

SN0537

Bunwell is a village of ribbon housing with small development of infill and back fill properties.

The proposal to build a housing estate of 25 homes does not sit within this ribbon development.

The latest ribbon development is a site being developed for 7 properties on land adjoining to 141 Bunwell Street, where the proposal to build 9 properties was not passed for planning.

I understand there are current issues with ditches which are not yet resolved for this build.

Robert West of Highways has confirmed that ditch maintenance adds to the flooding situation in Bunwell – surely another reason for this application to be rejected when the other sites are not in the open countryside.

There have been continual drainage issues outside of properties 139/141 which Norfolk Highways have failed to rectify to date after changing old broken pipes and placing new drains outside of these properties.

These alterations have led to additional flooding at times of continuous rain which now spreads across Bunwell Street – the drains are unfit for purpose.

Photographs can be supplied if necessary.

The system is being overloaded for old pipework and we have e-mailed correspondence supporting this from Robert West of Highways – Robert West also confirms that due to cost he cannot supply a date when this will be rectified.

The heavy clay soil does not allow for good drainage and to add a further 25 properties to such will surely put extra load onto an already overloaded system.

Bunwell is not a town – it is a village with village roads used for agricultural vehicles – the chaos caused by workmen outside of 139/141 in trying to rectify the drainage (twice to date) with grass verges being churned up by cars/lorries/tractors as these try to pass mobile traffic lights, work vehicles.

Environmentally - proposed site SN0537 is within open countryside which provides for boundaries of established oak and ash trees, designated footpaths with views to open fields as one would expect in a village environment, with ditches for water run-off.

I appreciate the Community Infrastructure Levy would be appealing for a site with 25 houses – but at what cost to the environment?

Bunwell is a cut through to the main route to Norwich (B113) it is a village of bends and narrow roads, with cars speeding through the village even with a 30mph speed limit, this proposed site is on the edge of this limit.

If South Norfolk wants to plan for village clusters, surely within a village would be the best place not extending the village which will change the village landscape forever.

We have no objections to other proposed sites within the village other than drainage, these proposals sit within the constraints of the village and do not impact on the environment.