

Councillor Shaun Vincent,
Chairman, Greater Norwich Development Partnership Board
Broadland District Council,
Thorpe Lodge,
1 Yarmouth Road,
Norwich,
NR7 0DU

7th March 2020



Dear Councillor Vincent,

Greater Norwich Local Plan - Objection

I am writing to you to register my objections to The Greater Norwich Local Plan and to complain about the abysmal quality of the website, which is certain to limit consultation responses. The full text of my objections is attached, which I have submitted online, but I am very much aware that for many residents the complex and unwieldy website will be too daunting for them.

I feel strongly that members of the public should be able submit comments to the GNLP online with ease, which is not currently the case, or by letter, as with any planning consultation process. No postal address is apparent on the website and the consultation form cannot be downloaded. The result is that democratic scrutiny of the GNLP process is severely impaired, which is not only wholly unacceptable, but also risks the validity of the GNLP being challenged.

I feel strongly that the consultation process should be extended to allow time for the website to be improved to permit simple navigation of the site, the consultation form to be available by download and a clear statement that comments by letter will be acceptable and the appropriate address to which they should be sent clearly noted on the GNLP website.

I look forward to receiving your response.

Yours sincerely

Christopher Day

cc:

Councillor Grant Nurden Broadland District Council
Councillor Lana Hemsall, Broadland District Council
Councillor David Hale, Chairman Reedham Parish Council
Councillor Brian Iles, Norwich County Council

~~Helen Mellors, Assistant Director Planning, Broadland District Council~~

GREATER NORWICH LOCAL PLAN - OBJECTION

The Greater Norwich Local Plan as presented is seriously flawed in many respects and I wish to lodge my objections to the proposal to zone areas GNLP1001 and GNLP3003 for housing based upon the following:

- The GNLP consultation process is heavily reliant on access to and navigation of the GNLP website, which is appallingly badly constructed and excessively complex and cumbersome. The consultation pages are extremely difficult to locate and, as a result, public participation in the GNLP process will be constrained. I urge our local councillors to press for the GNLP process to be suspended until such time as an appropriate user friendly website can be constructed, to allow all members of the public to review the proposals and submit their views without the need for significant IT skills.
- The GNLP with respect to Reedham does not contain sufficient evidence of current or future housing demand, nor does it take into account the new housing proposed on the Sanderson Boatyard site, approved by Broads Authority Planning in December 2019.
- The addition of 60+ residential units in Reedham, over the period of the GNLP, is excessive would result in housing over-supply and, in the absence of the additional investment on community assets (i.e. new school, play areas, health facilities), would overburden the current facilities. Any expansion of the village should include provision for more community assets.
- Footpath provision in Reedham is very limited and largely non-existent on the main roads in and out of the village. An increase in the village population through substantially increased housing will increase footpath demand, especially on the roads close to the school and railway station, that cannot be met with the current configuration of the roads. A report from NCC Highways is clearly needed to assess the suitability of the proposed sites GNLP1001 and GNLP3003 and should be made available for public consultation before the GNLP process is concluded.
- The reference to places available at Reedham Primary school is not supported by documentary evidence or statements from the School management or governing boards or the local education authority. The school is an integral and important part of the village and any residential development in the village should take into account both the needs of the school and needs of the community from the school. This is not apparent in the consultation documents.
- The Reedham Assessment Booklet has not properly addressed affordable and social housing provision and demand in the village, nor has evidence been included of affordable and social housing approvals, waivers and construction in the developments at Station Drive, Yareview Close or Barn Owl Close. This should be addressed, and the Reedham Assessment Booklet be re-submitted to local consultation before the completion of the GNLP.
- GNLP1001 should not be developed for housing and should remain as a greenspace buffer site between Barn Owl Close and the agricultural land at the centre of the village bounded by houses on The Hills, Witton Green and the railway and is crisscrossed by footpaths. The existing developments of Yareview Close and Barn Owl Close together provide more than sufficient housing development in that part of the village.
- GNLP3003 is an enclosed site bounded by the railway and houses on Mill Road and is not suitable for the 30 houses proposed in the Reedham Assessment Booklet. Any development on this site should be modest, provide for suitable vehicular and pedestrian access to Mill Road and be in keeping with the local surroundings.