

## **Tivetshall St Margaret and Tivetshall St Mary Clusters Response**

Question 143. Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.

Tivetshall Parish Council have discussed the proposals at length at a recent parish council meeting. Although they agree in principle with the proposals they are also in agreement with the sentiments of CPRE response to the Village Clusters. The Parish Council would like to see all new development kept within the linear layout of the village with open space at the front and behind properties. The Parish Council would want to follow the recommendations of the Housing Needs Assessment of starter homes and affordable family housing incorporated in any new developments. The Parish Council is also worried that unless extra development in keeping with our village is provided they would lose many of their local services including our pre-school, primary school and the mobile library that is welcomed by so many parishioners.

QUESTION 144: Do you support or object to the allocation of the preferred site? Please add additional comments to explain your response and please specify which site(s) you are referring to. If the site is allocated do you think there are any specific requirements that should be set out in the allocation policy?

Site: SN0319, Pear Tree Farm, West of The Street, Tivetshall St Margaret

Tivetshall Parish Council objects to the proposed 25 dwellings on this site. It would support the building of 12 properties. The site will back on to homes on The Street which are all single storey bungalows. When surveyed in relation to our emerging Neighbourhood Plan all parish residents have expressed a strong desire that new properties should be in keeping with adjacent homes in terms of height and distance thus protecting privacy and in keeping with the existing format of the village. A development of 12 properties would provide for affordable homes to be included.

Roads within the Tivetshall are narrow. A number requiring passing places. There is no through-village bus service and residents have to rely on private vehicles. The Street is a two lane road with no pavements except a very short distance near the Green. It is lined by existing homes with driveways. The Parish Council is very concerned that the safety of residents could be seriously compromised by the addition of vehicles from a further 25 properties accessed directly onto The Street. They believe that dispersing the village cluster allocation onto several smaller sites would provide less risk to other road users, pedestrians, cyclists and horse riders which use our village roads. When the last development of 16 properties (Thwaites Oak Close) was built its roadway was designed to be a significant distance away from any other accesses with open space views to through routes of The Street or Green Lane.

QUESTION 145: Do you support or object to the proposed use of the site? Please explain your reasons

Site: SN3002SL, Land south of Green Pastures, west of The Street, Tivetshall St Margaret.

Tivetshall Parish Council also supports the building of properties on this site but as above if at all possible they should provide starter homes and affordable housing for local parishioners and be in keeping with the layout of the village. This site is in the midst of two storey dwellings and the Parish Council is in support of similar height buildings on this site.

## Shortlisted Sites

### **Location and Reasons not preferred for allocation:**

#### **SN3018.** Pear Tree Farm, west of The Street

Shortlisted for up to 10 dwellings on a site of 0.6 hectares.

It should be noted that this is not an additional site, it is a smaller part of site SN0319 with the same proposed access point from The Street and, if allocated, it would be instead of SN0319. The Parish Council represents the residents of the Tivetshalls, in line with a larger than average response to the consultations to-date on the emerging Neighbourhood Plan where strong opinions were expressed of the need to protect the linear style of the village with homes facing or backing on to open land and not detracting from the same conditions for existing homes.

#### **SN2103.** Land north of School Road

Shortlisted for up to 15 dwellings on a site of 0.9 hectares.

The site is located close to the school and village hall and adjacent to the settlement limits. Development in this location would read??? as part of the existing village and is visually contained with limited open space to the north. There would be some impact on Elm Farm and its approved planning permissions to the east which would be mitigated if the eastern hedgerow and trees were retained and enhanced.

Highways officers have confirmed that all/most of the frontage hedge/trees would need to be removed to achieve an access into the site. School Road narrows to the east at this point and there are potential access constraints which it is may be possible to overcome through a reconfiguration of the local road layout but this would need to be agreed with NCC Highways

NCC highways to confirm if could turn road into site making this the primary road and make remainder of School Road to the east into a side road.