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**BAWDESWELL PARISH COUNCIL RESPONSE TO PLANNING APPLICATION**  
**3PL/2015/1424/F - RESIDENTIAL DEVELOPMENT OF 36 DWELLINGS ON LAND OFF**  
**HALL ROAD -**  
**TWO FIELDS WAY, BAWDESWELL.**

Bawdeswell Parish Council has an extant planning policy (previously sent to Breckland in relation to the new draft Development Plan) which stipulates that the Parish Council, believing in a strong settlement boundary, does not consider that the village is capable of sustaining any major housing development. The Parish Council is, however, prepared to consider minor applications for affordable housing outside of the settlement boundary on an exceptional basis if there is a proven need for such housing for local residents. The Parish Council sees no reason to change this policy on the grounds of this particular application.

Therefore, noting that the proposed development is outside the current settlement boundary for the village, Bawdeswell Parish Council believes that the application is contrary to Breckland's policy CP 14 of the extant Local Development Framework (LDF) Core Strategy which argues for the refusal of planning permission for residential development outside settlement boundaries. While recognising that Bawdeswell's settlement boundary may be open to adjustment as part of Breckland's new development plan, it is also worthy to note that at the last settlement boundary review a proposal to include the land pertinent to this planning application was refused on the grounds of ribboning and its proximity to the A1067.

Noting also that the one of the 18 'Strategic objectives' in current draft Breckland Local Plan states that, "development should be sustainable and focused into areas where services are available and where facilities can be supported", Bawdeswell Parish Council strongly believes that the development proposed in this planning application is not sustainable.

Repeating the Parish Council's arguments against earlier Breckland draft proposals that the village should be designated as a future Local Service Centre, Bawdeswell suffers from very limited public transport, with no bus service to the local market towns or medical facilities. The medical facilities used are also seriously understaffed with long waiting times for appointments. There are only very limited employment opportunities within the village and, while there is a community facility, public house and a local shop, the post office is only open for a maximum of 3 hours twice a week as a satellite facility within the church. Finally, while it is difficult to predict future educational needs, it is important to recognize that the local primary school (which lies within the popular Reepham High School catchment area) is already close to capacity with no known plans for further expansion.

Turning to some of the detailed aspects of this particular planning application, Bawdeswell Parish Council has serious concerns over the utilities and highways aspects connected to the proposed development.

The Parish Council objects strongly to the supposition within the application that the drainage/sewerage systems in this area are already adequate for the 36 additional dwellings proposed. Anglia Water has received numerous complaints over many years about the inadequacy of the current sewerage system servicing the needs of Hall Road, Two Fields Way and Paradise Road which abut the proposed development area, and it has already accepted the fact that the bore size and fall of the sewerage system is inadequate for the existing flow required. Without major refurbishment and reconstruction, of the current sewerage system, this development would only exacerbate an already serious deficiency.

The existing developments in Two Fields Way and Hall Road/Bell Close areas have only one entrance/exit onto the Norwich Road (B1145), and this is already a very busy junction. An additional 36 dwellings would mean at least 50 additional vehicles having to use the same entrance/exit, and this added volume of traffic would make this an extremely dangerous junction. The problem is further exacerbated by the fact that vehicles are constantly slowing and turning into the Bawdeswell Garden Centre car parks on both sides of Norwich Road, close to the one entrance exit from Hall Road and an increasingly busy junction with the main Fakenham Road (A1067).

Finally, it is noted the proposed plan within the application includes two amenity spaces: one running alongside the walkway joining Hall Road and Paradise Road, and a second marked as a LAP (Local Area for Play?) at the rear of the site. This begs the question as to future ownership of, and the yet to be detailed facilities within these amenity areas, and who therefore would be responsible for the costs of future maintenance. Bawdeswell Parish Council would not be in a position to support the maintenance of these facilities without external financial support. However, it would wish to 'own' the amenity areas as, if they were to remain in the hands of the developer, it could leave the surrounding sites open to further development, so setting an unacceptable precedent for further future housing development in the area.

For all the reasons stated above Bawdeswell Parish Council strongly opposes this planning application.

