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Dear Planning Officer

Proposal: 2023/3002

Outline Planning permission for 5 dwellings and associated garages with all matters reserved except for access.

Location: Land West of Low Road, Wortwell, Norfolk

Applicant: Mrs Teresa Riches

Application Type: Outline planning permission

Parish Council Public Consultation convened as part of the Monthly Parish Council – Public invited to attend: Monday 30 October 2023 – note five members of the public attended.

This application was item number 3 b) on the agenda and ten minutes of Public participation were permitted to allow those present to express their views on this application. All five members of the village present objected to this application.

The Council debated the application against the material considerations and within the published parameters of the Planning Rules and have the following observations and questions regarding this application:

Public Comments Received:

1. Access to the Site: Access in and out of the site will be from and to High Road. Concern expressed that there is insufficient splay on the proposal to allow a clear view from the exit onto the High Road, in close proximity to the staggered junctions of Tunbeck Close, Low Road and High Road. Highways to review please.
2. Drainage and Sewerage: The land is at the lower end of the main field and acts as a drainage and soak away from run off. The field has been known to be waterlogged at times before draining away under the road to the marshes beyond. The road does become overwhelmed from time to time. Environment study and Drainage enquiries are requested to understand what steps will be taken to avoid run off flooding onto the main Low Road bend. One Councillor remembers there used to be a pond in this field although long since overgrown.
3. The land is in close proximity to the Bell Public House: Although this has recently been closed the Brewery is looking and actively advertising for a new landlord/lady to take this over. Concern is expressed that this could cause a problem for the new owners living next to a pub, or for the pub being re-let if it is to be next to new housing. Cars are known to regularly park on the road opposite the proposed exit. (there are no parking restrictions in the village)
4. The application for building on this land has been refused in the past for a single build of a significant building. This went to the Secretary of State and was denied.
5. Additional housing in a rural setting will 'upset' the rural environment, have an impact on the local footpath, regularly used by villagers, and have an impact on the flora and fauna of the area.
6. Layout and density of building in the village, on top of the already approved pending applications within green belt area, is questionable as 'urban sprawl' coupled with the

change of use from agricultural land. The height of some of the development are considered to be out of proportion.

All five members of the public present objected to the application being approved based on their above comments.

Councillors Comments against Material Considerations:

1. Layout and Density: concern regarding the design of no 4 being out of keeping with the rest of the proposal. Also see note 6 below.
2. Concern that the exit could mean upwards of 20 cars exiting on a regular basis from this site onto the High Road with the blind bend nearby and proximity to the Pub Car park exit.

Highways comments please on their view of the safety of this proposal?

3. The development is in close proximity to three listed Buildings: Meadow View (previously known as Tyrells Barn, Says Farm and the Bell Public House are all listed buildings
4. On site parking does appear adequate on the plans for the houses proposed and we do not see a problem with parking impacting on the local area.
5. Landscaping proposals look good but must be a 'HAVE' to do rather than 'Nice' to do given the impact on the land, the proximity to other housing and the pub.

Environment and Ecology Study comments please on how this will assist the development of Nature Recovery in the village and avoid any adverse impact on the ecology of the land.

6. The cumulative impact of this new proposal: On top of the already approved SNDC VCP Proposals, this development would bring the new builds in the village to circa 26-35 dwellings –(there are objections lodged to restricting two of the developments in the VCP) this represents a 11-15% increase in homes in an otherwise small village.
It is understood that the VCP has now been delayed until 2025, but we understand that at least one application will now be submitted as an 'advance cluster' application (12 dwellings) and it is possible others may follow this lead. Density could therefore be seen as too high on the basis of this additional application.

For completeness: We have NOT commented on the following areas as these are not considered material considerations:

- History of the applicant – this application has been treated individually without prejudice to previous applications whilst being alert to the fact that there has been an appeal decision on a different proposal in the past.
- Commercial competition – irrelevant
- Change from previous scheme – irrelevant
- Impact on Property Value we do not comment on.
- Restrictive covenants – if there are any we would expect Planning or legal to comment on this area
- Ownership of the land, access: we would expect Planning or Legal to comment on this area if relevant
- Noise and disturbance from Construction work we would hope would be kept to a minimum and that local residents will be respected.
- Land and boundary disputes, we cannot comment on any disputes
- Private rights of way – no comment but we do have a public footpath that needs to be retained for villagers to use.
- We have been told by the five members of the public that attended that there is 'overwhelming objection' in the village to this proposal. The Council cannot comment on

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hearsay alone but we can comment on objections evidenced by either presence at the public meeting (five members of the public attended) or by individual submissions to Planning Officers, these have been taken into account in the debate.

Conclusions:

- Council would like answers from Highways Department, The Drainage Board, The Environment Agency, on the impact and Ecology assessment, before making a final judgement on this application.
- We would like Planning to take account of comments submitted by individuals (not just the collective response here from Council)
- We are therefore not in a position to approve this application without and until these areas are satisfied which we wish to ensure form part of the planning officer's research and investigations into these areas of concern.

For and on behalf of Wortwell Parish Council

6 November 2023