Greater Norwich Projects Team

c/o Norfolk County Council

County Hall

Martineau Lane

Norwich

NR1 2DH

16th March 2020

Dear Sir/Madam,

**Re: POLICY GNLP2019 and GNLP1056**

**Horstead with Stanninghall Parish Council are not in favour of site GNLP2019 in Coltishall but it does support a development at GNLP1056 in Horstead.**

Development in Coltishall will impact on the local services Horstead currently accesses, as well as an increasing the amount of traffic passing through the Parish on the B1150. Coltishall has two sites that have already been designated for housing development. The first is at Rectory Road and has outline planning permission for 30 houses. The second is at Jordan’s Yard. No proposal has yet been made for that site.

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 30% 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.

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 wont 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.

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.

In favour of **GNLP1065** the Horstead with Stanninghall Neighbourhood Plan, which is shortly to be published, comments that “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…….” The Parish Council feels that GNLP1065 would meet these requirements.

Yours faithfully

Suzanne Hall

Clerk to Horstead with Stanninghall Parish Council