

CRINGLEFORD PARISH COUNCIL

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**Mr C. Watts
Design Officer
Growth & Localism
South Norfolk Council
Swan Lane
Long Stratton
NORWICH
NR15 2XE**

12 September 2013

Dear Mr Watts,

Re: Planning Application Ref 2013/1494

Applicant: Land Fund Limited

**Location: Land East of A11 and North and South of Round House Way,
Cringleford**

Proposal: Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highway works, landscaping, public realm, car parking and other associated works.

Cringleford Parish Council strongly objects to this application and requests South Norfolk Council to refuse permission for the proposal.

Approval of this application would completely undermine, at this late stage, the 2 years of community work in developing the Neighbourhood Plan to address housing and other growth in Cringleford in a sustainable way. This work has been done with the support of residents, other stakeholders, South

Norfolk Council and the Government in line with the National Planning Policy Framework and the Localism Act.

The Neighbourhood Plan is strongly supported by the community and is at a critical stage with independent examination due to be carried out by an Examiner during October. His final report will be published at the beginning of November.

In addition to this major strategic objection there are other fundamental objections for refusing planning permission.

1. **Prematurity.** The proposed development is so substantial and the cumulative effect would be so significant that granting permission would prejudice not only the Neighbourhood Plan but also the Local Plan by predetermining decisions about scale, phasing, location, number and density of housing which are addressed in the Neighbourhood Plan. Significant weight must be given to this document as it is an important element in the Local Plan.
2. **Prejudicial.** This single application is prejudicial to the coordinated approach to overall planning for growth in the development boundary stressed in the Neighbourhood Plan.
3. **Scale of Development.** The scale of development will have adverse effects on the character and appearance of the village which the Neighbourhood Plan and its policies seeks to protect.
4. **Negative impacts.** The landscape setting of the village will be adversely affected, while the important landscape zones along the A47 and A11 will be severely compromised and erode further the strategic gap between the village and the countryside.
5. **Unacceptable design and density proposals.** Although the average density of building is given as 25 dwellings per hectare, this is deceptive since actually densities are proposed up to 32-45 dwellings per hectare. Too much detail of the design is left to reserved matters and this proposal will allow the uncoordinated expansion of the urban village edge to appear as sprawl.
6. **Community.** The application does not create high quality, sustainable mixed and inclusive communities within the development boundary.
7. **Traffic Management.** The application does not effectively address traffic management and highways infrastructure requirements identified by the Highway Authorities during the production of the Neighbourhood Development Plan.
8. **Adverse effects.** The approval of this planning application would have an adverse impact on residential amenity and result in the loss of open space, wildlife zones and green infrastructure corridors.

The Parish Council accepts the need for growth but wants it to be on their terms as set out in the Cringleford Neighbourhood Development Plan.

Yours sincerely,

Mr G. Mole

Chairman

CC: Mr Colin Gould, Chairman of the Council, Member of the Development Management Committee

Mr John Fuller, Leader of the Council

Mr Martin Wilby, Deputy Leader of the Council

Mr Murray Gray, Leader of the Liberal Democrats, Member of the Development Management Committee

To All Members of the Development Management Committee

Mr Joe Mooney – Chairman

Mr Derek Blake

Mrs Yvonne Bendle

Mr Lee Hornby

Dr Christopher Kemp

Mr Nigel Legg

Mrs Lisa Neal

Mr Tim East

To All Members of Growth & Localism Committee

Mrs Florence Ellis – Chairman

Mr Michael Edney

Mr John Overton

Mr Brian Riches

Mr Beverly Spratt

Mr David Bills

Mrs Pauline Allen

Mr Garry Wheatley – District Councillor

Miss Judith Virgo – County Councillor