

Greater Norwich Local Plan: Regulation 18 Consultation General Response Form

Thank you for responding to the Regulation 18 consultation on the emerging Greater Norwich Local Plan. If you have any questions relating to the consultation please contact the Greater Norwich Local Plan team on 01603 306603 or email gnlp@norfolk.gov.uk

It is easier to respond online at www.gnlp.org.uk . If you cannot do this, please use this form to respond to the:

- Growth Options document – there are 66 questions covering the Vision and Objectives, Strategy and Topic Policies. There is no need to answer all the questions – just respond to those you are interested in;
- Site Proposals document for commenting on submitted sites and development boundaries (you'll need the Site Submission form to submit additional sites);
- Interim Sustainability Appraisal;
- Evidence Base.

All documents are available from www.gnlp.org.uk

Hard copies of the documents are available at consultation "Deposit Points" at:

- County Hall, Martineau Lane, Norwich (main reception);
- City Hall, St Peters Street, Norwich (2nd floor reception);
- Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
- South Norfolk Council, Cygnet Court, Long Stratton (main reception).

Submitting your Response Form

Responses should be made electronically on the webform which is available at www.gnlp.org.uk . Alternatively this response form can be downloaded and submitted by email to gnlp@norfolk.gov.uk

Completed hard copy forms can also be sent to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

All submissions should be made on or before **5pm on Thursday 15 March 2018.**

Please note that anonymous submissions cannot be accepted.

Contact Details	
Title	MR. MRS
First Name	DAVID DENISE
Last Name	BENNETT
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

Please make your comments below. Please use a separate form if you are commenting on more than one document. Please clearly state the paragraph and page number your comments refer to.

Document (please tick as appropriate)		
Growth Options consultation document	Site proposals consultation document	Interim Sustainability Appraisal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evidence Base	Caravans and Houseboats	<input type="checkbox"/>
	Employment, Town Centres and Retail Study	<input type="checkbox"/>
	Habitats Regulation Assessment (HRA)	<input type="checkbox"/>

Evidence Base	New Settlements Topic Paper	<input type="checkbox"/>
	Strategic Flood Risk Assessment (SFRA) ¹	<input type="checkbox"/>
	Strategic Housing Market Assessment (SHMA)	<input type="checkbox"/>
	Viability Study	<input type="checkbox"/>
	Housing and Economic Land Availability Assessment (HELAA)	Please respond to the Site Proposals document quoting the site reference number if you have comments to make on individual site summaries or on the HELAA process

Comments (please clearly state the paragraph and page number your comments refer to). You can respond to as many questions as you wish below, but if you are responding to more than one document, please submit a separate form for each document.

letter, papers enclosed just to let you see
relevance to proposed Development site GNLPOS12
and GNLPOS12 and to back up everything
I have put in my letter of which we greatly oppose
Thanks Mr Mrs D. Bennett.

¹ Please note that whilst a hard copy the main SFRA document is available at the Deposit Points, the remaining documents (maps etc.) are only available online – follow the links from [here](#))

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Please add additional sheets if necessary

Disclaimer

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form

The response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be made available for public viewing. By submitting this form you are consenting to your comments being stored by Norfolk County Council, and the details being published for consultation purposes.

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name	Date 6/3/18
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6/3/18

Greater Norwich Regulation 18 General Response Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm** on **Thursday 15 March 2018**.

By email: gnlp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

Ref Preposed Development GNLPO512
GNLPO512

Date 06.03.2018

Dear Sir

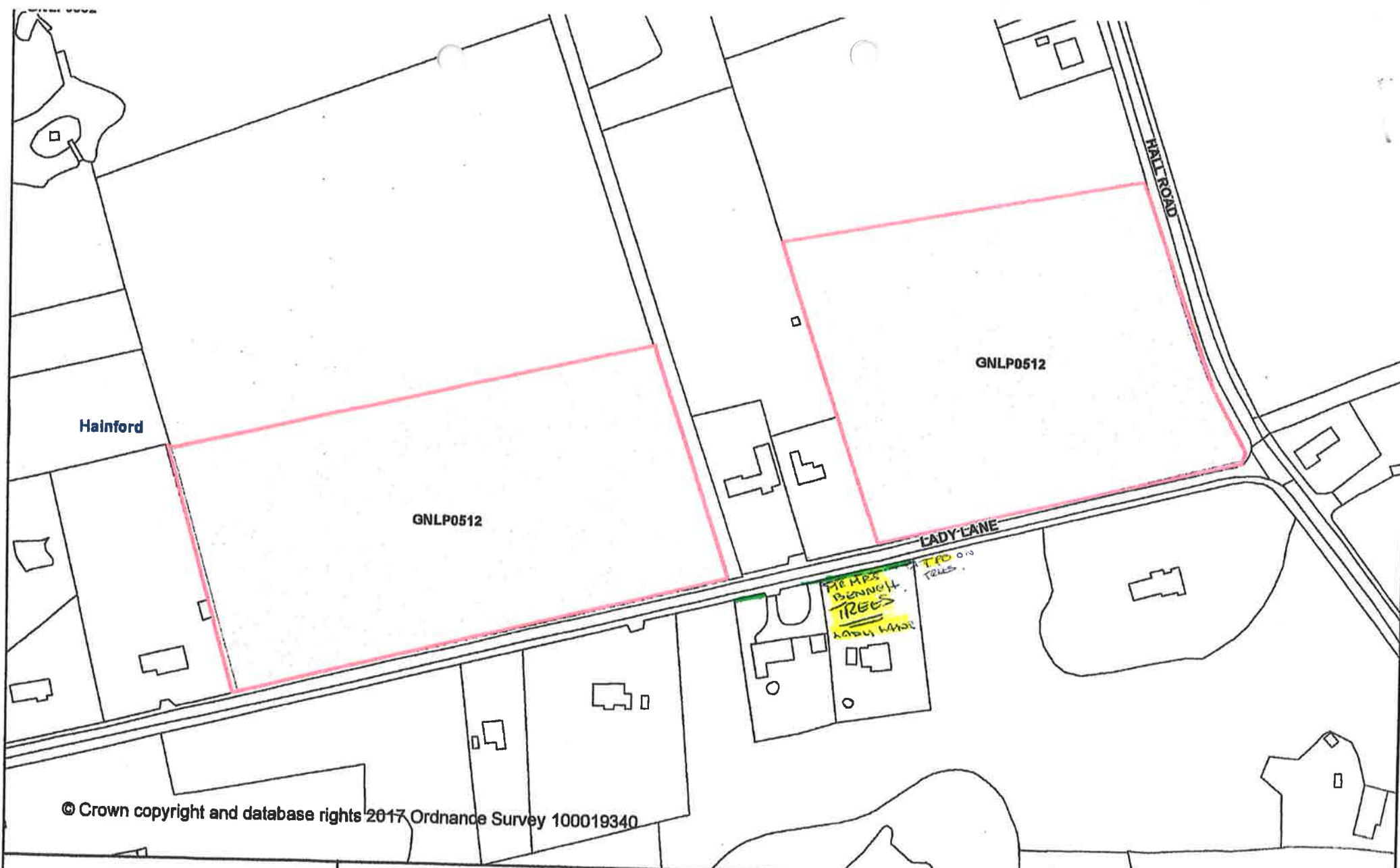
Firstly I am astonished at the lack of communications given to the good people of Hainford in regard to proposed plans for property development in Lady Lane it is our human right that every home in our village should have been issued a letter and given the chance to have there say in this matter.

This makes me wonder if this was deliberate so less people get to air there views. We are a very close-knit community.

1. the water table is very high and a building site covering a large area in concrete could and would have dramatic affect ie flooding even contamination. 2. Lady Lane is outside the settlement limits policy HOU9. 3. we have crested newts, adders, that are protected also muntjac deer that roam across to this land so they will be affected. 4. The large oak trees that canopy the road at Lady Lane are protected by T.P.O. order.

So no digging permitted because of root disturbance canopy of trees determine distance of protected area which would be considerable area. 5. Drainage or lack of it along the road. Again T.P.O. would stop installation of deep drainage pipes. 6. Infrastructure there in very few and would not sustain this huge increase of population ie tiny school no shops. 7. HOU9 states land can only be built on for farmworkers to live in when tending there land. 8. ENV2 policy states that consideration should be given to the appearance and treatment of spaces between and around building and the wider setting of development taking in the existing character of the surrounding policy GS3 also requires that the privacy and amenities of neighbours are adequately safeguarded. Policy ENV5 protection of semi rurel features such as trees hedges were appropriate ie T.P.O. flanking Lady Lane and neighbouring property. we were told by Broadland District Council the land to our left would never be built on when we rebuilt trees (footings had gone) we were only allowed like for like governed roof height and floor area only one replacement property even though plot is an acre in size so would this mean the same would aply to these two large plots of land ? a low small chaletbungalow per acre I some how dont think so you can not have one rule for us and another for large development sites traffic would be horrendous would never get out of our driveway refuge bins along the road hazardous no pathways accident waiting to happen the delicate balance of the village environment severely compromised. I believe there are pockets of land already earmarked ie Waterloo Road are for development of sustainable amount in place without distroying our farm land needed to feed our community we strongley object to this development and will all pull together to stop it

Yours truly Mr. Mrs. D. Bennett



Greater Norwich Local Plan Regulation 18 Consultation

This map was made by the Norfolk County Council Information Exploration Team gis@norfolk.gov.uk

GNLP0512

TPO on
TREES
FRANKING
ROAD

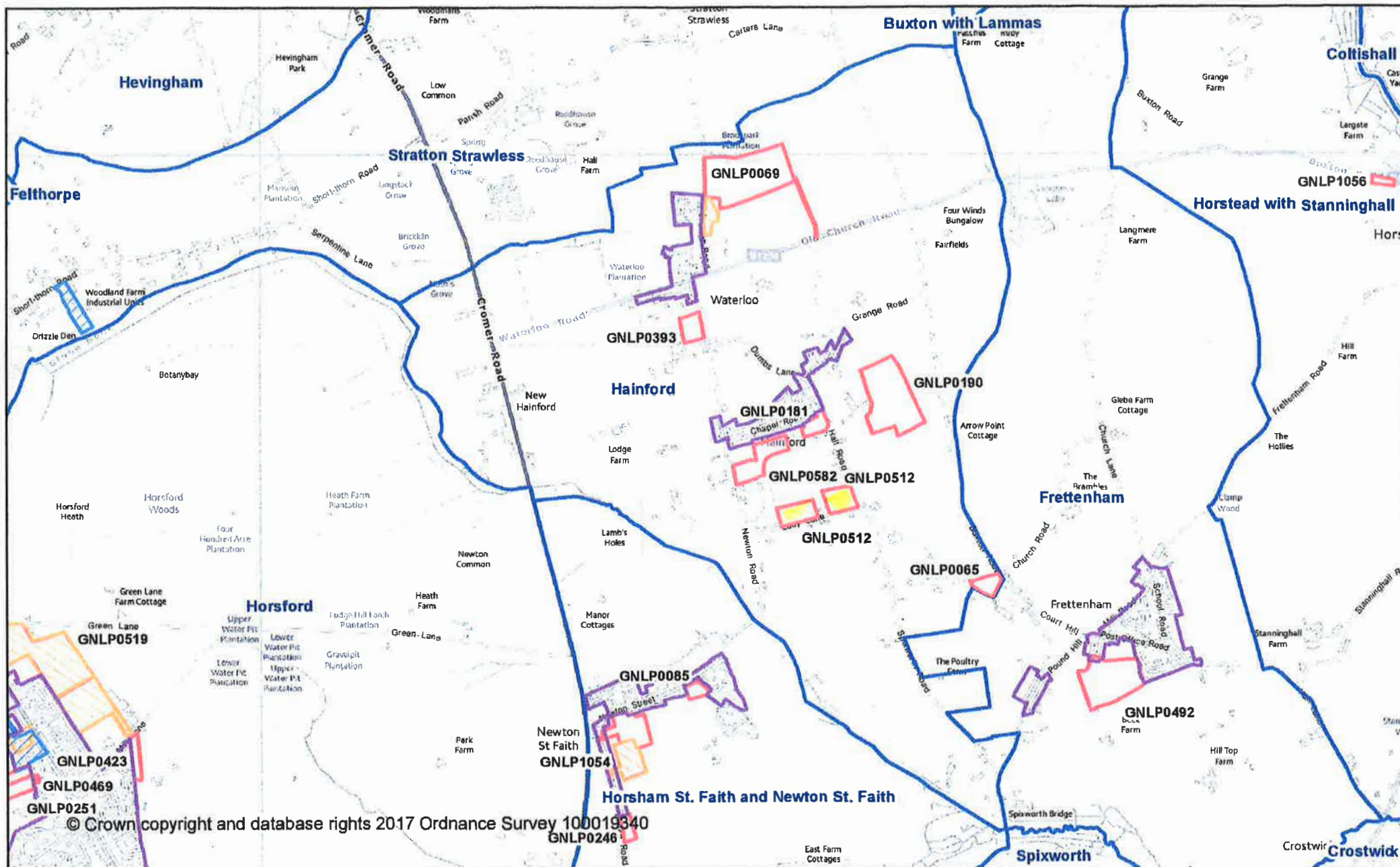
- Settlement Boundaries
- Call for Sites
- Parish Boundary

- GN Strategic Employment Sites
- Commitments
- Broads Authority Area

Date created:
22-12-2017

scale: 1:2,000
@A4





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Greater Norwich Local Plan Regulation 18 Consultation

Hainford CP

Call for Sites
Parish Boundary

Settlement Boundaries
Commitments

GN Strategic Employment Sites
Broads Authority Area

Date created:
22-12-2017

1:26,025

@ A4



~~Subject: Planning Application 2011600 - Replacement Dwelling at Trees, Lady Lane,
Hainford~~

~~From: "Sarah Hinchcliffe" <sarah.hinchcliffe@Broadland.gov.uk>~~

~~Date: Mon, 28 Nov 2011 17:08:51 +0000~~

~~To: "Stephen Moore" <stephenmoore.as@gmail.com>~~

~~Dear Stephen,~~

THIS would
aply to proposed
site build
9NCP0512 and 9NCP0512

Just for
Reference

~~Further to my visit to site and a meeting with Ruth Sainsbury to discuss
her pre-application discussions about this site I can now feed back some
comments to date.~~

Through informal discussions Ruth explained that one of the main policy considerations is **Policy HOU9** of the Local Plan which concerns replacement dwellings outside settlement limits. I see through the informal discussions that have taken place Ruth advised that a reduction of floor area of the proposed replacement dwelling and also reduction in its height is required to comply with **policy HOU9**. I appreciate that some modifications have been made since the original plans were put together but I am still of the opinion that the height is too great at 7.3 metres (as shown on your elevations rather than the dimension given on the street scene) considering the dwelling that it will replace is of a height of approx 5.5 metres (as derived from old micro-fiche). I think that the height is crucial to the consideration that the replacement dwelling should be of a similar scale to the original.

You need to reduce the height of the dwelling further and perhaps by as much as 1 metre, this in turn will reduce the available floor area at first floor level, reducing the overall floorspace of the dwelling and hopefully resulting in a replacement dwelling that then meets the requirements of Policy HOU9, both in terms of scale and floor space. >From a design perspective, the dwelling is a little confusing in its detail with the front dormer windows extending from the front wall plate which should really be set back from the eaves of the ground floor to create a less bulky appearance to the dormers, while to the rear the pitched roof dormer window and set of doors directly next to each other are also a little messy. While the balcony and stairs arrangement is a little utilitarian in appearance.

The gabled element to the rear has too shallow a roof pitch and I suggest the ridge could be lifted to the same height as the ridge of the main part of the roof, therefore increasing its pitch as the reduction in the height of this element to the rear is not necessary.

However, the design comments are an aside when the first principle of the scale of the replacement dwelling still needs to be resolved.

The Conservation Officer has no objections to the application so long as further information is secured (by condition) concerning excavations within 15 metres of any trees on or adjacent to the site and a tree protection plan is submitted.

I would be grateful if you could consider the above comments and discuss possibilities with your clients and provide any amended plans or details

within 10 days to allow further consideration of the application.

Regards

Miss Sarah Hinchcliffe MA MRTPI

Planning Officer

Broadland District Council

Tel: 01603 430555

Fax: 01603 430591

www.broadland.gov.uk <<http://www.broadland.gov.uk/>>

sarah.hinchcliffe@broadland.gov.uk
<<mailto:firstname.surname@broadland.gov.uk>>

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www.broadland.gov.uk

Application Number

20120083

Just
for Reference
No Dwellings on
Proposed site
But would apply

GNLP0512 and
GNLP0512

local distinctiveness, landscape and character of the area. Policy 3 requires all housing to be water efficient.

Policy GS1 of the Broadland District Local Plan (Replacement) 2006 states that new development will only be accommodated within the settlement limits for the Norwich fringe parishes, market towns and villages. Policy HOU9 states that outside settlement limits, proposals for replacement dwellings will be permitted subject to, the original being of a similar scale to the original; the design and materials being in sympathy with the surrounding area and the original dwellings being substantially intact.

Policies GS3 and ENV2 only permit development where there would be no unacceptable effects upon the character and appearance of the surrounding area and where consideration has been given to the layout and design of any development proposal. Policy ENV2 states that consideration should be given to the appearance and treatment of spaces between and around buildings and the wider setting of development taking into account the existing character of the surroundings. Policy GS3 also requires that the privacy and amenities of neighbours are adequately safeguarded.

Policy ENV5 requires, where appropriate the protection and promotion of natural or semi-natural features such as trees and hedges.

The site is found in a location outside settlement limits and is subject to a Tree Preservation Order.

The plot is of a substantial size and on it stands a modest bungalow and detached timber garage/outbuilding set well back from the road. The replacement dwelling will be located more central to the plot but will still be located a similar distance back from the highway than the existing dwelling.

The existing dwelling has a ground floor area of approx 100 square metres, with a small attic space at first floor level. The height to ridge is approx 5.5 metres. The replacement dwelling has a ground floor area of 108 square metres and a total floor area including first floor accommodation with a head height over 2 metres of 160 square metres. The main length of ridge is 6.4 metres high with a shorter section at 6.75 metres high.

Although larger in overall floor area due to the provision of more accommodation at first floor level than is currently the case, the footprint is similar to the existing dwelling and the provision of extra accommodation at first floor level contained within the roof helps to reduce the overall height of the replacement dwelling. It is a combination of the above factors that ensure that the replacement dwelling is of a similar scale to the existing dwelling.