

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 19th September 2016. The meeting commenced at 7pm.

Present: Mr R. Atterwill (Swanton Morley Parish Council) Chairman
Ms Y. Hendry (Greengate resident) Vice Chairman
Mr S. Taylor (Liberator Close resident)
Mrs C. Taylor (Liberator Close resident)
Mr G. Curran (Keith Road resident)
Mr J. Rodrigues (Local Businessman and Parish Councillor)
Mr S. Westbury (Parish Councillor)
Mr G. Palmer (Church Warden and Rectory Road resident)
Mr D. Sadler (Town Street resident)
Mrs F. LeBon (Clerk to Swanton Morley Parish Council)
There were two members of the public in attendance

Time Allocated to the Public

No matters raised

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 S. Vincent (Neighbourhood Plan Consultant) and Mr L. Brooks

3) To Receive Declarations of Interest

None raised.

4) To Agree Minutes from 25th July 2016 as a True and Accurate Record of the Meeting.

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

5) To Receive Matters Arising from Minutes 25th July 2016

None raised

6) To Receive Consultee Responses Regarding Sustainability Appraisal Scoping Report

The Clerk is to send members the correct attachment for Norfolk County Council's response to the Sustainability Appraisal Scoping Report.

The Clerk is to investigate the possibility of a dropbox account for the Neighbourhood Plan Steering Group members to add and access documents.

7) To Consider Response to Breckland District Council's Preferred Direction Consultation

The draft preferred directions document, relating to Swanton Morley, had been sent to all members. The questions being asked were whether the proposed housing figure was agreeable, and whether the preferred and alternative sites being put forward by Breckland District Council were suitable. Breckland District Council has advised that the planning permissions granted for Gooseberry Hill and Elsing Road (nine and two respectively) would reduce the allocation, therefore the figure proposed for Swanton Morley is seventy four, not the eighty five published. Mr Atterwill queried whether this would be sufficient over the period of the plan as the growth in the village over the last eighty years has averaged 112 every twenty years. He also raised concerns as to how Breckland District Council came to

their figures. They have applied a 10% growth to all of the service centre villages. But not considered whether they were appropriate for each community.

Mrs Taylor queried whether Bawdeswell remained a Local Service Centre, despite their objections. Mr Atterwill advised that it remained a Local Service Centre as it had all the facilities required, and had recently had a planning application for 36 new dwellings approved.

Mr Westbury advised that the growth figures provided were skewed due to 200 dwellings being built for the RAF, not being built for natural growth. He was concerned that the Local Plan does not address the type of housing that the village needs, which are affordable starter homes. Mr Atterwill advised that an allocation of 85 houses would not be sufficient to address the affordable housing needs of the village. Mr Westbury advised that the village also needs affordable starter homes and shouldn't just focus on social housing.

Mrs Taylor queried the position of the Barracks, in that it has less people residing there than there has been. And what the position would be if it closes. Mr Palmer confirmed that the Light Dragoons had 6 squadrons, the Queen's Dragoons Guards only had 5. Mr Atterwill responded that a plan cannot be written on 'what ifs'.

Mr Westbury felt that if the village accepted the proposed number of 85, then the village will have options for affordable housing on an exception site. He also has an example of an adopted Neighbourhood Plan where types of housing have been allocated.

Mr Taylor noted that the allocation for Swanton Morley is fairly high compared with other villages. He also raised concerns that all the land being considered for development along Hoe Road East would hold a significant amount of houses. Mr Atterwill advised that any developer would also have to provide green open space and the village could request additional car parking near the school as part of the Neighbourhood Plan.

Mr Westbury raised concerns that any widening programme of Hoe Road East would just speed up the traffic and lead to more accidents. A council in Edinburgh had banned car parking completely outside schools and this encouraged more alternative methods of transport.

Mr Atterwill advised that many parents need to drop their children off and then go to work. They do not have time to walk back home to collect the car. Traffic is increasing and will continue to do so through the length of the plan.

Mr Sadler felt that two passing places along Hoe Road East would be sufficient.

Mr Atterwill suggested doing a survey of those who used Hoe Road East to get to the school and find out if they would like it widened. Mr Sadler and Mr Westbury disagreed, advised that the whole village should be consulted, not just the people who use Hoe Road East on a regular basis.

Mr Palmer felt that the biggest problem with the village was its infrastructure and the village should accept the greater number of houses to ensure that infrastructure is improved.

Mr Taylor queried whether a reduced allocation to 74 would result in larger houses built in the same area of land. The Clerk responded that it would not as Breckland District Council has a policy for housing mix. Mr Taylor suggested keeping the allocation at 85 (as opposed to 74) so that the village can have a small buffer for the future.

Mr Sadler felt that 74 houses would be enough until 2037 and the other sites will not be need until then.

The Clerk clarified the first question from Breckland District Council as part of their consultation. This was 'Do you agree with the proposed level of housing allocations for each location?'.

Mr Atterwill raised concerns with the housing number as there was no evidence as to how this number was arrived at and it will not address the housing needs of the people identified in the housing needs survey.

The Clerk calculated that to address the housing needs of the 17 people identified in the survey, and using the affordable housing proportion figures provided by Breckland District Council and Mr Vincent as part of the Neighbourhood Plan, 142 houses would be required.

Ms Hendry advised that there will be an open meeting in Bawdeswell on 28th September to discuss the local plan, and encouraged all members to attend.

Mr Atterwill proposed that the allocation of 85 dwellings for Swanton Morley in the Local Plan was not sufficient and does not bear any relationship to the needs of Swanton Morley. This was seconded by Mr Palmer. The vote was tied, and then carried on the casting vote of the Chairman.

Breckland District Council also requested responses to the following questions:

‘Do you agree with the approach to preferred, alternative and unreasonable sites in Swanton Morley? Are there any additional development considerations which need to be addressed for the preferred sites (s)?’

Mr Atterwill requested the Clerk read the Parish Council’s initial objections for site LP[098]002 and LP[098]003. These were: *‘The Parish Council raised concerns about highway safety for both these sites, particularly at school run times. In addition to this, Manns Lane is a route used by heavy agricultural traffic and beet lorries and addition residential traffic would make movement of traffic down this road difficult.*

In addition to this, development of these areas of land would affect the social sustainability of Swanton Morley Village Hall. Swanton Morley Village Hall has a generous license to facilitate events for local people, due to its distance from residential dwellings. Development of these areas of land is likely to result in the reduction of the time that music is allowed to be played at the hall and on the fields (as is often done at music festivals) and a reduction in time where alcohol can be served. This will reduce the appeal of the hall as an events venue and as a result reduce its income. To replace this income, charges will have to be increased for daytime hirers, which include groups for young children and the elderly, jeopardising the sustainability of these groups.’

Mrs Taylor proposed that these objections for these areas, defined as ‘alternative sites’ by Breckland District Council, still stand. Seconded by Mr Rodrigues and carried.

Mr Atterwill proposed that sites LP[098]014 and LP[098]016 should be the alternative development sites for Swanton Morley, seconded by Mr Curran and carried.

Mr Atterwill proposed that site LP[098]013 should be the preferred site for development in Swanton Morley, seconded by Mr Rodrigues and carried. It was also noted that highway and pedestrian access for this site should be a consideration.

Mr Taylor proposed that the committee agree with all sites deemed by Breckland District Council as unreasonable for development. Seconded by Ms Hendry and carried.

8) To Consider the Initial Draft of the Swanton Morley Neighbourhood Plan

The draft Neighbourhood Plan had been circulated to all members. Pages 1-28 were reviewed individually, with amendments agreed based upon:

- Changes of pictures.
- Making maps clearer.
- Clarifying wording
- Moving the glossary to the front of the document.
- Taking out the abbreviations and ensuring that everything is in longhand.

- Making colours clearer.

Questions regarding the affordable housing cascade system have been sent to Mr Vincent. A response will be given at the next meeting.

A discussion occurred as to the definition of a 'resident' of the village. Mr Westbury provided documentation of adopted plans where a resident has been successfully defined.

It was agreed that the meeting should close at 10pm and a new meeting date of 3rd October at 7pm arranged to continue with the review of the draft plan.

The meeting closed at 10pm

_____ (Chairman) _____ Date