

-----Original Message-----

From: Long Stratton PC [mailto:longstratton.pc2@tiscali.co.uk]

Sent: 30 November 2010 09:16

To: Tim Horspole

Subject: RE: Long Stratton Bypass

Hello Mr Horspole

Yes you are correct in your assumption – the Parish Council's view has not changed.

Regards

Evelyn Riches

-----Original Message-----

From: Tim Horspole [mailto:THorspole@S-NORFOLK.GOV.UK]

Sent: 29 November 2010 16:42

To: Long Stratton Parish - ERiches

Subject: Long Stratton Bypass

Dear Mrs Riches

I have been asked by the Inspectors who are conducting the examination in public into the Joint Core Strategy (JCS) to confirm Long Stratton Parish Council's views on the proposals for Long Stratton in the JCS. I attach a copy of the Parish Council's views that were submitted as its formal response to the proposed submission version of the JCS. Am I right in assuming that the Parish Council's view has not changed since it took the decision to make the representation?

regards

Tim

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<<Long Stratton PC Response to Reg 27.pdf>>

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Joint Core Strategy Document

Joint Core Strategy Proposed submission Document

11365

Long Stratton Parish Council (Mrs Evelyn Riches) [8515] - OBJECT
Paper - 12/12/09

- Unsound

Joint Core Strategy Proposed submission Document: Policy 10: Locations for major new, or expanded, communities in the Norwich Policy Area
It is considered that the strategy is unsound in respect of policies for places (reference to Long Stratton in the policies statement on page 65) - in that there is no guarantee that the proposed bypass would be built if the full level of growth is dependant on overcoming sewerage constraints, and likewise regarding water and electricity (reference to page 67 6.22) for the strategy to be sound. That the provision of these facilities would definitely be possible before various stages of the proposed development takes place should be made clear at this stage.

The fact that a bypass could definitely be funded by developer contributions, and be in place as a pre-requisite before housing development takes place also needs to be made clear.

With development taking place (after the first 50 in 2017/18) at an average of 200 a year (annual growth locations page 111), it needs to be made clear as to the requirement for a bypass to be in place as a requisite before housing development if it is to be funded by growth. At page 82 6.52 it states that 'Growth will fund the bypass' but when, if development is to be as indicated?

It should also be guaranteed, not just intended (ref:- policies for places page 65 of the strategy document) that a bypass would be in place at least before a certain number of houses are built and occupied.

Ideally a bypass should be in place before any proposed housing takes place, but it is considered that there should be a number of houses stipulated in order to make the strategy sound, and that the number should be no more than 100 built and occupied.

There is no consistency with the number of houses for Long Stratton mentioned in the strategy - 1800 at some places, at least 1800 at others!!

It is considered that this makes the strategy unsound in that the strategy could go forward on an uncertain number.

At page 66 6.16 it is stated that 'In 2009 a County Council promoted bypass has the benefit of planning permission' - with this permission expiring in 2010, that there will be no lowering of the specification if a further planning application has to be submitted made should be made clear, as a single carriageway bypass should not be a consideration.

It is pointed out that the indication that the London main railway line is to Long Stratton as shown on page 61 is incorrect - there is no railway line to Long Stratton - this is misleading!!

O - 11365 - 8515 - Policy 10: Locations for major new, or expanded, communities in the Norwich Policy Area -

Joint Core Strategy Document

Joint Core Strategy Public consultation Reg25

9812	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - OBJECT Paper - 23/04/09 <i>Confirmation: RTF on 01-JUL-09</i></p> <p>Joint Core Strategy Public consultation Reg25: Policy 5 Locations for major change and development in the Norwich Policy Area (Q9) (Q10 - 13 Technical consultees only), (Q9) Do you agree with the favoured option for development in the Norwich Policy Area?</p> <p>Long Stratton Parish Council does not support Option 0, the Partnership's favoured Option. It is apparent from the result of a survey undertaken by the Parish Council, via the Village Magazine, and views expressed by residents during a public participation period at a recent Parish Council meeting, that two thirds of those responding and giving views are against the proposal, with only one third of those responding being in favour of the number of new homes proposed and then only conditional upon a Long Stratton Bypass being in place first. Having considered the views of residents and debated the matter, the Parish Council objects to Option 0 and cannot support the proposal.</p> <p>The Parish Council is concerned as to why the Option 0 proposal was made, given that the GNDP Issues and Options Report on which the residents were previously consulted, stated that "Long Stratton provides a wide range of local services and some local job opportunities. It is poorly related to strategic employment sites. Even with a bypass, road access and public transport accessibility to Norwich or to the south is poor. This might constrain employment growth in the village. It does not appear to be a suitable location for further investigation for Strategic Growth at this time."</p> <p>The result of a survey carried out by South Norfolk Council, on the subject of major housing growth in Long Stratton in return for a bypass, indicated that 63.1% of respondents were in favour of less than 1,500 homes, as opposed to 36.9% being in favour of large or medium-scale development. Of the 63.1%, only 32.2% indicated up to 1,500 dwellings, the remainder being divided as to 15.8% for another number and 15.1% for no dwellings.</p> <p>There is concern that Option 0 is now the preferred Option - circumstances have not changed and it is considered that answers should have been provided to relevant questions - for example, confirmation of forward funding for the bypass - before any responses were requested. The future of Long Stratton depends upon the results of the current Public Consultation, which did not go to every household.</p> <p>PLEASE NOTE THAT THE PARISH COUNCIL OPPOSES THE PREFERRED OPTION 0.</p> <p>O - 9812 - 2029 - Policy 5 Locations for major change and development in the Norwich Policy Area (Q9) (Q10 - 13 Technical consultees only), (Q9) Do you agree with the favoured option for development in the Norwich Policy Area? -</p>
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9813	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 23/04/09 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Public consultation Reg25: Policy 16 Strategic access and transportation (Q24), (Q24) Do you agree with the proposed policy? (Policy 16)</p> <p>It is considered that funding for the Long Stratton A140 Bypass - which should be the dual carriageway bypass for which Planning Permission has been granted - should be forthcoming from the Government and should not be dependant upon a large number of homes being built, expecially as it must be the longest awaited bypass.</p> <p>C - 9813 - 2029 - Policy 16 Strategic access and transportation (Q24), (Q24) Do you agree with the proposed policy? (Policy 16) -</p>
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Joint Core Strategy Technical consultation Reg. 25

7785	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q7. FOR OPTION 1 - Could your organisation commit to support it if it were selected? I write to inform you that of the three options put forward, my Council prefers Option 1 " this option being for 'No significant development in Long Stratton.</p> <p>C - 7785 - 2029 - Q7. FOR OPTION 1 - Could your organisation commit to support it if it were selected? -</p>
7786	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q1. Have we identified the right critical infrastructure requirements? To include leisure facilities and that an A140 Bytass needs to be an absolute must and it to be guaranteed that it would be in place before any development as in Options 2 & 3 are even considered further. It is already desperately needed as things are, and should definitely be in place before more development takes place other than that already apvoved or there is any modest infihling.The NDR should be a complete road not just part needs to join the A47 to the west.</p> <p>C - 7786 - 2029 - Q1. Have we identified the right critical infrastructure requirements? -</p>
7787	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q3. FOR OPTION 1 - What additional significant infrastructure requirements would there be? For Leisure facilities and for street lighting.. More dwellings in Hetherset and Wymondham could mean more traffic on the roads in and out of Long Stratton "these would need to be upgraded as vehicles travel across country in many instances " no mailer what the A 140 bypass is required to be in place first should Option 2 or 3 eventually be proceeded with.</p>

	C - 7787 - 2029 - Q3. FOR OPTION 1 - What additional significant infrastructure requirements would there be? -
7788	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q4. FOR OPTION 1 - What are the constraints to delivery? For Option I a thorough inspection in respect of the adequacy of drainage and water is required, and improvements as found to be necessary proceeded with</p> <p>There would need to be more employment opportunity. 4. Funding</p> <p>C - 7788 - 2029 - Q4. FOR OPTION 1 - What are the constraints to delivery? -</p>
7789	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q5. FOR OPTION 1 - What opportunities does this option present? Ensuring satisfaction "removal of unpleasant smells</p> <p>C - 7789 - 2029 - Q5. FOR OPTION 1 - What opportunities does this option present? -</p>
7790	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q6. FOR OPTION 1 - How will this link with your longer term investment strategies? Will provide a better foundation for additional future residents to 'tap into'</p> <p>C - 7790 - 2029 - Q6. FOR OPTION 1 - How will this link with your longer term investment strategies? -</p>
7791	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q7. FOR OPTION 1 - Could your organisation commit to support it if it were selected? Yes, but not financially</p> <p>C - 7791 - 2029 - Q7. FOR OPTION 1 - Could your organisation commit to support it if it were selected? -</p>
7792	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q8. FOR OPTION 2 - What additional significant infrastructure requirements would there be? For Option 2 More of all aspects of infrastructure " some improvement to side roads and those bringing in and taking out traffic " provision of footpaths where needed.</p> <p>C - 7792 - 2029 - Q8. FOR OPTION 2 - What additional significant infrastructure requirements would there be? -</p>
7793	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q9. FOR OPTION 2 - What are the constraints to delivery?</p>

	<p>. Definately would need employment, as otherwise with large scale development and commuting, it would soon be back to transport problems!</p> <p>C - 7793 - 2029 - Q9. FOR OPTION 2 - What are the constraints to delivery? -</p>
7794	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q10. FOR OPTION 2 - What opportunities does this option present? Great if the funding is there to provide all required, if not leave things alone!!</p> <p>C - 7794 - 2029 - Q10. FOR OPTION 2 - What opportunities does this option present? -</p>
7795	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q11. FOR OPTION 2 - How will this link with your longer term investment strategies? Could perhaps combine with other villages in some ways</p> <p>C - 7795 - 2029 - Q11. FOR OPTION 2 - How will this link with your longer term investment strategies? -</p>
7796	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q12. FOR OPTION 2 - Could your organisation commit to support it if it were selected? Would not be able to say until it was known that there would be funding</p> <p>C - 7796 - 2029 - Q12. FOR OPTION 2 - Could your organisation commit to support it if it were selected? -</p>
7797	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q13. FOR OPTION 3 - What additional significant infrastructure requirements would there be? Option 3 - Even more need than in respect of Option 2.</p> <p>C - 7797 - 2029 - Q13. FOR OPTION 3 - What additional significant infrastructure requirements would there be? -</p>
7798	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q14. FOR OPTION 3 - What are the constraints to delivery? Definately would need employment, as otherwise with large scale development and commuting, it would soon be back to transport problems!</p> <p>C - 7798 - 2029 - Q14. FOR OPTION 3 - What are the constraints to delivery? -</p>
7799	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q15. FOR OPTION 3 - What opportunities does this option present? Great if the funding is there to provide all required, if not leave things alone!!</p>

	C - 7799 - 2029 - Q15. FOR OPTION 3 - What opportunities does this option present? -
7800	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q16. FOR OPTION 3 - How will this link with your longer term investment strategies? Could perhaps combine with other villages in some ways.</p> <p>C - 7800 - 2029 - Q16. FOR OPTION 3 - How will this link with your longer term investment strategies? -</p>
7801	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: Q17. FOR OPTION 3 - Could your organisation commit to support it if it were selected? Would not be able to say until it was known that there would be funding.</p> <p>C - 7801 - 2029 - Q17. FOR OPTION 3 - Could your organisation commit to support it if it were selected? -</p>
7802	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: KEY SERVICE CENTRES - Q22 What additional significant infrastructure requirements would there be? For any of the options, more employment at Long Stratton is required, and of course in respect of options 2 and 3 a lot more. Upgrading/renewal of sewerage and foul water systems.!!</p> <p>C - 7802 - 2029 - KEY SERVICE CENTRES - Q22 What additional significant infrastructure requirements would there be? -</p>
7803	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: KEY SERVICE CENTRES - Q23 What opportunities can growth bring? Growth opportunity could bring opportunities for businesses to expand /come in.</p> <p>C - 7803 - 2029 - KEY SERVICE CENTRES -Q23 What opportunities can growth bring? -</p>
7804	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: KEY SERVICE CENTRES - Q24 What are the constraints to delivering the proposed level of growth and how can these be overcome? Would spoil the 'community feel' even more than has already happened! This has already been diminished by the growth that has taken place over the last 40 "50 years - the Community needs bringing together not taken even further apart as would happen with large scale development..</p> <p>C - 7804 - 2029 - KEY SERVICE CENTRES - Q24 What are the constraints to delivering the proposed level of growth and how can these be overcome? -</p>

<p>7805</p>	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: KEY SERVICE CENTRES - Q25 How could growth in key service centres link with your longer term investment strategies? The convenience of sites, and it being possible for all the infrastructure being in place, including the A140 bypass.</p> <p>C - 7805 - 2029 - KEY SERVICE CENTRES - Q25 How could growth in key service centres link with your longer term investment strategies? -</p>
<p>7806</p>	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: OTHER PLACES - Q30 Do you agree with the approach to development in other villages, the countryside and the Broads? Yes No response</p> <p>C - 7806 - 2029 - OTHER PLACES - Q30 Do you agree with the approach to development in other villages, the countryside and the Broads? -</p>
<p>7807</p>	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: AREA WIDE POLICIES - Q31 Do you agree these policies will deliver the vision and objectives? . Probably will " if employment is there. If not then there will still be commuting and the vision and objectives may well not materialise</p> <p>C - 7807 - 2029 - AREA WIDE POLICIES - Q31 Do you agree these policies will deliver the vision and objectives? -</p>
<p>7808</p>	<p>Long Stratton Parish Council (Mrs E Riches) [2029] - COMMENT Paper - 13/11/08 <i>Confirmation: RTF on 01-JUL-09</i> Joint Core Strategy Technical consultation Reg. 25: IMPLEMENTATION - Q32 Do you support our approach to funding infrastructure and promoting quality in new developments? Only if it is guaranteed that the finding will definitely be available before decision is made to proceed on any of the options. No mention of upgrading telephone lines for Broadband to go optic cabling with greater speed!</p> <p>C - 7808 - 2029 - IMPLEMENTATION - Q32 Do you support our approach to funding infrastructure and promoting quality in new developments? -</p>