

Neighbourhood Plan Report to Parish Council Meeting 7pm 13th January 2022

15th November – The Steering Group met and considered the comments submitted by Residents, Stakeholders and Statutory Bodies. SNDC had submitted the largest number, which as the Planning Authority for our Parish was to be expected.

Rachel had prepared a document which listed each comment against the relevant Policy. The Residents comments were identified only by number i.e. Resident 1, Resident 9 etc. This ensured anonymity with regard to the Steering Group members and compliance with the GDPR requirements. The Group went through the document and discussed the relevance of each comment. A decision was made on whether there was a need to amend the Policy and/or the supporting descriptive reasons, to remove or include some content.

The work undertaken at the meeting was to start preparation of the submission version of the Plan. Policy Tiv 1 – the SNDC desire to have one site for the 25 new homes was at odds with opinions of Residents throughout every consultation including Reg 14, and consequently was causing the Steering Group members problems.

A meeting to be sought with SNDC Planners to clarify their position and why Village Clusters consultation had identified 2 preferred sites and 2 shortlisted ones.

By 9pm we had reached Policy Tiv10. We agreed to continue on 25 November.

25 November - Rachel, Andrea and Alyson had met that afternoon (via Zoom) with Richard Squires and Paul Harris. They reported in to the Steering Group.

Paul Harris (SNDC) stated they were very concerned that policy Tiv1 sought to restrict by policy. NPlan could have set out a preference which would be acceptable. Main concern is that small sites put threshold (12 homes) for affordable homes at risk. The cluster allocation is best suited to one large site to guarantee affordable homes and is practicably deliverable. Highways are comfortable with the exit from one site onto The Street with some road remediation

The challenges we have multiple 3 short listed sites one a subset of the 25 homes site (Pear Tree Farm). Neither completely without issues. Land to the north of School Road passes with some highway remediation, and impactful effect on trees. This is the most strained in terms of viability.

Andrea and Alyson added to the meeting with effect of safety for walking to school and village hall and playing field; lack of pavements with largest site; previously Planners had suggested 3 homes access onto Mill Lane which along with the 3 smaller sites may give in excess of 25 new homes. The difference in assessment between the proposals for 3 smaller sites is minimal. Strong views from residents during all consultations, risk of Plan failing completely as all other policies are linked to an increase of future development of the village.

Paul Harris wanted to work with the Parish. He admitted Village Clusters (part of GNLP) is still at consultation stage. Timetable to Reg 19 of GNLP is June/July2022 (finalised document). If Steering Group is intent on pursuing 3 smaller sites they should make the case. Including the rationale and preferences. It was an absolute opportunity to set out reasons to facilitate what the NPlan are trying to achieve. Only the sites allocated will be in final document. It is all about deliverability. Profit from smaller sites is less.

Andrea explained she felt more positive with the outcome of meeting. Paul Harris had not disclosed a major difference in the sites. More likely a 25 site application would come forward. However, the Steering Group had lots of evidence to justify 3 smaller sites – the character assessment; Design Codes; consultation results. Rachel was concerned the Commissioner would not accept the Tiv 1 policy as written and remove the constraints within it. Ros Hill advised that PC held a meeting specifically on sites that came forward for GNLP. The objections to the full site at Peartree Farm was recorded. This information to be sought from the Clerk.

Way forward – It was AGREED to reword policy Tiv1 beefing up the benefits of the 3 smaller sites – pavements; nearer to school and village hall and play field; highway safety; adjacent to existing two storey and single storey buildings. For single site new self build home built adjacent to site access; no pavements and 2 blind corners on way to school and village hall and play field; adjacent to single storey bungalows. Plus refer to the Parish Council responses to GNLP consultation and Village Clusters.

The remaining policies from Tiv11 were reviewed and amended as appropriate as a result of consultation responses. With exception of Tiv 11 Natural Assets Ancient Meadow and Wood Rectory Road. A long discussion took place after reading the owners letter of objection. It was AGREED to maintain as a Natural Asset. The only wood and meadow adjacent to each other in village and hugely valuable to wildlife. This will not remove any rights of the owner, concern of which was expressed in the letter. Rachel agreed to keep copy of the draft NPlan and the Amended version for ease of reference if required.

The amended Plan, Consultation Statement and the Policy Conformity Statement were sent to Steering Group members for checking prior to next meeting.

13th December – The Steering Group agreed and signed off all the documents associated with the Plan. (Pre-Submission Plan, Consultation Statement, Basic Conditions statement, Design Codes from Jimmy Lu of Aecom, the Housing Needs Assessment also by Aecom and Data Profile from Emma).

Next Steps

1. Approval by Parish Council at the 13th January meeting. Rachel Leggett to send link to Alan Arber (PC Clerk) for distribution to Tivetshall PC members, District and County Councillors and inclusion on PC website.
2. W/c 24th January send to SNDC – 6 week process for inclusion of 14th March Cabinet meeting.

SNDC consult with all commentators of the draft plan. Proceeds to Examiner. Any changes made by the Examiner have to be adopted. Final process is Referendum of Tivetshall residents on Electoral Register.

Future Meeting dates: No further meetings of the Steering Group planned until after Examination

Finance – Alyson and Alan Arber to work together to produce an up to date spreadsheet.

Meeting closed at 9pm

Alyson Read –

Chair Steering Group