

VC BAW1

COMMENTS ON THE PROPOSED SITE FOR 35 NEW HOMES STOCKS HILL BAWBURGH

1. STATUTORY CONSERVATION IMPLICATIONS DO NOT SEEM TO HAVE BEEN CONSIDERED IN RELATION TO THIS SITE.
2. THIS PROPOSED SITE DOES NOT RESPECT THE SCALE AND CHARACTER OF THE EXISTING VILLAGE ENVIRONMENT. THIS POTENTIAL NEW RESIDENTIAL DEVELOPMENT WOULD RESULT IN A SIGNICANT ADVERSE IMPACT ON THE CHARACTER AND APPEARANCE OF THE LOCAL ENVIRONMENT.
3. IT IS NOT CLEAR IN THE LITERATURE AS TO WHAT EXTENT EXISTING LAND ATTACHING TO THE PROPOSED SITE OPPOSITE THE VILLAGE HALL SITE WILL BE FURTHER ABSORBED FOR BUILDING PURPOSES. POTENTIALLY THE HISTORICAL VILLAGE OF BAWBURGH GETS SWALLOWED UP BY CREEPING URBANISATION..
4. INCREASED DEMAND FOR PRIMARY SCHOOL PLACES IN HOCKERING LANE FROM 35 NEW HOMES IN STOCKS HILL WILL ASCERBATE THE TRAFFIC PROBLEM IN HOCKERING LANE WITH INCREDIBLY DIFFICULT TURNING CIRCLES FOR SCHOOL,TRADE AND RESIDENTIAL VEHICLES. THIS CAN ONLY BE SERIOUSLY ASCERBATED BY THE PROPOSED TRAVELLERS SITE WITH MOVEMENT OF CARAVANS. SEE PHOTOS ATTACHED. POTENTIALLY MANY CARAVANS AND 35 NEW HOMES WILL GENERATE SIGNIFICANTLY EXTRA TRAFIC IN A SMALL CONSERVATION VILLAGE.

STOCKS HILL TRAFFIC WILL INEVITABLY INCREASE BOTH DUE TO THE DEVELOPMENT PROPOSED IN HOCKERING LANE AND THE BUILDING OF 35 NEW HOMES. IN ADDITION THE EXIT/ENTRY ROAD FOR THE NEW SITE IS VERY MUCH AT THE BROW OF STOCKS HILL, A PRECARIOUS AND DANGEROUS POSITION. THIS IS QUITE APART FROM THE RAT RUN TRAFFIC AND THE ADDITIONAL TRAFFIC THAT HAS BEEN BUILDING IN THE PAST TWO YEARS IN BAWBURGH CENTRE AS A RESULT OF THE VILLAGE'S POPULARITY BECAUSE OF THE ATTRACTIVENESS OF THE RIVER AND THE MILL. SOME TRAFFIC HAS BEEN BACKING UP INTO HOCKERING LANE AND BOTH SIDES OF HARTS LANE. THIS WILL INCREASE CONSIDERABLY WITH THE PROPOSED DEVELOPMENTS.

THE INCREASED ROAD USAGE IN STOCKS HILL, BRINGS WITH IT A LARGE INCREASE IN LITTER AND ENVIRONMENTAL DAMAGE. RUBBISH IS THROWN FROM PASSING VEHICLES. VOLUNTEERS IN THE VILLAGE HAVE SET UP LITTER PATROLS. THERE IS ALSO A MASSIVE ENVIRONMENTAL RISK TO ANIMALS WHICH LIVE IN THE HEDGEROWS AND FIELDS ALONG STOCKS HILL AND IN THE CENTRE OF THE VILLAGE.

ADDITIONAL TRAFFIC CALMING MEASURES ARE INTRUSIVE AND WILL NOT WORK. THOUGHT HAS TO BE GIVEN TO VILLAGERS WHO HAVE TO USE STOCKS HILL AND ADJOINING ROADS TO GET IN AND OUT OF THE VILLAGE. THE EXISTING BOLLARDS ON STOCKS HILL NEAR THE PROPOSED 35 NEW HOMES HAVE ALREADY STARTED TO



CHANGE THE APPEARANCE OF THE VILLAGE. PRIMARILY MUCH OF THE TRAFFIC COMES FROM OUTSIDE THE VILLAGE.

5. THE COMBINATION OF THE DAILY PEAK PRIMARY SCHOOL TRAFFIC, THE RAT RUN TRAFFIC AND NEW DEVELOPMENTS DO NOT APPEAR TO HAVE BEEN MODELLED INTO THE PROPOSALS FOR THE OVERALL PLAN? THE OVERALL IMPACT CANNOT BE SOUND AND SENSIBLE. THE VILLAGE ENVIRONMENT WILL BE UNAVOIDABLY DAMAGED. THE IMPACT OF THE POTENTIAL INCREASING TRAFFIC ON THE LOCAL TRAFFIC INFRASTRUCTURE AT THE WATTON ROAD END OF THE VILLAGE AND THE COSTESSEY PARK AND THE PARK AND RIDE ROUNDABOUTS LEADING ACROSS TO LONGWATER SHOPPING ARE HAS NOT BEEN MENTIONED . THERE IS A BLIND EXIT FROM HOCKERING LANE TO STOCKS HILL
6. MARLINGFORD AND THE ROUNDWELL TRAVELLERS SITES ARE NEAR BY AND ALREADY HOUSE TRAVERLERS IN ADDITION TO THE COSTESSY PARK AND RIDE SITE.
7. THERE ARE NO LOCAL AMENITIES IN BAWBURGH JUST ONE PUB. NO BUSES INTO NORWICH EACH DAY, NO SHOPS. DOCTORS ARE OVERLOADED AND ITS IMPOSSIBLE TO GET AN APPOINTMENT. FOR OLD AND INFIRMED PEOPLE WITHOUT TRANSPORT BUS FACILITIES IS A PROBLEM.
8. THIS IS A SERIOUS DEFICIENCY ESPECIALLY WHEN LINKED TO A POSSIBLE DEVELOPMENT OF 35 HOUSES IN STOCKS HILL. THE PRESENT PLANS LACK ANY DETAILED AND PROPER COHERENT MODLELLING AS TO THE LIKELY AFFECT OF THE TRAVELLERS AND NEW HOUSING SITES PROPOSED ON THE INCREASE IN VEHICLES ON THE TRANSPORT AND INFRASTRUCTURE RE IN AND AROUND BAWBURGH AND CONNECTIONS TO OTHER ROAD SYSTEMS.

DUE TO LACK OF AMENITY, PRIMARILY SHOPS, GPS AND BUSES THE NATURAL PROGRESSION IS FOR HOUSEHOLDS TO GRAVITATE TO TWO CAR FAMILIES. THIS HAS NOT BEEN MODELLED IN. THE SIZE OF BABWURGH AND ITS NARROW LANES DOES NOT LEND ITSELF TO A BUS FRIENDLY ENVIRONMENT.

BUS COMPANIES HAVE NOT IN RECENT TIMES SEEN BAWBURGH AS A COMMERICAL PROSPECT HENCE NO SERVICES CURRENTLY IN BAWBURGH.

9. THE BAWBURGH PRIMARY SCHOOL DOES NOT APPEAR TO HAVE CAPACITY AND SPARE PLACES AND WOULD THEREFORE BE OVER SUBSCRIBED ESPECIALLY WHEN LINKED TO A POSSIBLE DEVELOPMENT OF 35 HOUSES IN STOCKS HILL IN ADDITION TO TRAVELLERS DEVELOPMENT. THE PROVISION OF EDUCATION, SCHOOLS, PLAY AREAS FOR THE CHILDREN OF THESE PROJECTS HAS SIMPLY NOT BEEN THOUGHT THROUGH.
10. BAWBURGH HAS NO WALKWAYS OR CYCLE WAYS AS COUNCIL SAID IT WOULD BE TOO EXPENSIVE.



11. THE CONSERVATION BAWBURGH BRIDGE IS EXTREMELY OLD AND VULNERABLE. IT IS ALSO DANGEROUS COMING OVER THE BRIDGE PARTICULARLY FOR PEDESTRIANS, YOUNG MOTHERS AND CHILDREN. BAWBURGH HAS IN RECENT TIMES DEVELOPED INTO A RAT RUN BETWEEN DEREHAM ROAD AND WATTON ROAD.

12. FLOODING AND SEWERAGE IN THE VILLAGE IS ALREADY A PROBLEM AND CAN ONLY BE MADE WORSE WITH NEW HOUSES, AND TRAVELLERS.

HAS ANGLIA WATER HAS BEEN APPROACHED IN RELATION TO THE SEWAGE ISSUES ON THE HARTS LANE SIDE OF THE BRIDGE. THESE HAVE BEEN ONGOING PROBLEMS. PERMISSION FOR THE DEVELOPMENT MAY BE REFUSED BY ANGLIA WATER UNLESS THE EXISTING WATER NETWORK INFRASTRUCTURE IN THE VILLAGE AND THE ADDITIONAL FLOWS FROM THE TRAVELLERS SITE AND THE 35 HOUSE DEVELOPMENT SITE HAS BEEN THOROUGHLY INVESTIGATED. ALSO THAT ALL FOUL WATER NETWORK UPGRADES NECESSARY TO ACCOMMODATE THE ADDITIONAL FLOWS HAVE BEEN COMPLETED.

13. STOCKS HILL IS A NARROW ROAD CARRYING MUCH REGULAR COMMUTER, RESIDENTIAL AND TRADE TRAFFIC IN BOTH DIRECTIONS. THE REALLY BUSY TIME IS SCHOOL DROP OFF AND PICK UP WHEN ALL THE MUMS AND DADS ARRIVE AND RUSH HOUR WITH COMMUTING TRAFFIC. NEARLY ALL OF THE TRAFIC COMES FROM OUTSIDE THE VILLAGE.

14. IN ADDITION, DELIVERY VEHICLES FROM SAINSBURYS, WAITROSE, CPS FUELS, WITH REFUGE LORRIES AND OIL DELIVERIES ALL FEED INTO THE VILLAGE BY STOCKS HILL. FLOODING AND SEWAGE BY THE BRIDGE REMAINS A PROBLEM AND DOES NOT SEEM TO BE ADDRESSED. MUCH OF THE TRAFFIC FINDS ITS WAY INTO HOCKERING LANE, WITH RESTRICTIVE TURNING AT THE END OF THE LANE. THIS USE OF THE CUL DE SAC IS POTENTIALLY DANGEROUS DUE TO THE PRIMARY SCHOOL.

THE ENTRY AND EXIT POINTS FROM THE 35 NEW HOME SITE WILL POSE A PROBLEM IN THAT THE SITE IS LOCATED ON THE BROW OF STOCKS HILL WHERE VISIBILITY IS COMPROMISED.

15. THE PROBLEM OF ENVIRONMENTAL POLLUTION WAS EVIDENCED AT THE PARK AND RIDE SITE. THE PLANNERS ARE FULLY AWARE OF THE IMPACT OF THESE PROPOSALS ON THE SMALL CONSERVATION VILLAGE OF BAWBURGH BUT PLANNERS CONTINUE TO PROGRESS THE FORMATIES FOR ADOPTING THE BAWBURGH SITE.

16. THE SELECTION OF STOCKS HILL IS UNREASONABLE AND UNSOUND.

17. PLACING IT WITHIN THE VILLAGE IS ILL-CONCEIVED AND ILL-PLANNED AND ILL-THOUGHT THROUGH.

