

Wayford Lodge
Wayford
Norwich
NR12 9LL
7 May 2020

Planning Department
Broads Authority

Objection to Planning Application BA/2020/0002/FUL

'Use of land for siting five 'glamping' pods with associated car/cycle parking, siting of package treatment plant and polishing reedbed. | Land At Redbeck Adjacent Dilham Restricted Byway 11 Dilham Norfolk'

As the determination deadline of 24 March 2020 has long since passed, I was very surprised to notice on viewing your Planning Portal that this application has been reopened again on 24 April 2020 to allow the Applicant to submit a comprehensive planning statement in support of the application, attempting to mitigate all the former objections.

My objections to the proposed site still stand and are on public record. Subsequent to this latest report I would like to draw your attention to the following:-

Documents of Reference submitted to Broads Authority Planning Portal:

- A) My first Objection dated 17 February 2020; to RB11, The development site, the use of Broad Fen Lane;
- B) Highways objection dated 17 February 2020; RB11, access to Broad Fen Lane;
- C) Parish Council objections dated 18 February 2020; Access to site, use of Broad Fen Lane;
- D) NCC Natural Environment Team objection dated 4 March 2020; RB11, Access to Broad Fen Lane, suggested alternative site;
- E) Residents objections on access grounds and the experience of traffic volume already generated restricting their access by the existing Tonnage Bridge Site:
 - John Thornicroft & Susan Spivey, 28 February 2020;
 - Chris & Juliet Walker, 3 March 2020 & 6 April 2020;
 - Richard Eastwood, Response from Highways, 9 March 2020
- F) Following on from an email of assurance by the Applicant to Highways dated 21 February 2020, Highways withdrew objections dated 17 February 2020, subject to condition being imposed ensuring vehicular access via Oak Road only, in addition to improvements to Oak Road with specifications and subsequent permission from Highways.
- G) I submitted an additional document outlining additional points of objection, 3 March 2020, 9 pages including photographic evidence;
- H) Determination Deadline: 20 March 2020;
- I) The Broads Authority reopened the application to accept La Ronde Wright, Planning and Development statement on behalf of the applicant 22 April 2020 - A thorough report attempting to mitigate every objection.

REF: Objection to Planning Application BA/2020/0002/FUL,
Broads Authority
TO: planning@broads-authority.gov.uk
FROM: Alice Brown, 7 May 2020.

I would like to draw your attention to the report page 27, 6.5.13 Regarding Byways.

The Landowner of the byway is considered to be “the Lawful Authority”. No planning conditions intended to restrict motorised vehicles onto or from Broad Fen Lane could therefore be enforced. The report suggests that the direction of vehicles could be controlled by signage and information provided, or the provision of a Kent Carriage Gap. Even if the current owner or subsequent owners of RB11 agreed to this, they would be under no obligation to continue with these restrictions, the landowner having the Lawful Authority.

Therefore, as the access and egress from the application site via Broad Fen Lane is inevitable, the Highways objection to the application of 17 Feb. 2020 stands and the application should be refused.

If in fact the applicant is not the owner of the Byway RB11 and has right of way (reference document: The Natural Environment Team dated 4 March 2020, paragraph 4), then Article 13 should have been served and the applicant would not be the Lawful Authority. **In this case the application should also be refused.**

As this is in the public interest, I carried out a brief search which took me to the filings made by Bindwell Limited (company number 02475029) (the applicant) as recorded on Companies House, public record. Within the filings regarding Charges, charge number 0247 5029 0007 refers to the land which is subject to this application and relates to deed references NK100428 and NK100463. Whilst the farmland is outlined on the plan included with this charge, the byway is not included.

On receipt of a copy of my objections, Duncan Baker, MP replying by email on 4 March 2020 confirmed that he was neither in support of or objected to the application and agreed with me that the “general public should be able to enjoy our wonderful countryside” .

Yours sincerely,

07 May 2020 | 01:13 AM BST

DocuSigned by:

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Alice Brown.

CC Stuart French, NNDC Highways (stuart.french@norfolk.gov.uk)

CC PROW (prow@norfolk.gov.uk)

CC Dilham Parish Council (Mrs Jodie Butler, dilhamparishcouncil@outlook.com)

CC Ian Clarke, EDP (ian.clarke@archant.co.uk)

CC Planning Department, North Norfolk District Council (planning@north-norfolk.gov.uk)

CC Duncan Baker MP (duncan@duncanbaker.org.uk)

Further references: Newspaper article from 1980 regarding the restoration of Tonnage Bridge by the then owner Stanford Mutimer. Financial assistance provided the Broads Authority and Norfolk County Council. Works necessary to reinstate access to the footpath. Download available on broadfen.com.

Previous Objections: DocuSign Envelope IDs: 191FD4D3-F0B9-4F7A-BAB3-1184C7B63F77, 191FD4D3-F0B9-4F7A-BAB3-1184C7B63F77.

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