

Broadland Housing Group proposed housing development in Binham

ADDRESSING SIGNIFICANT CONCERNS OF THE PARSIH

18th July 2015

A) Introduction

This paper discusses responses to the main concerns present residents have about aspects of the outline proposals for 28 new houses on the Priory Crescent/ Walsingham Road site. In order help to arrive at an objective judgement of the impact of the potential development on the present community your Parish Council sent survey papers to all households in April. From the survey the comments were grouped by the Parish Clerk under a number of headings, with the six most frequent being summarised as:

- 1) Development is disproportionately large for the village
- 2) Concern over extra traffic
- 3) Limited public transport
- 4) Shortage of choice school places
- 5) Concern about the extra demand on medical services
- 6) Concern about the present sewage system and the ability to cope with the extra demand

The information that the Parish Council obtained from its own survey work and responses from the various service providers involved is set out in sections C.1 to C.6. It was hoped that to all questions would have quantitative answers. However it will be seen in some areas the providers gave a narrative rather than a quantitative response. Where the information/responses are considered significant, they are in **bold type** with extract from the narratives of service providers in **blue**.

A separate and wider Social Impact Evaluation is being conducted by the consultant Baker Tilley. It will be interesting to see how, in areas of the Parish's main concerns, the two compare.

B) Basis of projections

The pre-application states that a total of 28 houses are to be built; made up of 14 affordable houses of 1 to 3 bedrooms, with 4 of these being for shared ownership, and 14 open-market houses of 3 to 4 bedrooms. It is believed the number of houses in each size will be 6 of 1 bedroom: 8 of 2 bedrooms (originally 8 and 6 respectively but probably changed to fit the need better) together with 8 of 3 bedrooms: 6 of 4 bedrooms (originally 2 of 5 bedroom houses were proposed but the small 4 bedroom size is likely to be more saleable).

A fairly simple assessment has been made of the extra population arising from the new development. The assumptions and methodology used are shown in the Appendix. 43 adults and 18 children have been taken as a not unreasonable basis for the considerations on the appropriate parameters. For school placement this is nearly double what NCC would use based on their county-wide data. However Fakenham Medical Practice would use a higher figure of three per household when assessing patient numbers, giving 72. This degree of variability is not surprising for a relatively small number of houses.

C) Information and responses to the six areas of major concern

C.1) Over-large development

C.1.1) Integration into the community

It should be appreciated that the proposed addition of 28 dwelling over a short period is the most significant increase the parish has experienced since the original development of Priory Close housing in 1949-50. Currently there are about 220 separate residential units in the parish but only some 150 are permanently occupied. The addition of 24 residential units, assuming 4 are holiday homes (see later) represents **16% increase** on permanently occupied dwellings. Further, if the present permanent adult population is taken as 270, based on an electoral role of 246 plus 10% allowance for non-registered, the 39 additional adults from the 24 permanently occupied houses represents a **14.5% increase**.

C.1.2) Housing density

The average plot size of housing, including associated green spaces, paths and roads, in the present Priory Crescent averages **507 m² per dwelling**. From the layout sketch shown at the Open Day of 27th February the average for the new development on the same basis is **390 m² per dwelling: the higher density represents a decrease of area per house of 23%**.

This will have an impact on the comparison of the appearance of the new layout with the existing village-scape and put more emphasis on the need for high quality design and construction to give acceptable visual integration.

C.2) Extra traffic

28 houses and 43 adults suggest vehicle numbers of about 30 directly associated, assuming 6 movements a day as used by NCC Highways and possibly 30 delivery or service vehicles of 2 movements per day give total daily movements of 240. On the layout 10 houses are accessed from Priory Crescent, which could give rise to 38% amounting to **91** movements with the remaining **149** accessing via Walsingham Road. This latter can be compared with the latest data from the Speed Awareness Monitor in December 2014 of 218 vehicle movements per day. The percentage increase of traffic in Priory Crescent 41 houses will be **24%** and on Walsingham Road **68%**. There will also be extra heavy traffic during the two to three years of the build stage.

C.2.1) Road safety

The increase in traffic makes it more important the sight-line southward of the Walsingham Road/Hindingham Road junction be much improved.

The additional traffic hazards and disturbance created by the construction traffic must be seriously considered and actions taken to mitigate their impact on nearby properties.

C.2.2) Parking

The only layout seen was that produced by Broadlands for their "open day" on 27th February and parking seems very restricted to, in many cases, one vehicle per house with virtually no extra space for visitors' cars or delivery/service vehicles. The consequence will be the small "greens" will be used, quickly turning them into unattractive muddy spaces.

Who will be responsible and pay for the maintenance of these "greens" and to what standard?

Parking on both sides of the present Priory Crescent roadway can give rise to difficulties for access of emergency vehicle.

Parking bays in the present wide verges of Priory Crescent would alleviate this general safety issue.

C.3) Limited Public Transport

The additional 18 children might result in increasing the load on the school bus service but the trend of policy may be against action. The present public bus service to the village often carries only a few, if any, passengers. We could ask for improvements but would have to back this request with evidence of the likelihood of many more passengers.

C.4) Shortage of choice of school places

The Head of Place Planning and Organisation in the Children's Services of Norfolk County Council provided a copy of their initial reply to NNDC about the developer's pre-application enquiry and also the principles of their procedure for assessing and funding places.

Extracts from these responses::

"The county wide data suggest the demand from the extra housing will only be 6 primary and 4 secondary school places, considerably lower than the 9 and 9 suggested the method used in this paper. There are sufficient places at the recipient schools, Wells Primary (the designated primary school for Binham) and Alderman Peel High School. However in 2015 there may be only 3 spare places at Wells Primary. It was also noted there were spare places at Hindringham and Walsingham. No objection was raised with NNDC about this applications and this remains NCC's position."

The Parish Council holds a copy of this detailed response and procedure for allocating per capita funding.

Individual Primary Schools

Response from Joint Head, Blakeney and Hindringham School:

"At Blakeney School we currently have 47 pupils on role. In September that will be 44. It is likely to be less than 50 for the following 2 years. We have capacity for 70 or more pupils.

At Hindringham we currently have 45 pupils on role. In September it will be 50. It is likely to be less than 60. We have capacity for up to 70 or more pupils."

Response from Head, Langham School:

"Our numbers on role is currently 88 and we have capacity for 105. This year we have 11 coming into Reception and have space for 15.our predicted number on role for next year is 83 rising to around 88 the following two years. We have more capacity in Keg stage 2 which is 8 years olds and above."

Response from Head, Wells Nursery and Primary School:

"We have just increased the number of classrooms as numbers are rising. We now have a class for each year group. Apart from the Reception class there are spaces in all classes from September."

Individual Secondary Schools

Response from Principal, Fakenham Academy:

"We expect to start 120 students in September. Our official Planned Admission Number is 180. In the next 2-3 years we expect to start 150 students each year so there is capacity at Fakenham Academy."

Extract for response of Head, Sheringham High School

"We have not spare capacity this year and do not expect to have any for the next two or three years."

Extracts from the response of Headmaster of Alderman Peel High School, Wells:

"Alderman Peel High School has a maximum intake of 100 children per year group. For September 2015 we had 125 apply, many out of the catchment area. Following appeal we have 104 starting in September.

The Local Authority has the responsibility to provide places for children and priority goes to those children closer to the school. NCC, as the admissions authority, manages this process."

C.5) Extra demand on local medical and social services

A simple approach could give some idea. Assuming the present base of permanent adults as 270, the per capita basis of demand from the new residents could be taken as similar to the present one. Compared to 270 with the new adult residents as 43 the increase in demand on the Social Services may be about another **16% above the present demand.**

Anecdotal evidence suggests Social Services in the area are already stretched and the new Government is likely to cut funding resources further. **Another 16%** will compound this challenge unless the County Council, or other sources, can provide the extra funding required to at least maintain the present standard.

NHS North Norfolk Commissioning Group provided a response and extracts are given below:

“The local planning team will provide support to Parish Councils to express any concern through the planning process. Primary Care (GP) commissioning is managed through NHS England and the local team is best placed to provide feed-back on the impact of increased patient load.

The increasing demand of GP practices is difficult to estimate. There are no known current challenges to GP Surgeries being over-subscribed in this area – all are still accepting new patients.

For Social Care the shape of houses being built suggest it is unlikely the development will attract many people in the local community who are receiving social care services

The growing size of the village may have a positive impact in attracting people of working age on low incomes – generally the group more likely to work within the care sector.

There are some specific challenges in sourcing homecare in this area of North Norfolk. Work is underway to source a new block provider and it is anticipated this will improve the level of choice for local residents.

Further this development would be a solution rather than a barrier as it increases the availability of affordable housing options for those in risk of homelessness or presently housed inappropriately.”

Separate responses from local medical practices:

Fakenham Medical Practice extracts from response:

“Binham is currently outside our catchment area and, at present, we do not presently accept new patient registrations from outside the published catchment area.

Over the years our numbers have been fairly steady, at May 2015 it was 14,828. What we have seen is the volume of work per patient rising, We do keep an eye on proposals for new housing and use an average of three patients per household: 28 house or 84 additional patients would not cause us concern.”

Holt Medical Practice:

“Acceptance of new patients is determined by post-code and the development location NR21 0DB is outside the permitted area. See website.”

Wells Heath Centre:

“Wells Health Centre would be able to take on the proposed number of new patients without any problems. We currently have approximately 3000 registered patients and numbers fluctuate from month to month. With our aging population our patient numbers have decreased slightly over the past few years so we would be able to accommodate additional patients without causing any issues.”

C.6) Sewage services

Anglian Water, extracts from response:

“Anglian Water assesses the impact of the development on the foul sewerage network at the time of the planning submission. In doing so we carry out a desktop study to assess the availability of the existing network to accept the flow from the new development.

Improvements to the existing foul sewer network are funded by developers as outlined in the Water Industry Act 1991. A developer can requisition that a new public sewer to serve a new site.

AW has records of incidents in the Priory Crescent area; all of the recorded incidents can be attributed to blockages in the system and are not capacity issues.

The current average flow in the collecting main in Hindringham Road is around 0.44 litre/sec (l/s), with a peak flow of 1.76 l/s. The total handled by the pumping station at the bottom of the village of 0.7 l's and peak of 2.8l/s”.

Broadland Housing. Extract from response:

“Broadland Housing have commissioned a pre-development enquiry from Anglian Water and have agreed that all foul water from the site will be routed to a separate new connection to the Hindringham Road collection main to the south of the site. Anglian Water assesses this additional flow will be within the capacity of the collection main and the pumping station at the bottom of the village. However this additional load will exceed the present capacity of the Langham Waste Recycling Centre but Anglian Water are obligated to up-grade the facility to cope.

Broadland Housing also commissioned site investigations on the ability of soakaways to handle surface water and overall the silty, gravelly clay with chalk and flint gravel indicated moderate to good soakaway potential. In designing the surface water drainage system for the development Broadland Housing will comply with all relevant policy and regulation on dealing with surface water and avoiding flooding risks.”

D) Acknowledgements

Thanks are expressed to the various individual schools, medical practices, Anglian Water and Broadland Housing Group for providing responses on drainage and Marie Strong, County Councillor, who obtained the responses representing Norfolk County Council's position for the two areas within their remit.

This paper has been prepared by David Frost for the Parish Council. It will form one of the aspects to be considered in arriving at the response to any formal planning application submitted by Broadland Housing Group.

Appendix, Methodology of assessment of numbers of adults and school-aged children

A simple approach has been adopted of taking a guess at the occupiers of the 24 permanently occupied houses, assuming the total number of 28 houses in the pre-application is maintained for the formal submission. The categories chosen of “single individual”, “couple” etc. is then rather arbitrarily allocated to the different sized houses. Obviously other combinations could be chosen but 39 adults and 18 children seem in the right order to give an indication of the overall extra demand.

The assumption is also made that four of the open-market houses will be bought as second homes and allowance of 4 adult added to the permanent residents making 43 adults and 18 children taken as the working numbers.

Table Possible average numbers of individuals of houses occupied by the various categories

Number of bedrooms Number of this size	1 bedroom 6				2 bedrooms 8				3 bedrooms 8				4 bedrooms 6			
	Per unit		Total		Per unit		Total		Per unit		Total		Per unit		Total	
A= adult, C= School child			A	C			A	C			A	C			A	C
Single individual	3		3		3		3									
Couple	3		6		2		4									
3 + adults, no children									1		3		1		3	
Single Parent & 1 child					2		2	2	1		1	1				
Couple & 1 child					1		2	1	1		2	1	1		2	1
Single parent & 2 children									1		1	2	1		1	2
Couple & 2 children									1		2	2				
Couple with 3 children									1		2	3	1		2	3
Total permanently Adults	39		9				11				11				8	
Total permanently Children	18			0				3				9				6
Not permanently occupied	4											2				2