

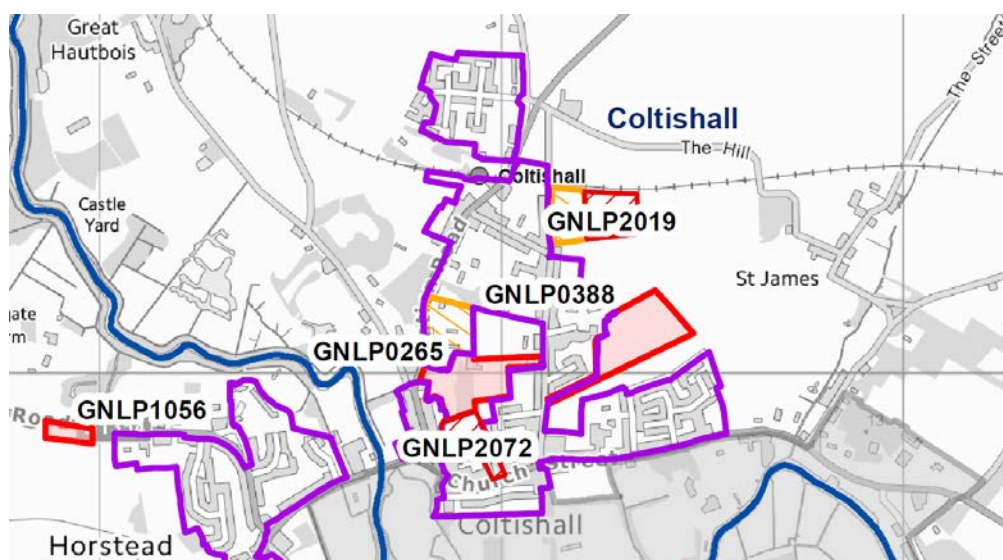
## The Horstead with Stanninghall Parish Council response to the GNLP Consultation.

Although not directly affected by the GNLP, the Parish of Horstead with Stanninghall feels strongly about the proposals put forward for future developments in the neighbouring Parish of Coltishall. Developments of the sizes proposed in Coltishall will impact on the local services Horstead currently accesses, as well as an increase the amount of traffic passing through the Parish on the B1150. Horstead, as does Coltishall, sits on top of two road networks, the B1150 and the B1354 that Norfolk County Council designates as a 3A2, Main Distributer Route (Other) in their Highways Route hierarchy.

According to data collected by the SAM 2 there has been an increase in vehicular traffic greater than 25% since the NDR opened and with large scale developments coming on stream in North Walsham this is only going to get worse.

There is concern amongst the residents that future generations may not have access to the Primary School in Coltishall, Horstead lost its very good school many years ago when the decision was taken to move everything onto one site on Rectory Road at Coltishall. Who can guarantee there will be places available in the future, if these developments proceed, for children living in the Parish? Currently schools in other neighbouring Parishes are already full.

The Parish currently has access to a recently expanded and very good General Practitioners surgery in Coltishall. There isn't one in Horstead and talking to residents on the doorstep many feel that the Practice would be put under even more increasing pressure. Yes, the Doctors from Coltishall Surgery also work from Spixworth Surgery, but many of our residents are elderly, do not have their own transport and some are housebound which requires GP's to make home visits. There is a growing perception amongst residents that they may be forced to find a different medical practice.



Coltishall has two sites that have already been designated for housing development. The first is at Rectory Road (hatched yellow on the map above) and has outline planning permission for 30 houses. The second is at Jordan's Yard (also hatched yellow). No proposal has yet been made for that site. The purple line on the map shows the current settlement limit for the village.

In February, we learned that two additional sites had been put forward by landowners for potential housing development (GNLP0265 and GNLP0388 – shown with red outlines). Around two hundred people attended a meeting on a snowy February night to object to these sites being included in the Local Plan, and their concerns have been registered with the local councils.

Since then, landowners have put forward another two sites for potential housing development. One of those – GNLP2019 (hatched red) is behind the 30-house site at the top of Rectory Road. The other – GNLP2072 (also hatched red) runs behind High Street and Church Street.

Whilst there is a requirement for new homes in the broader community so that existing children and the future generations of residents have a slim chance of being able to stay or even return and settle in the community the overall feeling by residents is that the mix of builds won't favour their wishes. Undoubtedly the developers will seek to gain maximum profit for as little capital outlay as possible so we could end up with developments comprising of homes with three, four or more bedrooms as opposed to a requirement for one or two bed affordable starter homes! Even less likely would be the feeling by developers for the need for retirement bungalows.

When a housing developer gets planning permission they are normally required by the council to make a number of the homes they build officially "affordable". This number varies across the country but is usually between 30 to 50 per cent and developers will be aware of the requirement before they begin drawing up plans. But the less affordable housing a developer builds, the more profit they could make, so the developer deploys the viability assessment. This allows them to go back to the council and say that the amount of affordable housing they originally agreed is no longer possible. Their case is strengthened by the fact the law was changed in 2012 to state that the developer must make "competitive returns" (in practice, 20 per cent profit) on the development. The Parish Council is only too aware of this get out clause, you only have to look at recent developments in North Walsham and Sprowston to see this is the case. Because this was a decision by Central Government and not by Local Planning Authorities (LPA's) the Parish Council doesn't feel that the LPA would be inclined to challenge it but strongly recommends that it does! It can be argued that developers are simply following the instinct of most private companies in being competitive and taking the opportunity to make more money. The real issue is that they are allowed to do it so easily in the first place, and keep it a secret.

The viability assessment should only be used when circumstances have made the council's requirements literally impossible. And in such a case, it should be published so the public can scrutinise it.

**Horstead with Stanninghall Parish Council are not in favour of any of the sites in Coltishall but it does support a development at GNLP1056 in Horstead.**

With GNLP2019 the Parish Council feels that it is in the totally wrong place as it will be connected to the existing Highways Network at a point that is a narrow, one way 'C' class road. A road that joins an already quite congested route especially at peak times during school terms when parents are trying to drop off their children and, at the same time, as public transport going through the village.

With GNLP2072 the Parish Council cannot envisage how the access onto Church Street can be seen as safe – The road at this point is not wide enough for a car and lorry to comfortably

pass at 20mph and access from the site is on an almost blind bend. How can the access be rated as 'Green'?

The Horstead with Stanninghall Neighbourhood Plan is shortly to be published and it comments “Whilst it is a fact that none of the major landowners in the parish have expressed any intention of making land available for development, there are some opportunities in and around the village of Horstead and across the parish as a whole. Small parcels of land immediately adjacent to the settlement limit of the village are available.....”

It is also worth bearing in mind that the Housing and Economic Land Availability Assessment (HELAA) is only a broad assessment of potentially available land and is not an indication that sites would achieve planning permission or be allocated in a Local Plan.

The HELAA does not allocate land for development, which is the role of the Local Plan. This is reiterated in the PPG which notes that ‘*the assessment is an important evidence source to inform plan making, **but does not in itself determine whether a site should be allocated for development***’. Whilst the HELAA assesses sites against a number of criteria, it is not an indication of how the site would perform against a Local Plan assessment, including Sustainability Appraisal. The HELAA simply indicates whether or not sites are considered suitable, in very broad terms, for development and could therefore count towards meeting OAN. Just as the HELAA does not allocate sites for development, it is also possible that sites excluded from the HELAA can still go forward and be considered as part of a more detailed site allocation assessment.