

GRIMSTON PARISH COUNCIL

Established in 1894

Mr John Missing
Clerk to the Parish Council

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CLARE COBLEY,
PROGRAMME OFFICER,
BCKLWN,
KING'S COURT,
CHAPEL STREET,
KING'S LYNN,
NORFOLK PE30 1EX.

Dear Clare

20/06/2015

Re. Site Specific Allocations & Policies Development Plan Document

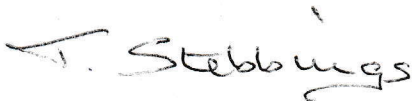
The current Parish Council Policy remains: "The Parish Council would not support any large-scale development in the parish. Only infill would be considered, subject to each application being looked at on its own merits, not least relating to the sewage/drainage capacity for the village." For this reason Grimston Parish Council continues to Support only Linear & Infill development in keeping with the form and character of the village, subject to each application being looked at on its own merits and proof from Anglian Water that the Grimston Sewage Works can support all new development in both Grimston/Pott Row & Gayton. Grimston Parish Council Rejects Borough's support for all 23 homes being placed on their chosen site G41.2 in Ashwicken Road, Pott Row.

- Grimston Parish Council supports Borough's allocation of 23 new homes in our parish over the next 15 years.
- However, while the Parish Council supports Linear development on Borough's chosen site, G41.2 in Ashwicken Road, Pott Row, the Parish Council will not support an estate on the site. The road frontage is not long enough to accommodate all 23 homes, without developing access on to the site for more homes.
- For this reason the Parish Council cannot support it as the only site designated. The Council believes that other small linear and infill sites should be allowed throughout the parish, e.g. Sites 646, 821 & 797 (all "Reasonable Alternatives") on the latest plan of sites in our parish. Some of the reasons for dismissing these sites have either been solved or make little sense. Some are supposedly far from services – everywhere in our village is a long way from some or all of the services because we are so spread out and there is no central point of the village. Access to sites 646 & 797 can or has been solved to Highways satisfaction. Flood risk could be minimised on site 821 by only allowing linear development along the road, possibly with a pond feature at the lowest point, thus joining the Church Close Estate to the rest of the village. A slight move of the village envelope could include some of these small sites and if they can overcome any problems that you have identified, surely it would help meet the parish quota and the Parish Council's wishes.

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- The support for these sites relies on the infrastructure and capacity of Grimston Sewage Works being upgraded to support the extra load from the new homes. It will also need to be able to support Gayton's share of any new development. The rest of the village infrastructure can absorb this amount of modest growth over the next 15 years. It is very important that only this sort of small scale "organic" development is allowed, so that our village maintains its "rural and linear" character.
- There are 2-3 spaces on Church Close which belong to either Borough or Freebridge Housing, which can be filled possibly with Affordable Housing. There have been approximately 50 infill sites given permission over the last 10 years in the parish. Some of these have lapsed so are no longer on the books and a few others are not yet developed, so 10 + over the next 15 years is a very conservative estimate.
- Grimston Parish Council supports Borough's rejection of Site 628 in Congham Parish, fronting Lynn Road (the site of Grimston Cricket ground), as totally unsuitable for development and Grimston Cricket Ground should be designated a "Green Area" as in Built Environment Type A (of the current Plan) or the site being an open space it should be protected under draft policy POAW6, "in order to protect important undeveloped spacious or well-treed areas which contribute to the character of towns and villages."
- Grimston parish comprises of essentially two villages, Grimston and Pott Row, Pott Row being the larger of the two by population. It has a butchers shop, 2 garages for car repair, a Village Hall, School and a popular Farm Shop. Grimston has a General Store/Post Office, Public House/Restaurant and Medical Centre. For residents who need the facility of a supermarket and Petrol fuel services, these are available four miles away at South Wootton. Grimston Parish Council, despite the Borough Council's LDF policy, is convinced that our proposals for limited linear/infill development are sound and can only add to the vibrancy and character of this rural community.

Yours sincerely



Mr Trevor Stebbings

Chairman, Grimston Parish Council.

cc Cllr Susan Fraser