

Stoke Ferry Parish Council Objection Reasons – Approved at their Ordinary Meeting 6 March 2019

Construction of up to 30 residential dwellings FURLONG STORE, FURLONG ROAD, STOKE FERRY, KINGS LYNN. REF NO. 19/00272/OM

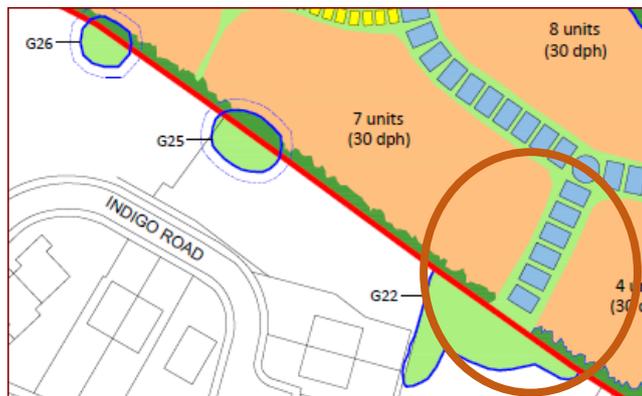
OBJECTIONS

- The site is given as being on Furlong Road. This is an incorrect description of the site location. The Furlong Store is on Furlong Drive.

Local Planning Policy:

- The site is not a designated housing area.
- The existing development plan for Stoke Ferry meets the housebuilding requirements of the Local Plan for the village
- Any housing on this site would encroach towards the by-pass and encourage housing development applications from owners of adjacent countryside fields.
- It was agreed to include in the response to say that within their application it says that 'affordable housing will be provided especially on the storage site', which means they creating they are conflating between the two applications.
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- The Parish Council has concerns that the 'Residential Street', as indicated on the Masterplan below, may be used as a reason for future expansion of housing development to the southern part of the Furlong Drive site which would then increase the application's quantity of homes in the village and may avoid future CIL payments.

Pre-



Application Planning Procedure: (Ref document CONSULTATION_REPORT-4394232)

The pre-application planning procedure of public consultation was flawed at each of its two *public* stages:

- 1st stage: Upon request from 2Agriculture, and at a direct cost to the residents of Stoke Ferry, an Extraordinary Meeting was called by Stoke Ferry Parish Council on Wednesday 26 September 2018. The meeting was advertised as being open to the public for a 'Presentation from 2Agriculture Representatives Regarding Proposed Housing Development on Land at Furlong Road (Stores Area) and Land at Lynn Road (Mill)'. It was held in the Stoke Ferry Village Hall. The representatives of Amber REI, 2Agriculture and Pegasus Group also stated that, at this early stage, they wished to understand the thoughts of the Stoke Ferry Parish Council (see Stoke Ferry Parish Council Minutes, September 2018 <http://stokeferryparishcouncil.co.uk/minutes/>). However, during the proceedings, it became clear that the company's representatives and their agents had not prepared

responses to eight questions the Parish Council had previously sent to them in preparation for the consultation meeting. During the consultation meeting, Gavin Berry, the Managing Director of 2Agriculture made a statement that the company's primary consideration for the two housing development sites was the maximisation of return to the company's shareholders; thus, limiting the value (if any) of the consultation itself.

- **2nd Stage:** A further "Public Consultation" was held at Stoke Ferry Village Hall on Wednesday, 12th December, 4pm to 7.30pm. This time organised by Amber REI and Pegasus Group. No clarity was provided by representatives of Amber REI or from the 'Project Team' as to what could be influenced by attendees in terms of an 'Outline Planning Application'. Individual residents were urged to record their responses to the planning application to 'shape the proposals'. However, the proposals that have now been submitted by Amber REI as their outline planning application do not differ in any way from the one on display on 12th December 2018. Further, no villager has received thanks or feedback for their input and there has been no feedback and no copies of the document CONSULTATION_REPORT-4394232 have been made available to the wider village community via the Parish Council or published in the local parish magazine, *The Village Pump*. This 2nd Stage Consultation should be regarded by Planning Officers as a meaningless and a purely 'tick-box' exercise by Amber REI. That Amber REI were providing only lip-service to 'consultation' is further exemplified in the document CONSULTATION_REPORT-4394232, 4.15 which states: *'In terms of being carbon neutral, there is no adopted policy which requires new houses to be carbon neutral nor does it require development to go beyond the requirements of the Building Regulations. As a consequence, the proposals would be compliant with the Council's adopted policies.'* The owner's stance on carbon-neutrality is also in conflict with the National Policy Planning Framework, 2018, paragraph 8, which contains an Environmental Policy to *'mitigate and adapt to climate change, including moving to a low carbon economy'*

Effect on listed buildings and conservation areas:

- We, as a Parish Council, are concerned that the development on the Conservation Area of Stoke Ferry and its setting (which the Furlong Drove Site abuts to the South-West).
- The document, DESIGN_AND_ACCESS_STATEMENT-4393986, 7.3 states *'...The proposed development...would significantly enhance the setting of the Conservation Area.'* Whilst the removal of the storage buildings and weighbridge, etc., will improve the village scene, we are concerned that the development should be in sympathy to the conservation area and its setting upon which the Furlong Drove site abuts.

Affordable Housing:

- We are concerned that the owners are saying that *'...affordable housing will be provided especially on the storage site.'* (CONSULTATION_REPORT-4394232, 5.6.) Given that this site is alongside the previously constructed 'affordable housing' development at Indigo Road, we object to what appears to be a deliberate policy of social segregation and one that does not meet the owners avowed aim of *'...promoting healthy lifestyles and sustainable, vibrant communities' and 'encouraging community interaction'*. (see RESIDENTIAL_TRAVEL_PLAN-4394221, Section 9, Summary and Conclusion).

Local Amenities

- Documents RESIDENTIAL_TRAVEL_PLAN-4393928, 3.4 and PLANNING_STATEMENT-

4393944, 2.3 refers to Stoke Ferry having a Post Office, this is not the case. The loss of the village Post Office along with the continuing closure of the village's last public house diminishes Stoke Ferry's role as a designated **Key Rural Service Area** as stated in the document PLANNING_STATEMENT-4394234. 4.5 where the owners argue that the village is thereby suitable for their approximate 20% expansion in housing stock.

Local Financial Considerations:

- Through the development of both sites the number of households in Stoke Ferry will increase by some 20% with a proportionate population increase of three to four hundred and we would like it confirmed that the Community Infrastructure Levy (CIL) will be applied.

Cllr Jim McNeill proposed to object the application for the reasons made out in the attached document agreed during the meeting of the Parish Council set out at appendix 2, this was seconded by Cllr Kit Hesketh-Harvey, all were in favour