

SWANTON MORLEY NEIGHBOURHOOD PLAN STEERING GROUP

A meeting of the Swanton Morley Neighbourhood Plan Steering Group was held in Swanton Morley Village Hall on Monday 4th July 2016. The meeting commenced at 7pm.

Present: Mr S. Vincent (ABZAG – Neighbourhood Plan consultant)
Mr R. Atterwill (Swanton Morley Parish Council) Chairman
Mr S. Taylor (Liberator Close resident)
Mrs C. Taylor (Liberator Close resident)
Mr G. Curran (Keith Road resident)
Mr L. Brooks (Keith Road resident)
Mr R. Brownlow (Keith Road resident)
Mr J. Rodrigues (Local Businessman and Parish Councillor)
Mr S. Westbury (Parish Councillor)
Ms Y. Hendry (Greengate resident) Vice Chairman
Mr G. Palmer (Church Warden and Rectory Road resident)
Mr D. Sadler (Town Street resident)
Mrs F. LeBon (Clerk to Swanton Morley Parish Council)
And 6 members of the public

Time Allocated to the Public

Mr Clegg raised concerns about the current level of traffic on Gooseberry Hill and the potential for this to increase with further development. He advised that this included cyclists and emergency services which were cornering dangerously. He queried whether the committee would consider traffic calming methods, such as a roundabout, in this area. Mr Atterwill advised that the Parish Council could raise this with Norfolk County Council Highways, however statistics show that this area is deemed as safe due to the historic lack of reported accidents.

1) Welcome

Mr Atterwill welcomed everyone to the meeting and thanked them for attending.

2) To Receive Apologies for Absence

Apologies for absence were received from Mr J. Keith.

3) To Receive Declarations of Interest

Mr Brownlow declared an interest in the area of land at Bedingfield Road.

4) To Agree Minutes from 20th June 2016 as a True and Accurate Record of the Meeting

Minor typographical errors were amended and comments made by Mr Brooks and Mr Curran corrected.

Mr Brooks proposed that the minutes, as amended, be accepted as a true and accurate record of the meeting, seconded by Mr Palmer and carried.

5) To Receive Matters Arising from Minutes 20th June 2016

Mr Westbury queried the reference to the data required for public footpaths. The clerk advised that she would obtain the details from Norfolk County Council's website. Mr Westbury advised that he already has this detail, inclusive of permissive pathways, and will forward on.

6) To Receive Update on Breckland District Council's Local Area Plan

Mr Atterwill reported that Breckland District Council's public consultation on their Preferred Directions document has been put back until September, to allow for their Cabinet to agree in August.

Mr Atterwill and the Clerk are to attend Local Plan Work Group meetings on 11th and 15th July to find out more about the Preferred Directions document and how it will affect Swanton Morley. Mr Atterwill

advised that the latest document suggests that Swanton Morley's allocation will be reduced to 85 dwellings, but stressed that this has yet to be agreed, and is only an officer recommendation. Concerns were raised over the quality of Breckland District Council's report, which suggested that six dwellings per year should be built between 2021 and 2036 to make up the allocation. In the previous meeting, concerns were raised that settlements such as Yaxham and Bawdeswell had requested to lose their Local Service Centre statuses, despite having the services required in Breckland District Council's policy. It was confirmed that in the most recent documentation, both these villages were still listed as Local Service Centres.

It was confirmed that to date, no changes to Swanton Morley's settlement boundaries had been released.

After a query from Mr Brownlow, Mr Atterwill clarified the breakdown of the allocation figures into completions and commitments.

Mr Sadler queried whether Swanton Morley's map of sites put forward for potential development was now obsolete based on the new information. Mr Atterwill advised that the maps held were the most up to date ones provided.

There were discussions as to whether Breckland District Council would have their Local Plan in place by 2017, the government's deadline for having local plans in place.

Mr Atterwill read out an email sent by the Clerk to Breckland District Council, querying why Local Plan discussions were being put before the Overview and Scrutiny Commission, prior to the information being put to the Local Plan Working Group and Cabinet. Breckland District Council advised that the opinion of the Overview and Scrutiny Commission was only being sought – no decision were actually made in this meeting.

Mr Atterwill raised concerns that with only 85 houses, the requested level of infrastructure (eg: Hoe Road East being widened and extra parking at the school) will not be achieved.

Mr Curran queried when the infrastructure would be put in. Mr Vincent advised that there would be a trigger point written into the s106 agreement with the developer.

Mr Brownlow was of the opinion that there was a tree preservation order on an oak tree on Hoe Road East.

Mr Brooks queried whether the allocation for Swanton Morley had been deliberately lowered to avoid having to put in improved infrastructure. Mr Palmer stressed the need for the infrastructure to be in place prior to any development occurring. Mr Vincent explained the s106 process in relation to improved infrastructure.

Mr Palmer recommended keeping the original allocation of 145 houses to ensure Swanton Morley gets the required level of infrastructure improvements. Mr Taylor warned that it may not be the same developer working on the site.

Mrs Taylor queried what site could take 85 new dwellings. Mr Taylor clarified that only the Hoe Road East site could.

Mr Westbury cautioned against assuming that people would want the infrastructure if there is a reduced allocation of housing. Mr Atterwill advised that the infrastructure in the village was already problematic. Mr Sadler felt that most people in the village would prefer 85 homes as opposed to 145. Mr Vincent cautioned that a developer can only be asked to mitigate against sustainability issues that the development creates, not previous sustainability problems.

Mr Atterwill advised that he is working on documenting the growth of Swanton Morley since WW2, and historically 85 dwellings in a 25 year period is historically low.

Mr Sadler advised that he would prefer for Swanton Morley to remain a village and not build for the sake of obtaining infrastructure.

Mr Curran raised concerns about development in Dereham growing towards Swanton Morley. Mr Atterwill explained the coalescence zone policy, which would be a joint consideration between Dereham and Swanton Morley, however Dereham has made no further progress with their Neighbourhood Plan.

7) To Consider Policies for Inclusion in Swanton Morley's Neighbourhood Plan

Mr Vincent had forward 19 possible policies to the Steering Group for consideration. The first section covered landscape and what areas in the village to protect. The Clerk is to send out the Landscape

Sensitivity map out to all members. It was agreed that all members would take a picture of a public view of the village and provide a statement as to why this should be protected.

Areas of local green space were discussed. The Clerk is to send Mr Vincent the areas of Local Green Space which comply with the National Planning Policy Framework, which the Parish Council agreed should be protected.

Discussions occurred as to who would be the best body to manage any new areas of green open space in perpetuity, Breckland District Council, the Parish Council or a management company. It was agreed that all efforts should be made to ensure that the Parish Council takes on any new areas of green open space.

Mr Taylor suggested that hedging should be specified to delineate properties rather than fencing, but concerns were raised over future maintenance of hedges compared with the ease of maintaining fences.

In relation to the preservation of wildlife in the village, the Clerk advised that a bat survey conducted in 2015 evidenced roosting bats in the village.

The Clerk raised the possibility of a cycle path to encourage cycling to school in a safe environment. Mr Atterwill advised that he supported this in principle, but it can only happen with the widening of Hoe Road East.

Mr Brownlow Left the Meeting

With regards to design of new developments, it was agreed that the policy adopted by the Nettleham Neighbourhood Plan should be used by Swanton Morley:

'New residential developments must provide the following minimum number of off street car parking spaces per dwelling:

<i>1 or 2 bedrooms</i>	<i>2 spaces</i>
<i>3 or 4 bedrooms</i>	<i>3 spaces</i>
<i>5 or more bedrooms</i>	<i>4 spaces</i>

Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations'

The housing mix for the village was discussed, and weight given towards the Housing Needs Survey done by the village. The need for properties to allow village people to downsize was discussed. The C2 developments at Woodgate Park do not satisfy this need.

Design of new developments was discussed. Mr Atterwill read out the following policy from the Nettleham Neighbourhood Plan in relation to housing design:

'New development, including infill development and residential extensions, should preserve and enhance the village of Nettleham by:

a) Recognising and reinforcing the district local character (as set out in the character assessment and the Village Design Statement) in relation to height, scale, density, spacing, layout orientation, features and materials of buildings.

b) Designing housing proposals to reflect existing residential densities in the locality of the scheme.

c) Respecting and protecting local heritage assets and their settings, including Scheduled Ancient Monuments and Conservation Areas.

d) Protecting natural assets, enhancing the natural environment and biodiversity.

e) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting.

f) Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value, will not normally be permitted unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.

g) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness.

h) Incorporation of appropriate methods of energy generation and conservation in all new builds.

New development should provide sufficient external amenity space, refuse and recycling storage facilities and car parking. The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.'

Mr Atterwill queried whether the Swanton Morley project has a Character Assessment and Village Design Statement. Mr Vincent replied that it didn't, but one could be commissioned.

The character and design of the village was discussed, but it was agreed that the village was already very different in design.

The water supply, and removal of foul water was discussed. Mr Vincent advised that Anglian Water has responsibility for both these factors and they will have a trigger point for when the number of dwellings will be too much for their infrastructure.

Mr Westbury raised concerns that storms are becoming more frequent and more intense, and advised that drainage systems must be able to cope with this. The usage of the 'SUDS' drainage systems were discussed, which are designed to allow surface water to soak away in a similar manner to the way it does on open land.

Ms Hendry asked why the Steering Group had included in the draft policy document some policies which were least supported by the public at the consultation event.

Economic factors were discussed and Mr Atterwill stressed the need for making the village vibrant, showing concerns that the village would become a dormitory if people cannot work within it. A need for community facilities was also discussed, as was the encouragement of speed reduction methods.

It was agreed that a Local Lettings Policy was required, and that the criteria should be investigated.

Mr Palmer advised that the supporting documentation for the Neighbourhood Plan needs to be amended to reflect that Swanton Morley surgery, since May 2016, has a doctor in attendance each day to see patients.

It was agreed that all 19 draft policies put to the committee by Mr Vincent should be taken forward.

8) To Consider any Further Matters Relating to the Neighbourhood Plan

Mr Atterwill advised that information from Kelly's Directory 1904 was used to give some history to the Village Appraisal in 2004. He will do the same for the 1916 Kelly's Directory to demonstrate historic growth in the village.

9) To Agree Items to be Considered by Swanton Morley Parish Council

To Agree the Sustainability Appraisal Scoping Report

To Agree the Draft Policies put forward by the Steering Group.

10) To Agree Date and Time of Next Meeting

This was agreed as Monday 25th July at 7pm at Swanton Morley Village Hall.

Mr Atterwill invited further comment from the public.

Mr Clegg enquired about the number of planning applications put forward for the areas of land under Breckland District Council's Local Plan. Mr Atterwill advised that there had been no planning applications put forward, just a call for sites. The public consultation on these sites will commence in September.

Mr Clegg queried how many dwellings can be built on an acre of land. Mr Vincent advised that in the National Planning Policy Framework it only says that density must be 'in keeping with the local area'. There is no specific figure.

The meeting closed at 9.55pm

_____ (Chairman) _____ Date