

Tivetshalls Cluster Reg 19 Allocation Response

<p>Form and Character</p> <p>42.2. There is a limited range of facilities shared by the Tivetshalls, including a primary school and village hall which are located around Green Lane/School Road. A public house is located away from the built-up areas on the A140 Norwich-Ipswich road. There are some opportunities for recreation and there is a limited bus service to Norwich and Diss.</p>	<p>Form and character</p> <p>42.2 It should be noted that adjacent to the village hall is a large playing field with childrens' play equipment. It was established in 1951.</p> <p>In early 2023 the Village Pond upgrade and refurbishment was completed. It is located on The Green and now provides improved accessibility for all ages and abilities including mobility scooters and wheelchairs from the existing footpaths around the School, The Village Hall and Playing Field. It was a project funded by grants.</p>
<p>Settlement Limit</p> <p>42.3. The Settlement Limit has been drawn around the existing built-up area of The Street, School Road and Thwaites Oak Close to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it. Outlying areas, further from facilities have been excluded from the defined Settlement Limit. A minor addition to the Settlement Limit has been included, incorporating an area of land west of The Street and immediately south of the existing Settlement Limit. This area of land was promoted and assessed as part of the Plan process and considered appropriate for inclusion in the Settlement Limit.</p>	<p>Settlement Limit</p> <p>42.3 The changes to the settlement limit have an immediate effect on the linear style of the village.</p> <p>In the preparation of the now Adopted Neighbourhood Plan a meeting took place with SNC Senior Planning Members. Under discussion was one site for village cluster or the 3 smaller sites proposed by the Steering Group on behalf of residents. There were no major differences in the suitability of all the sites put forward by the Officers.</p> <p>There was a reference to the loss of some trees and hedging on the site closest to the village facilities. We would put on record the outcome during a visit of the NCC Environment Officer requested by the Parish Council to consider the importance and retention of as many of our village trees as possible. To our disappointment none of the village trees were considered as suitable for Preservation Orders.</p>

<p>Site allocations</p> <p>42.4. The site lies west of The Street and south of Mill Road, Tivetshall St Mary, set behind existing development that fronts onto both of those roads. Tivetshall primary school, village hall and recreation ground lie a short distance to the north of the site. The Old Ram lies nearby on the A140 where a limited, but peak time, bus service between Norwich and Diss runs.</p>	<p>Site Allocations</p> <p>There is no through village bus service in Tivetshall. The bus stops are located on the A140. Norwich bound on the west side near Rectory Road junction. The Diss bound on the east side opposite The Old Ram. This one involves crossing the A140 which has a 50mph speed limit at that point. Both are more than a mile from the proposed total development site and the majority of homes in the village. Both stops are over a mile from the site and the majority of homes in the village, along country roads including long sections without footways or significant, accessible verges.</p> <p>Rectory Road adjacent to Tinkers Lane is the location of the coach pick up and drop off stop for children attending the Archbishop Sancroft school in Harleston. Due to the distance and for road safety of the schoolchildren they are taken there by car from home.</p> <p>The 2011 Census shows that car ownership levels in The Tivetshalls is recorded as 'high'.</p>
<p>42.5. The existing built-form of the village is characterised by linear ribbon development and the development of the site would represent a departure from this. However, by virtue of its position, the site will be, to some extent, screened by existing development along The Street and Mill Road and otherwise visually contained from wider views by boundary hedgerows. Moreover, it will result in a more contained form of development that avoids further intrusion into the countryside along existing roads. The existing hedgerow along the southern boundary should however be</p>	<p>Village Linear Characteristic</p> <p>The proposal recognises it represents a change of characteristic for the Tivetshalls.</p> <p>All 251 properties in The Tivetshalls, with the exception of 6, have a minimum of 1 open countryside view.</p> <p>The proposed number of homes on the half of this site will result in all the properties on the south of Mill Road and the 10 bungalows to the west of The Street losing their only open view.</p> <p>The linear characteristic and open views from 97% of properties retains a highly valued style of village. We believe it is possible to accommodate new homes in the Tivetshalls without losing its current linear characteristic in line with the adopted Neighbourhood Plan.</p>

<p>retained, reinforced and protected and the presence of bungalows along the east and north of the site will limit the density that can be achieved on site.</p>	
<p>42.7. The allocation of a 1.12ha site for approximately 20 homes is considered to appropriately reflect an efficient use of land whilst ensuring that the impact on the amenity of neighbouring properties can be minimised.</p>	<p>Partial site development</p> <p>The residents and the Parish Council are seriously concerned that development of half of the original proposed site will in future lead to a Phase 2. The only other access to the second half of the site is via Mill Road which is single track and designated by NCC as a 'Quiet Road'. The Reg 18 consultation included information identifying Mill Road this as unsuitable as access for more than 1 or 2 properties.</p> <p>Additional development of the remainder of the site would pose major roadway safety issues.</p>
<p>Policy VC TIV1: Pear Tree Farm, west of The Street</p> <p>1.1 hectares is allocated for approximately 20 homes</p> <p>The developer of the site will be required to ensure:</p> <ul style="list-style-type: none"> • Vehicular access via The Street; • Overlooking and visual impact of new development on the residential amenity of existing single storey buildings adjacent to the eastern and northern boundaries is minimised; • Appropriate assessment of potential ground contamination and the undertaking of remedial works as necessary to address any identified issues; 	<p>Adopted Neighbourhood Plan Policy Tiv 1 - Pattern and quantity of development</p> <p>"New residential development should respect the form, character and setting of the Neighbourhood Area's established pattern of development, including the open nature and aspects, linear arrangements and style of adjacent housing (see Character Appraisal in the Design Guidance and Codes, for guidance)."</p> <p>We consider this VC Tiv 1 policy to be out of conformity with the Neighbourhood Policy Tiv 1 in respect of the properties adjoining the Pear Tree Site.</p> <p>The Street is not as safe as portrayed. TIV 8 Traffic and Road Safety Policy VC Tiv 1 Pear Tree Farm west of The Street proposes a large increase in vehicle movements including service and delivery vehicles which will increase risk to pedestrians particularly those seeking access to the Primary School, The Village Hall, The Playing Field.</p>

- Retention, reinforcement and protection of the existing hedgerow along the southern boundary of the site.

Design Codes

Overlooking and visual impact of the amenity of existing single storey homes adjacent to the eastern and northern boundaries being minimised is in contradiction of the adopted Neighbourhood Plan on protecting privacy and open views.