

- o Loss of important local spaces.
- o Impact on the environment, ecology flora and fauna
- o impact on local and wider infrastructure

A further consideration is the amount of new building already meeting market needs in our immediate surrounding area (radius 12 miles) with Long Stratton, Harleston and Fressingfield all looking to undertake major house building in their localities. All of this will put major pressure on the existing infrastructure and resources.

Wortwell Parish Council would like to place on record that the following matters HAVE NOT been taken into consideration as they are not deemed to be relevant material planning considerations.

- o Reduction in property values as a result of this proposal
- o Loss of private view over land
- o Boundary and access disputes, covenants and other private property matters
- o Questioning the motives or morals or future plans or personal reasons of the landowner
- o Commercial competition.

5. Infrastructure:

Wortwell Parish Council have additional concerns about the infrastructure, supporting services and location. Specifically:

- (a) There are very few services within the village boundary or immediate location.
 - (i) A limited bus service that is not fit for purpose for normal working or school hours.
 - (ii) No school
 - (iii) No village shop
 - (iv) A dominant two road system meeting at a crossroads on a blind bend in the middle of the village.
 - (v) We have an ongoing issue with speeding and antisocial driving behaviours where the village is used already as a 'rat run' to avoid through traffic having to go out onto the bypass. We are actively managing this in co-operation with the police, but an increase in traffic from within the village would be considered dangerous.
- (b) Medical and Dental services are already overstretched in the local town of Harleston to the point that no-one expects to get a doctor's appointment and the practice is deemed to be one of the worst performing practices in the country due to lack of GP's
- (c) Education services are stretched in the local town of Harleston
- (d) Employment opportunities in the surrounding area are very low and there are no large employers in the immediate or surrounding area. The nearest meaningful employment would most likely be found in Ipswich, Bury St Edmunds and Norwich itself. A radius of between 20-30 miles in each direction.
- (e) Public transport services - Note: Norwich is looking to represent itself as a leading light in being the Greenest City in the country. The increased level of road vehicles travelling for work on roads up to and into the city from this rural location (or to other larger towns) would not support the environmental targets or vision that they have set themselves.
 - (a) There are no trains or meaningful bus services from this area that could meet the demand through public transport. But even if new services were provided, these would be clogging up local road networks with buses ferrying people distances of more than 20 miles in each direction, probably on a daily basis.

6 Summary:

Wortwell Parish Council is not opposed to new builds in the village and supports and encourages the development of sympathetic housing in the area. We are also sensitive to the needs that have to be juggled when dealing with a tiny population in a small rural village surrounded by: