(i) Justified by development on the ground? or

(ii) Where potentially allowing further development, that development would be in a suitable location relative to services and facilities, would not harm the character and appearance of the area and would not have any other adverse planning effect?

The change to the Brooke settlement limit is considered to be suitable under part (ii). The extension is located within one of the larger built areas of Brooke, which also includes the village hall and other services, and is well contained within the landscape. The site provides the opportunity for sensitive infill development.

Allocations and Settlement Limit Extensions Site Assessments ([B.1A](#))

c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

No. Kirstead Green and Howe are both small and very rural in nature, although they have connectivity on the B1332 bus routes, they have limited local facilities and therefore do not justify the need for a settlement limit.

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There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.