

Further statement for the Inspector regarding development of MUN 06

It has been noted (LDF working party report 19/10/09) that Mundesley Parish Council support development on MUN 06. Indeed, there was a late change from the originally selected site MUN 04 to MUN 06. In this regard it is also important to note that 3 members of Mundesley Parish Council live in properties adjacent to MUN 04 and the landowner's wife is also a Parish Councillor. Their views can hardly be considered neutral or even representative.

The excellent document produced by the NNDC Conservation, Landscape and Development team identifies the view from the High Street over the fields to Stow Mill (p 9 figure 7) as an important one and it is certainly much appreciated by Mundesley residents and much photographed by visitors. Several people have commented on the wildlife which enjoys this beautiful field. Only today a young deer was running round the edge of the field on the far side from the beck.

Local residents are concerned about the amount of traffic which would be generated by a development of 40 dwellings. A possible 40 or more cars would be repeatedly entering or leaving a cul-de-sac development to the High Street, up a steep slope, on a bend, opposite a busy garage and just along from the continually busy Northfield Road junction and the narrow one-way section adjacent to the footpath at the head of Beckmeadow Way. It is amazing that the Highway Authority consider this acceptable.

In addition, drainage and sewerage required for the proposed development would also present problems due to the steep access from the High Street and also the proximity of Mundesley Beck. During periods of heavy rainfall, this access road would become a torrent of water which could cause flooding. Oddly, the flood zone in this area has recently been reassessed by an ASD survey carried out on behalf of the landowner. Originally, the site was considered by the local authority planning department to be unsuitable for development because of the area of the flood zone. Surely this site would present problems for prospective buyers.

I trust that the Inspector will give due consideration to the misgivings and concerns of local residents regarding the proposed development of MUN 06.

P.J.Ross

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