

GNLP – Bergh Apton Parish Council’s Response to Sites Proposals

The Parish Council has considered the sites put forward under the Greater Norwich Local Plan and submitted the following comments. The Sites Proposals document can be found at www.gnlp.org.uk. Consultation of the document ends on 22nd March 2018.

GNLP0122 – Cookes Road – Object

- This site was put forward under the Joint Core Strategy but was rejected by the Independent Government Inspector as a result of his visit to this site. In the interim, on the site itself, or the road that serves it, nothing has occurred to improve its status as a site suitable for development
- The site forms part of the centuries old parkland which extends for over 1km on the north side of Threadneedle Street and Cookes Road from Bergh Apton Manor to Washingford House. The site is adjacent to Washingford Barn, a listed building and was originally within the curtilage of this property. The land for the Village Hall being given to the village as a kind donation.
- There is no extended development boundary to the north of Cookes Road from BER1 for the benefit of this site. Furthermore no permission has ever been given for any modern housing development on this side of Cookes Road.
- Cookes Road is a single track at this point with no passing places and further development would exacerbate traffic issues.
- No mains drainage is available
- It is a greenfield site

GNLP0203 – Church Road – Object

- The site is close to the centre of the village and near the village sign, being adjacent to local authority housing.
- It is a greenfield site
- Mains drainage is available.
- The site was proposed under the Joint Core Strategy, but was not selected. In the interim, on the site itself, or the road that serves it, nothing has occurred to improve its status as a site suitable for development.

GNL0210 –Church Wood, Welbeck Road – Object

- The site is adjacent to a listed church and any development would detract from this historical property.
- The site adjoins a County Wildlife site and protected species are identified in the vicinity.
- Development would detrimentally affect established woodland.
- The local road network is considered unsuitable. The site is situated on a hazardous stretch of road, compounded by being on the route for the Household Waste Recycling Centre and a building yard which when in operation produce significant levels of vehicular movement and large lorries, particularly during long weekend opening hours of the HWRC.
- It is a greenfield site

GNL0412 – Church Road (former Concrete works) – Support

- This is the Parish Council's only favoured site for residential development in the village.
- The highway is considered adequate at this location and benefits from passing places.
- Mains drainage is available.
- As a brownfield site re-development would better utilise this location and vastly improve the aesthetics of the area.
- Given the size of the site the scope for a range of dwelling types and tenures would be beneficial to the village

GNL0533 – The Street - Object

- Development of this site would lead to continuous development on the east side of The Street and remove the only remaining hedging. The Parish Council considers that this would spoil the street scene.
- No mains drainage available
- The highway adjacent is narrow and evidence suggests there are already parking and speeding issues that any further development would exacerbate.
- This is a greenfield site.

Julie Gosling

Clerk to Bergh Apton Parish Council

16.3.18