

**Tivetshall Parish Council Response to the  
Regulation 18 Greater Norwich Local Plan  
December 2018**

Summary

The parish has a long history with settlements dating from Anglo Saxon and Roman times. Boudicca Way runs through the village. Artefacts have been found over the years. A number of the older properties have Listed building status. There are two churches, one a ruin, which date back to ..... and are of significant historical interest.

The character of the parish is of linear structure. Almost without exception the 315 properties adjoin, overlook or are surrounded by open space. It is largely arable agricultural land, with a smaller number of grazing paddocks. In living memory there were many mixed farms (dairy, sheep, pigs and arable). This has reduced to two mixed farms on the outer edges and the remaining land being arable and farmed by large contractors from outside the parish. The wildlife, fauna and flora is abundant.

There are two public houses, one with restaurant and accommodation – located on opposite ends of the parish boundaries east and west. A post office. A primary school. There are two vehicle garage businesses on Rectory Road Tivetshall St Mary within 400 yards of the A140. Apart from these, employment is restricted to owner run businesses from premises adjoining their domestic residence. Parish based employment opportunities for residents are therefore minimal.

Most of the land has drainage ditches on the boundaries abutting the roads/quiet lanes. These are essential for keeping the fields from being waterlogged, and holds the water back from the roadways in wet weather. There are only 4 paved footpaths in the parish. All are in the vicinity of the school and the village hall. There is no connection of these to the rest of the properties currently in or proposed for the parish. Any increase in traffic through the parish will increase the accident risk of pedestrians including any children on their journeys to and from the primary school or those who attend secondary school. The school buses stop in Green Lane, The Street and Rectory Road.

Station Road is two way throughout its length. Moulton Road, Rectory Road, The Street and part of School Road also. All the remaining roads in the parish are of single track width. Passing places are limited by the drainage ditches.

The properties in the village consist of listed cottages and former farm houses, barn conversions, bungalows, houses and bungalows built by councils. Infill developments of two pairs of small size houses and two detached bungalows have been built in The Street and a mixed development of larger housing around the Green including some housing association two storey building containing flats. All again maintaining the linear structure of the village.

The water supplies are found to be low pressure, particularly in the area The Street. Mains sewerage system does exist. It is collected into a tank holding system and pumped to Dickleburgh. The system frequently fails and raw sewerage backs up. A number of properties are victim to this. There are many properties either on septic tank or more often using the Klargister method of sewerage disposal. In the event that any of these properties need to update/replace sewerage arrangements they are likely to take up their right to connect to the main sewerage system. Extensive improvements to the sewerage system would be required if significant increases to the number of properties in the parish are to be permitted. Additional holding tanks would merely cause increased overloading of the facility at Dickleburgh.

#### Suitability of GNLP 2128 – Former Waste Transfer Station 1,.81 ha – Proposed Retail/Petrol Station

A refuelling station in Long Stratton (4.5 miles north on A140) closed in the 1990s due to lack of trade. Permission has been granted for a refuelling station a few miles south at the Scole roundabout. Therefore the refuelling facility is well catered for and meets local needs. Retail outlets already exist nearby at Pulham Market where a general stores includes a Post Office. Cherry Lane Garden Centre (0.4 miles north on A140) also incorporates a full grocery, hardware, furniture, handicrafts, haberdashery, clothing, books and cards, a restaurant and takeaway. It is served by a large car park. Goodies (1.5 miles north on A140) is a full retail butchery, also retailing local provisions, craft items and again incorporates a restaurant. Any additional retail outlets in the vicinity will detract custom from these existing businesses and are therefore undesirable.

Adjacent to the Cherry Lane Garden Centre/Store is Hillcroft Court. A former workhouse, (redeveloped several times including a cottage hospital) this is now a residential site. Within its two storey structure are flats, apartments and two storey properties. We believe the former waste site could be developed to provide housing of a similar nature, as it has good visibility access onto Station Road, with opportunity for travel west towards Attleborough or direct onto the A140 for travel north or south. The traffic would not compromise road safety on the internal narrow parish roads. Recognising this is a brownfield site and is not a loss of open space and gives developers an opportunity with less restrictions of matching the existing character of the rest of the parish.

#### Suitability of GNLP 2042 – South of Rectory Road 4.11 ha – Proposed Residential

Ram Lane (12 properties), Bonds Road (5 properties), Tinkers Lane (1 property) are all single track lanes. High level usage at specific times of year by very large agricultural vehicles causes major access problems for existing residents. The drainage ditches which exist at the sides of the lanes prevent passing and result in having to reverse long distances and consequently is an accident risk to any pedestrians as no pavements exist in this part of the parish. Rectory Road is two lane width but considerably narrows in places causing restricted passing for larger vehicles. Any development would expect to have at least two vehicles per household. Access out onto the A140 whether to go north or south is difficult for most times of the day. Any occupier leaving home wishing to travel west would naturally travel through the village lanes. The A140 at the junction of Rectory Road is only two vehicle width and vehicles turning into Rectory Road travelling south results in halting the main road traffic. To develop the whole site would create a totally different character to the parish, in that it would no longer be of a linear structure.

There is no mains gas in the parish. The mains sewerage system flows into a holding tank at the corner of Bonds Road, and Ram Lane. Before pumping to Dickleburgh It fails frequently and results in raw effluent backing up into the nearby properties, and into the land drainage ditches. Several properties currently use a Klargister system and if an when the need to update may take up the right to connect to the main sewer. Increasing its flow. The land itself is often part waterlogged. This can be evidenced by the use on it of tracked agricultural vehicles rather than wheeled.

The continuation of Bonds Road, into Primrose Hill leads to an area once a Roman Encampment. We presume therefore that the surround areas must have had burial sites etc.

The fauna and flora is abundant. As well as birds and bats, the drainage ditches provide a home for many reptile species. Several breeds of deer roam the fields. Studies would need to be undertaken to identify the specific species to ensure protection is adequately provided.

#### Suitability of GNLP 2041 – Land to the east of Tivetshall (19.85 ha) – Proposed Residential

The proposal refers 'taking access from School Road'. At this point the road narrows to single track. Assuming the average of two vehicles per property minimum this would cause a high level of traffic up a single track road or past the primary school where the majority of pupils and accompanying parents cross over the road as pedestrians to access the school. The road width of The Street and Mill Road is limited as properties line both sides. The only pavements occur along the corner of The Street abutting the Green, between the Green and the housing on Thwaite Close, a short stretch on Green lane in front of the properties up to the junction with School Road, and in front of the housing on the south side of School Road where it recesses from School Road.

There is no mains gas in the parish. The mains sewerage system flows into a holding tanks either at the corner of Bonds Road, and Ram Lane or the corner of Green Lane and Hall Road. Before pumping to Dickleburgh It fails frequently and results in raw effluent backing up into the nearby properties, and into the land drainage ditches. Several properties currently use a Klargister system and if and when the need to update the residents may take up the right to connect to the main sewer. Increasing its flow. Very low water pressure is already experienced by many householders residing in The Street currently. In as much as it rarely reaches showers on first floor of properties.

Any development of the whole site would completely change the character of the parish with its linear structure with all existing properties adjoining open farmland. There are public rights of way across the proposed site and this facility is used regularly by residents exercising their dogs. The circular walk to Pulham is adjacent. All of these currently traverse open farm land. There are ponds on the site and in addition to the flooding issue and requirement for extensive drainage arrangements, the fauna and flora which inhabits needs to be accommodated. It is not possible to continue to remove natural habitats and maintain the balance of ecology required by our planet.

#### Suitability of GNLP 2103 – North of School Road (0.84ha) Proposed Residential

The development of the site would be a complete change to the character of the village which is almost exclusively of a linear nature. There is no mains gas in the parish. The mains sewerage system flows into a holding tanks one at the corner of Bonds Road, and Ram Lane. Another at the junction of Green Lane and Hall Road. Before pumping to Dickleburgh. It fails frequently and results in raw effluent backing up into the nearby properties, and into the land drainage ditches. Several properties currently use a Klargister system or septic tank. If and when the need to update the owners may take up the right to connect to the main sewer. Increasing its flow.

The access to the site currently is adjacent to the last bungalow on Green Lane. The lane is particularly narrow at this point and visibility is very limited. The site has a number of protected species in its habitat. These include but are not exhaustive great crested newts, owls, buzzards.

Whilst the site is within walking distance of the primary school there is no land available to create a pavement from the site to join the pavement on the recessed part of Green Lane where bungalows

exist. There are no employers within walking distance. Listed buildings are adjacent and also nearby.

Traffic exiting the site would need to proceed along single track Green Lane for onward travel in any direction. 1 mile north to the junction with Station Road, ¼ mile south to junction with School Road and The Street. School Road reduces in width to single track as it progresses into Star Lane before reaching the junction with Station Road. The Street whilst two lane is narrow and with properties either side it does not have facility to widen or to have the provision of a pavement.