

Respondent Name: Liz Avital

(Submitted through online Snap survey)

Document	Policy/Para number	Legally compliant?	Sound?	Complies with DtC?	Please give further comments.	Please set out suggested changes	Do you wish to attend the oral examination?
Site Allocations	2.148-2.149	Yes	No	No	The plan is contradictory: on the one hand it says 'no additional capacity identified' and then it talks of 'potential for intensification'. It is unclear as to what this means as the impact of increasing the population on the local environment needs to be considered; schools, footfall, traffic, healthcare. It does not note that development should respect the back gardens of the properties on Wroxham gardens that are adjacent, nor the effect on the houses on Blake Road. There are three surrounding roads that are affected Winton Avenue, Wroxham Gardens and Blake Road and all three need to be acknowledged. The border that has been drawn is right on the line of Wroxham Gardens which is currently a no through road. On numerous occasions the Council has clearly stated that this would be retained as it is	Please see previous comments.	Yes

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					<p>too dangerous to have the road as a cut through. How this will be retained is worryingly unclear. One of the mature trees referred to that 'should be retained where possible' is integral to this being a no through road. It is therefore requested that the document states that all the mature trees should be retained where possible. The document states: 'Development should reflect the existing suburban character of the site, and any replacement housing should retain the rhythm of the housing in the area. Some intensification may be possible, but development above 3 storeys would need to be very carefully justified'. Development about 2 storeys would be out rhythm of the housing in the area and thus 3 storeys is way out of keeping. There is no mention that this site is on elevated land as it is on top of a hill and therefore it is imperative that a low build is maintained and thus in keeping with the housing in the area. Compliance with the adjacent residents right to light is also</p>		
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					<p>affected by the site elevation. The process thus far does not seem compatible with the statement of community involvement i.e the extent to which local residents that will be affected have been communicated with. In addition, this is a very complex document to feed back on, it is clearly not intended for lay people as it does not appear to comply with the Plain English Campaign. Whilst it is appreciated that there have been 'drop in sessions' these are not accessible by all, and thus the transparency of this process is questionable. Local stakeholder have not been openly and sufficiently consulted with in regards to the rebuilding of Tunnel Gardens. When talking of stakehodlers I am referring to the immediately adjacent streets and thus the residents of; Blake road, Winton Avenue and Wroxham gardens.</p>		
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