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31 January 2011

Dear Madam,

### **Re JCS CONSULTATION RESPONSE**

With regard to the consultation with respect to the Inspectors' proposed changes to the GNDP Joint Core Strategy Hempnall Parish Council is concerned that there are no changes identified in connection with the level of housing development envisaged for Long Stratton.

Hempnall Parish Council shared the Inspectors' concerns, expressed at the pre-inquiry stage, as to the suitability of Long Stratton for 1800 new houses but this proposal seems not to have been changed as a result of the Examination in Public. A reduction in housing numbers for Long Stratton does not appear to form a part of the Inspectors' proposed changes to the strategy. Does this mean that a reduction is now ruled out?

Large scale development to the east of Long Stratton, which was only included in the strategy in order to obtain the planning gain of a by-pass, would threaten the rural nature of the exceptionally rural, tranquil and attractive hamlets of Fritton and Morningthorpe and would increase the number of journeys by car enormously. Long Stratton has no rail link with Norwich and a large proportion of the adults who would live in the 1800 new houses would work in the city and travel to work by car. The increased congestion on the A140 would un-do any gains that a by-pass might bring and would encourage motorists to use "rat runs" including those already heavily used through our village.

Please consider ruling against proposals to build 1800 homes in Long Stratton and limit development there to the same target level as applies to other Key Service Centres – i.e. 100 to 200 homes.

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Overall Hempnall Parish Council considers the JCS to be un-sound because of inconsistencies within its Spatial Planning Objectives which in summary express aspirations to encourage very high levels of growth (houses, jobs and population) while at the same time enhancing and protecting the character and the environment of the area. We believe these aims to be mutually incompatible. Very high levels of growth will have a serious negative impact on the special attractive and rural nature of the area that surrounds Norwich. As part of the re-think that has to follow on from the abolition of regionally set targets the housing numbers for the Norwich Policy Area should be substantially reduced.

On a more positive note Hempnall Parish Council applauds the Inspectors' change to 6.59 (on page 85 of the JCS) which removes the second sentence. This change is shown in the list of amendments that are not subject to consultation and it affords protection to Service Villages, such as Hempnall, from high levels of development which could see them elevated to Key Service Centres in the settlement hierarchy. High levels of housing development are not wanted in this village and Hempnall Parish Council is content with the scale of development proposed for Service Villages of 10 to 20 houses.

If I can be of any further help please do not hesitate to contact me.

Yours sincerely,

Ian Nelson  
*Clerk to Hempnall Parish Council*