* The village, although having a school, has few additional facilities and services and whilst some modest infill development may be appropriate (notably on brownfield sites) the proposal to allocate a large area of land (nearly 2 ha) for housing will result in a scale of new housing that would unacceptably harm the character, appearance and settling of the village.
* The allocation suggests 25 – 35 homes but accepts more could be accommodated. Looking at site size and density of new build estate developments, even based on a very modest density (25 – 30 per ha), this would result in up to 60 dwellings coming forward (although slightly fewer if 0.27 ha used for cemetery extension). This scale of new build on a single site is excessive in a village and inconsistent with the more incremental manner the village has grown.
* The site represents a clear breakout into open countryside with no existing boundary features to the south and west. This is in contrast to other sites which are smaller and would appear to integrate more successfully with the existing form (such as GNLP0171).
* The allocated site forms a small parcel of a much larger site promoted for housing. It would be naive to think that the landowner will not see as the start of further development in the village (and will promote this actively moving forward).
* Highway access is insufficient for both contractors whilst building the site and residents when the site is finished. The junction with ‘The Street’ and the A140 is dangerous at the moment in terms of the difficulty in being able to exit ‘The Street’ turning towards Norwich, and conversely turning right into ‘The Street’ coming from Aylsham. With more traffic, once construction begins and then when residents start to occupy the new properties, this increases the risk of a serious road traffic incident.
* In addition, the current residents on Le Neve Road, will experience a significant period of disruption in terms, of noise, dust, road wear and tear, again caused by lorries delivering to the site.
* Residents approaching the village from the South are likely to use Wathen Way to gain access to their new property, this road again is narrow, with cars parked either side, and has been subject to at least one sink hole appearing in the last 2 years.
* The site is close to the Grade I Parish Church. Development is likely to impact / harm the setting. Given the current appearance, no new landscaping will significantly mitigate this impact in the short or medium term.
* The allocation suggests a small part for use as a cemetery extension. The housing appears to be an ‘incentive’ for the landowner to release this land. If such an extension is required, it should be pursued as an allocation in isolation, and not require an unsuitable housing allocation to unlock this cemetery use.