

SWANTON MORLEY NEIGHBOURHOOD PLAN STEERING GROUP

A meeting of the Swanton Morley Neighbourhood Plan Steering Group was held in Swanton Morley Village Hall on Wednesday 23rd November 2016. The meeting commenced at 7pm.

Present: Mr R. Atterwill (Swanton Morley Parish Council) Chairman
Ms Y. Hendry (Greengate resident) Vice Chairman
Mr G. Curran (Keith Road resident)
Mr L. Brooks (Keith Road resident)
Mr S. Westbury (Parish Councillor)
Mr S. Taylor (Liberator Close resident)
Mr D. Sadler (Town Street resident)
Mr G. Palmer (Rectory Road resident)
Mrs F. LeBon (Clerk to Swanton Morley Parish Council)
There was one member 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 J. Rodrigues, Mr J. Keith and Mr S. Vincent.

3) To Receive Declarations of Interest

None raised.

Ms Hendry felt that people should declare their interests when corresponding via email.

4) To Agree Minutes from 7th November 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 Brooks and carried.

5) To Receive Matters Arising from Minutes 7th November 2016

Mr Taylor felt that the policy on exception sites was not comprehensive enough. Mr Atterwill advised that this should be discussed under agenda item 6a.

Mr Atterwill advised that he noted the minutes but wished it to be noted that he felt that Mr Westbury had a financial interest in the view from Worthing/Hannah Road. Mr Westbury had made valid points about the view, but Mr Atterwill did not wish there to be any accusations towards the committee (and eventually the Parish Council) about parish councillors who may enjoy this view from their property.

Mr Atterwill requested that the Clerk seek advice from the Monitoring Officer on this matter.

Mr Westbury requested that the Clerk seek advice on a dispensation for the matter. The Clerk advised that she would, but cautioned that the Parish Council would remain quorate without the members with the alleged interest.

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

a. To Clarify and Agree Wording of Policy 3b – Exception Sites

Mr Taylor felt that the wording of this policy was difficult for people to understand what was required of an exception site. He felt that the reference to Breckland District Council's policy DC5 was not sufficient and extracts from DC5 should be included in the Neighbourhood Plan policy. Mr Atterwill advised that he had sought clarification from Mr Vincent, who had advised that the Neighbourhood Plan policy is a tool for planning policy officers, rather than a reference document for members of the public. Should the Neighbourhood Plan policy duplicate the local plan policy then it could make the

Neighbourhood Plan look poorly constructed. The best case scenario is that the examiner will strip out the duplication. The worst case scenario is that the examiner could remove the policy completely. Other information previously being considered was either duplicated in other Neighbourhood Plan policies, the Local Plan or in the NPPF, or would be too restrictive for the parish (and lacked evidence for such restriction to be put in place).

Mr Curran agreed, in that this seemed to be the only policy whereby verbatim references to other policies were being requested. If the Steering Group was to agree to a verbatim reference to this policy, the concept should be applied to other policies as well, and the result would be an unmanageable document.

Mr Westbury suggested a link or an appendix to the reference planning policy documents. Mr Atterwill advised that an appendix for each referenced document would render the document unmanageable and previously Mr Vincent had advised against using web links in the document due to links being changed by other authorities.

A further discussion occurred on the specific name of the policy document in which Breckland District Council's policy DC5 could be found. As a result, Mr Atterwill proposed that policy 3b should be:

Affordable Housing on Exception Sites

Development of affordable housing on an exception site may be permitted where it satisfies the requirements of Breckland Council's Affordable Housing Policy DC5 and the following additional requirements:

- a. local support for the proposed site is given by the Swanton Morley Parish Council;
- b. dwellings will be allocated to those with a connection with Swanton Morley in perpetuity, as defined in the cascade in the Swanton Morley Neighbourhood Plan Policy 3 Local Lettings.

Seconded by Mr Brooks and carried.

b. To Agree a Maximum of Four Photographs of Important Views and Their Associated Wording – Policy 7

There was confusion over which views should be put forward. Mr Taylor raised concerns that there were no views of Greengate, Woodgate and of the Wensum Way.

Mr Atterwill advised that the views must be justified and the views currently in the draft plan incorporate Breckland District Council's Landscape Sensitivity assessment, as being views of the highest sensitivity categorisation. It was also advised to restrict the number of views submitted, else the examiner could make their own choice on views, or take the policy out entirely.

Mr Atterwill cautioned about the use of panoramic photos as these distort the view. He also cautioned against using the whole view previously submitted of Worthing Road, as a proportion of this field could sustain a limited amount of development without affecting the view in the distance and the view of the woodland. A limited amount of development in this area could provide for an exception site for those local people in need of affordable housing. There had previously been talk of an exception site in the Bedingfield area, and in fairness to the Bedingfield residents it is important that other areas of the village be considered as well.

Mr Palmer advised that in the 1960's it was originally proposed that the Bedingfield site should extend as far back as Woodgate and that there was to be shops and green open space to accompany this.

Mr Westbury proposed that the following views be included in the Neighbourhood Plan:

- 1) North East from the top of Primrose Hill (over the Wensum Valley). Appropriate wording is to include the high landscape sensitivity of this area.
- 2) North East from All Saints Churchyard (over the Wensum Valley). Appropriate wording is to include the high landscape sensitivity of this area.
- 3) North East from the bowling green (over the Wensum Valley). Appropriate wording is to include the high landscape sensitivity of this area.
- 4) North from the Worthing Road, excluding the area of the field closest to Primrose Hill. Wording to be provided by Mr Westbury.

Seconded by Mr Brooks and carried.

c. To Agree Wording for Policy 9b – Housing Mix

Mr Atterwill reported that this had previously been agreed by the committee, but Mr Vincent had subsequently found some problems with the wording and had sent an alternative. Mr Atterwill proposed that policy 9b (now policy 15) should be as follows:

Developments of ten or more dwellings must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

- 1-bedroom dwellings: range 10% to 15% of all dwellings
- 2-bedroom dwellings: range 25% to 30% of all dwellings
- 3-bedroom dwellings: range 30% to 40% of all dwellings
- 4-bedroom and larger dwellings: range 15% to 20% of all dwellings

Developments that wish to provide a higher percentage of 1 and 2 bedroom dwellings in lieu of larger (3 plus bedroom dwellings) will be seen as accepted.

In instances where the proportion of a particular dwelling size does not reach an exact number of dwellings, then the developer has the choice of whether to deliver the lower 'whole dwelling' figure or the higher 'whole dwelling' figure.

Seconded by Mr Westbury and carried.

d. To Agree Inclusion of Wording to Recognise the Proposed Closure of Robertson Barracks

Mr Vincent had provided some wording recognising the government announcement, late on 7th November 2016, that Robertson Barracks was earmarked for closure in 2031.

Mr Westbury felt that as 2031 fell into the Neighbourhood Plan period, a discussion was warranted on this, and if there were to be 200 houses made available, then these should form part of the plan.

The Clerk advised that she had discussed the matter with Breckland District Council's senior planning policy manager, who had advised that no housing on Robertson Barracks would be considered in the Local Plan presently. It will form part of any local plan review, to be conducted every 5 years, should more information be made available by the MoD. The Clerk emphasised that Breckland District Council, as the Local Planning Authority, will provide the figures for the housing allocation for the village and therefore if Breckland District Council are not taking into account the Robertson Barracks housing, there is nothing that the Neighbourhood Plan can do amend the housing allocation to take into account the closure of the Barracks. The Neighbourhood Plan will be reviewed every five years and it is recommended that this be considered when more facts are known.

Mr Atterwill added that the houses cannot be considered as growth for the village, as they are existing properties, with many of them being occupied by parishioners.

Mr Atterwill also advised that consideration should be given to the use of the Barracks before closure, with a proposal that the occupation of the Barracks may expand in the short term on a temporary basis.

He further advised that Mr Vincent had recommended that that to try to write a policy on the closure of the Barracks would not be wise at present, due to the amount of unknown information.

Mr Taylor stated that the MoD has suggested that they will sell off the housing stock. Mr Atterwill advised that present housing stock is within the security fencing of the Barracks and so to do this in Swanton Morley would not be a quick, easy task. The Clerk also advised that the Barracks forms a satellite community within the parish, which works well for the purpose of a military base, but is not socially sustainable for general housing. Much work would have to be done to ensure any housing in this area is well connected to the community.

It was encouraged to avoid any speculation at this early stage and for any information in the Neighbourhood Plan to be factual at the time of adoption. Mr Atterwill advised that the number of houses on Robertson Barracks be changed within the document, from 'circa 250' to the accurate figure of 237.

Mr Westbury proposed that the information about Robertson Barracks be accepted, seconded by Mr Brooks and carried. Mr Palmer and Mr Taylor abstained from the vote.

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

The Clerk advised that a further grant application had been submitted to Locality, for £1,000 of funding to assist with the public consultation on the Neighbourhood Plan.

Mr Atterwill advised that he had provided Mr Vincent with wording from the Village of the Year competition that Swanton Morley won in 2009.

Mr Sadler queried what the updated housing allocation number was. Mr Atterwill advised that Breckland District Council will make this available when they have considered the responses to the public consultation which finished on 31st October. It is unlikely that this figure will be available before December. The Parish Council’s response to the consultation, based upon the feedback from the Steering Group was the housing allocation of 85 was insufficient. No alternative number was suggested by the Parish Council.

Clarification was sought on the proposed removal of planning obligations to provide 4 affordable houses on the site of the bakery. It was clarified that although the landowner wishes to lease out the properties to local people, the effect of this, should planning permission be granted, would be that the affordable houses available in the village would be reduced.

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

A separate Parish Council meeting will be held on 19th December to discuss the Neighbourhood Plan.

9) To Agree Date and Time of Next Meeting

Monday 5th December at 7pm. (Mr Palmer provided his apologies).

Time Allocated to the Public

Mr Woolnough queried how many Swanton Morley residents had occupied the affordable houses on the Rectory Road development. Mr Atterwill explained that Breckland District Council was being pressed to answer this, but to date could not. He further explained how the proposed cascade system under the Neighbourhood Plan would work and affect any future development in the village.

The meeting closed at 9.05pm

_____ (Chairman) _____ Date