

Hoveton Parish Council

First Draft Local Plan Consultation Response (June 2019)

Response submitted under “First Draft Local Plan (Part 1) – 15 Proposals For Hoveton”.

Summary

Please provide a brief summary of your response:

Response from Hoveton Parish Council to NNDC’s First Draft Local Plan public consultation (15 Proposals For Hoveton). Response as agreed at the Parish Council’s meeting of Monday 3rd June 2019 (minute reference 7.5c/1678).

Nature of Response

Are you supporting, objecting to or providing general comments?

General comments from Hoveton Parish Council relating to 15 Proposals For Hoveton, with a specific objection to Site Reference HV01/B (Land East of Tunstead Road).

Comments

Please provide full details of your representation:

Hoveton Parish Council would like to make the following comments in relation to proposals for Hoveton outlined in the First Draft Local Plan (Part 1):

- 1) Hoveton Parish Council would prefer to see Hoveton’s proposed land allocation (and the approximately 150 dwellings the allocation seeks to deliver) split between several smaller sites, in a holistic, integrated approach to local development, rather than this allocation being fulfilled through the single large development proposed in the First Draft Local Plan (Site Reference HV01/B, Land East of Tunstead Road). The Parish Council would like to seek assurances, however, that should this change be made, the percentage of dwellings classified as affordable housing within this allocation would remain unchanged.
- 2) Hoveton Parish Council has previously been advised that the already approved new developments at Church Field (25 homes) and Tilia Business Park (28 homes) would be included in Hoveton’s housing allocation and that, with the approval of these two developments, Hoveton had already begun working towards its First Draft Local Plan housing allocation. The Parish Council notes, however, that the First Draft Local Plan does not mention these two developments. Hoveton Parish Council believes that these pre-approved developments should count toward the fulfilment of Hoveton’s housing allocation and the Parish Council seeks assurances and confirmation from NNDC that this is the case.
- 3) Hoveton Parish Council has serious concerns about the inevitable increase in traffic that will arise as a result of the proposals included in the First Draft Local Plan, and

about the impact of this extra traffic on an already stretched local road system and on the health and wellbeing of local residents. The First Draft Local Plan states that “Hoveton suffers from congestion in the village centre along the A1151 and across the river bridge through Wroxham, particularly in holiday periods” but this statement does not convey the true extent of the increasing, year-round problem of traffic congestion on the A1151 and the impact of this problem on local residents. A recent study showed half a million vehicle movements passing through the villages of Hoveton and Wroxham in just over two months. While there are many practical problems posed by such congestion – traffic queues causing long delays in entering and leaving the villages; difficulties for residents in joining the main road traffic from driveways and residential roads; delays experienced by emergency vehicles, etc – of particular concern is the noise pollution and air pollution resulting from this level of traffic, which has a serious impact on local quality of life. Hoveton Parish Council is concerned that the proposals included in the First Draft Local Plan will only add to the already unacceptable levels of congestion on the A1151 and will therefore further erode quality of life for local residents.

- 4) Hoveton Parish Council has serious concerns about a number of unresolved problems with the local sewerage network and about this network’s ability to cope with further local development, such as that proposed within the First Draft Local Plan. Many foul sewers (such as the one located in Meadow Drive) are already known to be struggling to cope, and the Parish Council is awaiting evidence that Anglian Water has found a solution to the ongoing foul water sewerage overflow problems occurring in Hoveton and a way to address and remedy the inadequacy of the sewerage system. In addition, Hoveton has experienced many problems in recent years with surface water flooding on roads within the parish, making some key routes impassable at times, and creating dangerous and difficult conditions for road users and pedestrians. Some residential properties have also been identified as being at risk of flooding, whether from surface water flooding, rising river levels or extreme weather events. Hoveton Parish Council feels that, in many areas, surface water drainage is inadequate and is unable to cope with current demand, and that these problems will only increase with further housing development.
- 5) Hoveton Parish Council has serious concerns about local infrastructure and its ability to cope with further large-scale development, such as that proposed within the First Draft Local Plan. The Parish Council shares the concerns of many local residents that a growing population caused by overdevelopment will seriously impact on residents’ access to quality health care, education, and many other vital local services, thereby impacting on the quality of life offered within the local community. Hoveton and Wroxham’s medical centre and other local healthcare services are already under pressure, and the Parish Council fears that a population increase from further housing development such as that proposed here would only exacerbate the problems being experienced by local residents trying to access timely, quality health care. Similarly, the Council fears that an increase in demand for places at local schools will prove unsustainable unless a sufficient supply of school places goes hand-in-hand with the proposed housing development. Meanwhile, further investment in road maintenance is still needed to ensure that heavily-used roads such as the A1151 are fit for purpose; improvements still need to be made to the local communications infrastructure (with unacceptably slow Broadband speeds and poor mobile signals limiting the amount of remote working possible, this may deter businesses from relocating to the local area);

and with many primary substations already reaching capacity, there are concerns that further housing growth in the local area will also put a greater strain on the electricity network.

- 6) Hoveton Parish Council strongly objects to the proposals made with regard to access for Site Reference HV01/B (Land East of Tunstead Road). The Parish Council shares the concerns of many local residents that the proposals for “access to be provided off Tunstead Road with a through connection to Stalham Road” will result in the creation of a road which will be used as a ‘rat run’ through both the new development and the existing Brook Park development, creating a road safety hazard near the Brook Park children’s play area and negatively impacting on the residents of these developments. Furthermore, the provision of highway access on Tunstead Road (an extremely busy road at peak times, which has a proven problem with speeding traffic) will also impact negatively on residents of Tunstead Road and the nearby Two Saints Close, with not even a new roundabout proposed to assist residents trying to exit Two Saints Close or the new development with safely joining the main road. The Parish Council fears these access proposals could lead to road traffic accidents in an area very close to Hoveton’s high school.

- 7) While Hoveton Parish Council recognises that the First Draft Local Plan is concerned only with allocating land/agreeing the principle of development and not with agreeing specific planning applications, the Parish Council is concerned that Persimmon will most likely be the developer involved in the delivery of the large-scale development proposed for Hoveton in the First Draft Local Plan (Site Reference HV01/B, Land East of Tunstead Road). The Parish Council is therefore concerned that, should this proposal go ahead, the problems encountered with Brook Park ‘phase one’ (in terms of the work done by Persimmon) may be repeated with Brook Park ‘phase two’. The Council believes that difficulties experienced with a developer should be taken into account by the planning authority if that developer applies to take on another site and the Council seeks assurances from NNDC that this will be done. If this is not possible, then Hoveton Parish Council considers this one further reason why it must object to Site Reference HV01/B.

What changes are you seeking?

Please tell us about the changes you are seeking:

- 1) Hoveton Parish Council objects to the proposals for Site Reference HV01/B (Land East of Tunstead Road) and would like NNDC to consider removing this site from the Local Plan. Hoveton Parish Council asks NNDC to reconsider the alternative sites proposed for Hoveton, as outlined in *First Draft Local Plan (Part 1) – Alternatives Considered*, with a view to splitting Hoveton’s proposed land allocation (and the approximately 150 dwellings the allocation seeks to deliver) between several smaller sites. Alternatively, the Council feels that a more modest Brook Park expansion could be achieved along Stalham Road, thus avoiding landlocking the Broadland High Ormiston Academy site.

- 2) Hoveton Parish Council requests that already approved developments at Church Field (25 homes) and Tilia Business Park (28 homes) are noted in the Draft Local Plan and are counted toward the fulfilment of Hoveton’s overall total housing allocation, thereby reducing the allocation for future sites in Hoveton from 150 dwellings to 97 dwellings.