



# Long Stratton Neighbourhood Plan

## Minutes

**The Long Stratton Neighbourhood Plan Committee meeting with officers from South Norfolk Council & Broadland District Council held via Zoom, on Monday 16<sup>th</sup> November 2020 at 2pm**

**Attendees:**

- Cllr Kevin Worsley - Chairman of the Neighbourhood Plan**
- Cllr Mark Gladding – Steering Group committee member**
- Cllr Diane Woodham – Steering Group committee member**
- Steve Adcock – Steering Group committee member**
- Jessica Lawton – Administrator of the Neighbourhood Plan**
- Becky Buck – Clerk to Long Stratton Town Council**
- Rachel Hogger – Modicum Planning**
- Richard Squires – Senior Community Planning Officer at BDC**
- Vicky West – Community Planning Officer at BDC**
- Chris Watts – Principal Planning Officer at SNC**
- Paul Harris – Place Shaping Manager at BDC**

### **1. Apologies for absence**

Apologies were received from Ian Hetherington for personal reasons, these were accepted.

### **2. Introductions**

Introductions were given by all present.

### **3. Rachel Hogger to give an update of Regulation 14 as a summary and an overview of the key changes made to the plan**

Rachel gave a summary to the group of the responses received after the Regulation 14 consultation which was held between 12<sup>th</sup> October 2019 and 7<sup>th</sup> December 2019. Since this consultation a 'healthcheck' report on the draft NP has been made.

The comments received were largely supportive, no large changes were required however there has been tweaking and strengthening of the plan. 29 responses in all, 15 from statutory consultees and 14 from residents and the community.

Rachel discussed the main issues raised and the changes made to the plan in response.



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#### **4. To discuss Policy R20 – Delivering a new community centre in Long Stratton \* (see footnote)**

The community centre has always been placed on Star Lane, the heart of the community. It was agreed at the developer consultations and by evidence the NP committee have gathered as to its location.

Since Reg 14 parking issues have come to light more and the need for overflow parking capacity. The current policy states that land and development will be sought or developer contributions will be sought where justified. Ideally the steering group committee would like the land and building as part of the scheme including car parking capacity.

Chris advised that the planning application for the east side is in outline form. They can only agree those principles as part of the direct impact of the new development. You do not tend to see the building going up, contributions sit in a pot and the parish take the money to build. The space for car parking would be up to the developer and how much land they could give for this.

Chris advised that the current masterplan which has not been formally submitted now shows the community centre as north of Star Lane above the watercourse and it would be linked to Star Lane by the spine road.

Chris gave an overview of the current status of the planning application. They are working with the DFT to put a package together for the delivery of the bypass along with developer contributions and CIL. The bypass plans have been updated. Re-submission of all the documents involved are looking to be early 2021.

Paul recommended that the policy needs to communicate the specific needs and reasons of a more centrally located community centre which would strengthen it and to make the justification clearer.

Kevin spoke of the consultations and ideas suggested for the centre and outside space and particularly the need and want for a Poringland style community centre. Poringland Community Centre is a large building that has the ability to change use using dividing walls so enables lots of groups to come together. This brings the community together which is what will be needed in Long Stratton as the new development comes forward.

(J.Lawton left the meeting at 3.00pm)

The town council do not get a seat at S106 discussions so would this policy influence the S106 in terms of what the developer has to contribute towards different aspects of social and economic gain from the development?



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S106 is quite strict in what it can and can't include.

- Rachel will be in contact with Richard to follow this meeting up.
- J.Lawton to contact Norfolk Homes/Norfolk Land to request a copy of the draft Masterplan

**5. To discuss the site of biodiversity, the wet meadow on Swan Lane, in relation to Policy LSNP GI19 - Protecting existing sites of biodiversity value in the plan area**

The developers have got in touch with the NP committee to advise that the link road that will be joining the A140 and Swan Lane will be running through the wet meadow.

The LSAAP policy LSGS1 states that a link road is a requirement for connection. This particular area is not shown as officially protected. The LSAAP looks to achieve biodiversity net gain as a whole through the development, enhance elsewhere to offset impacts on particular sites and compensating through habitat creation. This is something technical consultees and ecologists will advise on.

- R.Hogger to re-word this policy

**6. To discuss any other comments from Richard/Vicky/SNC regarding the draft Neighbourhood Plan**

Richard and Vicky have been through the draft plan and have picked up some minor comments/issues. It is standard for the local authority to issue any remaining comments at Regulation 16 stage.

Paul noted that the NP has been really well put together. He brought up the comments that SNC made at Reg 14 stage regarding E11 – Employment uses at Tharston and restricting B8 uses and avoiding HGV movements. He believes the committee need to address that policies wording in relation to the amount of movement accepted.

Policy DC7 was discussed and the want for landscaping to be achieved at the outset. Some instances could be where this won't be feasible. So perhaps adding the wording 'where feasible' may help the policy.

E12 - Comments were made regarding explaining exactly how this could be implemented.

R21 - Swimming pool. Has a feasibility study been made on this? Perhaps this would make a stronger policy or be kept as an aspiration.



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Monitoring chapter – Housing could be monitored in figures rather than discussions.

Design Guidelines document – Most Reg 14 comments have been addressed. Still possible issue with the maps used showing the planning applications. Design advisor needs more time to check document.

The NP needs to legally minute that the Town Council are happy to proceed to Regulation 16. This meeting is due to take place on Monday 14<sup>th</sup> December 2020. Tharston and Hapton will be a similar time.

- R.Squires to contact Chris Bennett regarding the AECOM Design Guidelines feedback
- R.Squires to e-mail R.Hogger and J.Lawton their comments

## **7. Next steps – Regulation 16 and appointing an examiner**

Once the Neighbourhood Plan and the supporting documents have been submitted to South Norfolk Council they have to be checked and possibly be taken to committee or cabinet to be agreed to progress to Regulation 16.

SNC will then publicise the Neighbourhood Plan in the community and invite comments from residents/community and stakeholders. Richard commented that this will be the first NP to go through Reg 16 during COVID19 so could face difficulties in having paper copies available to view. Becky suggested the use of Long Stratton Town Councils new Pavilion building as it can be made COVID secure, one way in one way out, hand sanitisers and masks available and risk assessments done.

Richard and Vicky will look into appointing an examiner, perhaps using the Independent Examiner referral service to find potential candidates. These will be discussed with the steering group committee.

- R.Squires to look into the formal process of checking documents (due to BDC and SNC merging)

## **8. Any other business**

Tharston and Hapton Parish Council will also need to legally reference in their full council minutes that they are happy for the Neighbourhood Plan to move forward to Regulation 16.

Kevin discussed a possible need for an All Group meeting with those present today and Norfolk Homes/Land. SNC to provide J. Lawton with potential dates.



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- J.Lawton to e-mail Alan Arber of Tharston and Hapton Parish Council (and David and Jenna) to request this goes on their agenda for their December meeting.

With no further business to discuss the chairman closed the meeting at 4.15pm