

## **PROPOSED DEVELOPMENT OF LAND, W SIDE OF TOPCROFT STREET**

I was shocked to learn of this proposal earlier this week. Despite regular informal contact with the applicant these intentions have, to date, never been mentioned. I note that the plan is for 3 detached 4-bedroom houses (the fourth 3-bedroom dwelling jammed up against the boundary to 'Moultons' to the south does not seem to merit a mention!)

This proposal appears to fly in the face of sound advice and appraisal from the LPA in the village development plan which excludes (for good reasons) development on the two open meadow areas fronting both Trees Farm and Street Farm. These areas are rightly recognised for their significance in contributing to the street scene and rural character of the settlement (and therefore the amenity and well-being of nearby occupants) and I hope the established development boundaries will remain unaltered.

The prospect of the present views to and from the Street being obscured or destroyed by the imposition of a modern housing development is surely unthinkable, and I can only hope that the LPA will heed and enforce their own established advice on this.

Before retirement I worked for 40+ years as a registered architect in both public and private sectors in the region. I specialised in conservation and repair of historic buildings (including a spell as Conservation Architect at S Norfolk, following the retirement of the late Charles Carus). I have lived in Topcroft with my growing family since 1974. It is fortunately rare, in my experience, to be faced with a proposal as crass and ill-conceived as this and I hope it will be rejected out-of-hand for the long-term benefit of the village and its residents. I also hope that any future 'fiddling' in an attempt to make this scheme more acceptable will be resisted firmly. It is so wanting in merit that it cannot be made more acceptable.

The material I have seen leaves many practical issues to be resolved, principally:

- i) drainage of foul and surface water from the new development (I note from the answer to Q7f that the development site is claimed not to be near a watercourse (!) so I wonder how this will be achieved. The watercourse known locally as the Beck immediately fronts the development site and is a major drainage route. It has been known to run at full spate after a spell of persistent rainfall and to overflow onto the adjoining land and The Street in exceptional conditions.
- ii) Road safety. Four substantial detached houses will generate, at a guess, a minimum of two cars per household, probably more. These will need access onto The Street at its narrowest point, opposite my house, the old chapel and the old school. We are already plagued with increasing traffic speeds along this road (the 30mph limit is routinely ignored) so this would become a major consideration.

It is hoped that the above will not need to be considered further if sense prevails and the proposal is refused, but I refer to them simply as major issues which remain unresolved.

19 November 2018