

ASHBY HERRINGFLEET AND SOMERLEYTON PARISH COUNCIL

The Parish Council held an Extraordinary Meeting on Thursday 19th August, to which members of the Public were invited to attend to contribute their views. The following is the Parish Council's agreed formal response to this Planning Application.

In general the Parish Council welcomes this Planning Application which relates to one of the two agreed Designated Sites for housing development in Somerleyton. The quality of the proposed build is high and the emphasis on sustainable living is welcome. There are, however, a number of concerns that the Parish Council wishes to raise, which it hopes will be taken into account when the Planning Committee decides on the Application.

- 1) The Parish Council notes that the proposed development contains two four-bedroomed properties and wishes to draw attention to its emerging Neighbourhood Plan which has stated a clear preference for more affordable one to three bedroom properties, to attract younger people and families to live in the area.
- 2) At the Consultation stage the Parish Council expressed concern about the narrow access to the development, and is pleased that this has been widened. It still has concerns about the 'mix' of pedestrians, cyclists, and vehicles using this single access point and would welcome some assurance that this will be suitably managed perhaps through signage or a suitable separation of traffic on the ground.
- 3) The Parish Council has some concerns about how this development may affect parking on The Street near to the access road. When the road is clear of parking here, the visibility is good on the near side when leaving the site, slightly less so on the driver's side. However, when cars are parked on either side of this access point, visibility will be affected. Linked with this, the Parish Council noted with concern that Forge Cottage, which is adjacent to this development, will lose its parking spaces. This will oblige the current tenant to park on The Street, unless parking spaces are created for the tenant on their property. (The emerging Neighbourhood Plan states a requirement for 2 parking places for a three bedroomed property.)
- 4) The Parish Council expresses concern that one of the tallest properties on the new development would be close to the bungalows at Savile Lea on The Street. While it is clear that effort has been taken to ensure that the property does not directly overlook its Saville Lea neighbours, it is believed that the height difference itself will have a deleterious impact. Further concern was raised about how this may impact on the Street Scene itself at this point. The Parish Council wonders if the overall design could be altered to ensure that the taller properties were furthest from the Development's existing neighbours. The difference in height obtained could be as much as 2.5 metres.
- 5) The Parish Council wishes to remind the Applicant that the Phone Box included in this application is owned by the Parish Council, who would be happy to discuss the proposal for its being used in its current location as an asset for the whole community.

Sue Read
Parish Clerk
23/8/21