

I wish to register my objection to the proposed site for 200 homes as set out in the "Call for Sites" document "GNLP0531" at Rockland St Mary.

Before the main text of my objection I have provided a brief outline that is expanded below:

*Proposal is at odds with the existing village layout consisting of about 400 homes; 200 more homes will unbalance the village. It is outside the village plan which limits development to existing small sites thereby maintaining two distinct parts of the village. Existing road is poor with potholes, flooding and narrow, will not cope with hundreds of extra vehicle movements each day. Site access not viable at the top of New Inn Hill due to bends, hill and poor sight lines. Will have detrimental effect on environment and landscape on land overlooking The Beck valley and towards Yare valley marshes in National Park.*

I wish to object to this site for the following reasons:

The proposed development will completely un-balance the current layout of the village. Rockland is largely a "ribbon" development either side of the road from Norwich to Loddon with only a modest estate (Bee Orchid Way) off Surlingham Lane. The development of an estate of 200 houses on the site adjacent to New Inn Hill and Low Road will change the nature of the village completely, concentrating the focus in an area that the so far "organic" growth of the village has never, for good reasons, been considered suitable for building.

The proposal takes no account of the existing village plan that is drawn tightly around the current extent of the two main parts of the village. This has been done deliberately to make sure that only small-scale development within the plan's boundaries is permitted. The proposal for 200 homes, largely outside the permitted boundaries, is at complete variance with the intention of the plan's aim of maintaining the two distinct parts of the village.

The local infrastructure, in particular the main road through the village is currently in poor condition and would be totally unable to take the pressure of the hundreds of vehicle movements that it would generate. (It is generally accepted that the majority of houses own two cars, with more when young people take jobs and need a car to get their place of work, which means that there could be 600 cars emerging from the site each morning and being repeated every evening.) As well as the wear and tear in Rockland most vehicles will be going into Norwich via Bramerton and Kirby Bedon where there have been numerous potholes and continual flooding on the road due to poor maintenance, resulting from lack of funding. Within the village any journey taken before 8 to 9am and after 5pm usually results in cars having to slalom round cars parked on the road as the driveways and front gardens of many properties are unable to accommodate the number of vehicles at that property. The stretch of road between "The Oaks" and Bramerton is barely wide enough for a car and a bus or lorry to pass without reducing speed to little more than walking pace. This is no road to be asked to support hundreds of new vehicle movements each day.

The proposed access to the site appears to be the lane at the top of New Inn Hill. It is difficult to see how this can possibly be viable as the nature of the main road, which has very restricted visibility for vehicles wishing to join New Inn Hill, due to the hill itself and the bends near to the Eel Catchers Way development. In the past I have had informal discussions with planners from South Norfolk Council about the access from Green Lane, which is almost opposite the proposed access and been informed that the access onto New Inn Hill was so bad that the council not consider any form of development that required access onto New Inn Hill from either side of the road. In order to provide safe access

for vehicles from the proposed site, at least one, if not two more access points would be required. I believe that the original submission included an access off Low Road, though more recent maps have this omitted.

The development of this site would have a detrimental effect on the environment and landscape of a part the of the village that is widely valued by both residents and visitors. The valley of the "Beck" is accessed via the lane at the top of New Inn Hill. This quiet landscape would be changed completely and overrun if 200 houses were to be built overlooking it. Similarly, to the east of the site, where Low Road skirts the edge of the Yare valley, the development would completely dominate not just the homes on Low Road, but would stare out from a considerable height across the Yare valley. The Yare valley marshes are a protected site within the Broads National Park and are renowned for their high wildlife and environmental value which would be seriously compromised if this site was adopted. Recently a "Dark Skies" assessment was carried out by the Broads Authority in order to see if the "Dark Skies" (as set out by the International Dark Skies Association) status could be applied to the area covered by the Park. Results showed that the skies over and around the Park and its boundaries qualify it for such status. To allow building with its associated light pollution on such a large scale so close to the Park's boundaries could seriously compromise this achievement.