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To: [NWL Planning](#)
Subject: Planning application FUL/2024/0022 for the Norwich Western Link
Date: 20 August 2024 18:14:04

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Dear NWL Planning Services Team,

Please see below Ringland Parish Council comments for planning application FUL/2024/0022 for the Norwich Western Link.

The Council Object for the following reasons:

The application for change of use to Low Farm, which is included within the NWL application, with plans and drawings, can be found in documents starting with 2.13.00 in the 'Plans and Drawings' section, but the narrative can be found at section 3.7 (page 52) of 4.01.00 Transport Assessment Part 1 - this includes the following:

Key points in section 3.7

- *3.7.1 The existing residential property at Low Farm is proposed to be converted to office use (Class E). During the construction phase, this would enable the property to be used as a workplace for staff supervising the construction works. Up to 5 employees would be based in the existing building. No material changes will be made to the property internally or externally.*
- *3.7.2 The office will have operating hours of 07:00 – 19:00 Monday to Friday, with the potential for 08:00 – 13:00 on Saturdays.*
- *3.7.3 As shown in Figure 3-2 below, Low Farm currently takes access via a shared private access track known as Back Lane, Ringland which leads to The Street. The route has an unbound surface and varies in width from about 2.8m to about 6m in places. The existing width at Back Lane is similar to the character of other local roads in the surrounding rural area.*
- *3.7.4 As a residential dwelling Low Farm would be expected to generate around 5-6 vehicle movements per day. Back Lane is also currently a public footpath (Part of Ringland FP3 and FP1) so is also regularly used by pedestrians.*
- *3.7.5 The proposed change of use of this property to office use is expected to result in a similar level of daily vehicle trip generation. However, a higher proportion of the daily trips would be carried out by LGV or HGV vehicles with the proposed use in mind. No modifications are proposed to parking or access arrangements.*
- *3.7.6 The existing access to the site connects with The Street, Ringland via a priority shared access private drive that is also used by six adjacent residential properties and for access to surrounding farmland. There are also a number of small businesses operating in the immediate vicinity accessed from the centre of Ringland Village, for example, the adjacent cul-de-sac of Pitt Farm Green also provides access to commercial properties of a comparable scale.*
- *3.7.7 Once the Proposed Scheme is completed, retaining the property for*

commercial office use is expected to be more compatible with the future situation than reverting to residential and would support growth in the small business sector with an increasing number of small businesses operating locally since the Covid 19 pandemic..... Creating space and opportunity for future local jobs in this location would potentially enable a small number of residents in the rural area of Ringland and Weston Longville to work locally or setup a small business.

The Council has concerns with the following:

The change of use for Low Farm in the NWL planning application should have been a separate stand alone planning application.

It is clear that NCC view this as a permanent change of use and have no intention of returning Low Farm back to residential after the completion of the NWL.

Unfortunately these information may have been missed by many residents, due to the thousands of pages of documents in the NWL application.

- NCC state that 'for example, the adjacent cul-de-sac of Pitt Farm Green also provides access to commercial properties of a comparable scale'. There are NOT any commercial properties in Pitt Farm Green, as these are all residential properties.
- Back Lane and the track to Low Farm are totally unsuitable for the considerable increase in vehicles - it is 1.4km (0.9 miles) of unsurfaced farm track, which is also a public footpath. There is 260m length of this track which is in a cutting with no space for pedestrians to get out of the way of any traffic. NCC acknowledge that 'a higher proportion of the daily trips would be carried out by LGV or HGV vehicles with the proposed use in mind.'
- NCC state that 'Up to 5 employees would be based in the existing building' but document 2.13.00 Low Farm - General Access Plan and Proposed Parking Arrangement shows a total of 12 spaces are being provided, clearly indicative of an expectation of considerably more vehicles travelling to/from Low Farm.

Kind regards,

██████████

Parish Clerk

Ringland Parish Council

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