

**Full response to Broadland District Council (Planning) regarding application number 20170212
Land off Drayton High Road, Drayton. Erection of 74 Dwellings with Garages, Open Space,
Vehicular Access and Ancillary Works.**

At a Parish Council meeting on 8th March 2017 at Drayton Junior School the following resolution was passed:

The Parish Council **objects** to this application on the following grounds:

- Highways access on to A1067 is not considered to be safe, the access road has very limited visual splay and is on a steep slope. The adjacent access road to Drayton Old Lodge was closed over 25 years ago due to safety concerns.
- The proposed access road's positioning off Drayton High Road means the existing bus stop needs to be moved further down the road, albeit without a layby or refuges. This would create an unacceptable danger. The layby and refuge was introduced by Norfolk County following several serious accidents including one fatality.
- The impact on the existing properties on the A1067 is not acceptable owing to the significance drop in land levels. There is a 25 metre gradient over the site and the proposed housing would create significant overlooking issues. There is no indication of any screening in the proposals.
- There is no safe passage on to Low Road at the bottom of Fairview Close. Footpath widths and positions means that pedestrians have to walk on the road, therefore foot and cycle access through Fairview Close is not acceptable.
- There are considerable sewage and surface water problems in this part of Drayton and the proposed development would add to the problems.
- The proposals would increase the rat running through Carter Road (which already has restricted access) to access the NDR, local schools and GP surgery.

Should this application be approved, the Parish Council reiterates its position in that it does not require footway lighting on this development, nor would it manager, maintain or pay the energy costs should footway lighting be provided by another party.

The Parish Council believes this site is undesirable and unacceptable for housing development and that pressure needs to be applied to those landowners, within the Parish, that already has Planning Permissions granted, to start construction to help ease the burden of the new homes target imposed by central government.

Clerk to the Council
Drayton Parish Council

9th March 2017