

Bawdeswell Parish Council
White House
Pettywell
Reepham
NR10 4RN

01603 879480
bawdeswellpc@hotmail.com

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**BAWDESWELL PARISH COUNCIL RESPONSE TO PLANNING APPLICATION
3PL/2017/0035/F - RESIDENTIAL DEVELOPMENT OF 44 DWELLINGS ON
LAND OFF HALL ROAD -
TWO FIELDS WAY, BAWDESWELL.**

This Parish Council has always opposed planning applications on sites outside the Settlement Boundary. Now that Breckland has a 'Five Year Plan', Bawdeswell expects Breckland to comply with that policy and oppose this application on those grounds.

The application for 44 new dwellings is an increase of 8 dwellings (22%) on the original application and would impose an impossible burden on the very limited services we have in our small village.

Norfolk County Council acknowledges that whilst our Primary School has a capacity of 84 pupils there are currently 103 pupils attending the school, only possible with the use of a temporary mobile classroom. They conclude that 44 new houses would impose at least another 9 required places resulting in a spare capacity of minus 28 places. This PC can see no possible justification for adding to the school's capacity problems.

We have no doctors' surgeries and no public transport to the closest surgeries outside the village. The surgeries available have little or no room for additional patients and this has resulted in long waiting times for appointments.

We have a restricted bus service offering no evening services whatsoever. With the exception of a once a week bus to Dereham, the only available route is between Fakenham and Norwich.

There are virtually no employment opportunities in the village. A recent check of all available situations vacant in the village showed only two vacancies, one of which was to cover maternity leave.

We have to share our one small village store with other local villages and this has resulted in parking problems and traffic congestion around the shop. Our

Post Office, situated in the church is open twice a week for three hours, and only then when the Postmaster's holidays/sick leave permit.

The areas surrounding this site have a history of drainage problems which Anglian Water have not been able to solve. We also share the concerns mentioned in the response from Norfolk County Council, who have objected to this application, and who require the developers to alter the site layout to combat surface water flooding.

We note that the application plans show that there is now only one green open space provided on site and that this open space will house a 'Pumping Station' which will hardly enhance the landscape or diminish noise pollution.

An additional 44 dwellings would result in a massive increase in the amount of vehicles used in the area, this is evidenced by the plans showing 88 allocated parking spaces and 24 garages. The only entrance and exit to the Hall Road and Two Fields Way developments is via the junction of Hall Road and Norwich Road. A major incident or traffic accident occurring on the Hall Road approach to Norwich Road would result in all of the Hall Road, Two Fields Way and this site being totally inaccessible to vehicles, whether emergency or otherwise. This is totally unacceptable and is exacerbated when coupled with the close proximity of car parks on either side of Norwich Road at the Bawdeswell Garden Centre.

There is no identified local housing need.

Bawdeswell should not be rewarded for putting up with a poor infrastructure by having a massive increase in the population imposed on it causing an even greater drain on limited resources. None of the facilities we lack can be given to us by Breckland District Council.

We objected to the previous application and we see no possible justification for the additional 8 dwellings.

This Parish Council is not against small development within the Settlement Boundary which would help preserve our lovely small Norfolk village.

Therefore for the above reasons, we urge Breckland to refuse this application for a large housing estate which is unsustainable and would cause irrevocable damage to the character of the village.