

DOWNHAM MARKET NEIGHBOURHOOD PLAN STRATEGY GROUP
NOTES OF MEETING HELD THURSDAY 06th AUGUST 2020 AT 10:00AM

This was held as a Zoom video telephony meeting.

		ACTION
	Present: Strategy Group Chair Cllr E Hendry, Cllr J Westrop, Mr A Davy, Mrs J Davy, Mr K Loveday and Mr R Warden, Consultant Mr S Vincent (SV), Town Clerk Mrs E Oliver and Deputy Clerk Mr R Davidson (RAD).	
1	<u>To receive Members' apologies for absence</u> Cllrs' C Lightfoot and A Pickering. The apologies were accepted. Cllrs' R Horne, D Lawson and J Woodmin did not attend the meeting.	
2	<u>To receive Members' declarations of interest</u> Mr K Loveday asked that a declaration of his address proximity to a potential site allocation be noted.	
3	<u>To approve the minutes of the meeting held on Thursday 23rd July 2020</u> Proposed – Cllr Westrop Seconded – Mr Warden 'That the minutes of the meeting held on Thursday 23rd July 2020 be approved and signed as a true and accurate record.' For 5 Abstention 1	
4	<u>Matters arising from Minutes</u> There were no such matters arising.	
5	<u>To discuss Local Plan</u> Cllr Westrop questioned, considering the government announcement the previous day of a radical overhaul of the planning system, where the balance now lay? In response, Mr Vincent emphasised: <ul style="list-style-type: none"> • Changes not yet agreed • Dangerous to speculate • Designed to encourage more development, removing some 'blockers' from the National Planning Policy Framework (NPPF) • A new methodology for housing numbers (last changes implemented had an adverse effect decreasing numbers rather than the intended increasing) • Government committed to increasing development • Local Plan is what it is (mid-term) currently • BCKLWN may wish to change Local Plan accordingly, considering the proposed overhaul • In respect of the existing Local Plan, the Neighbourhood Plan must be in general conformity to the Local Plan. The Neighbourhood Plan cannot do anything to stop or change what is currently in the Local Plan <p>Mr Warden highlighted that with the two existing approved sites F1.3 and F1.4 there were already approvals for some 600+ dwellings and that perhaps, no more approvals would be required for some 5/6 years. He noted that crops continued to be grown in the fields, indicating no imminent plans for development.</p> <p>Mr Loveday commented that in respect of F1.3, he believed the landowner was disappointingly no longer required to contribute towards infrastructure requirements.</p>	

<p>6</p>	<p><u>To discuss Site Allocations, Planning Permissions and Planning Applications</u></p> <p><i>Site F1.3 – Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane</i> It was explained the Town Council had originally recommended refusal citing 1) four fifths of the development was within the parish of Wimbotsham 2) the development attracting a zero CIL charge and 3) suitable accessibility from Lynn Road.</p> <p>As a result of the zero CIL charge challenge being lost at examination, with it being established that policies are borough wide and not parish wide, and the developer agreeing to a roundabout access to the development; the Town Council had withdrawn its objection and had subsequently recommended approval, especially on learning the developer had reduced the number of dwellings.</p> <p>The group wished the development will respect the history and differences between the two parishes and wanted the development to be well connected to the town.</p> <p>Mr Vincent explained that regardless of site proportions within different parishes the policies are indeed borough wide and do not respect individual parish boundaries; this all intentionally simplifying the delivery of the development. He went on to explain that if our Neighbourhood Plan is adopted, then our plan will affect that part of the development within Downham Market i.e. design, allocations etc adding once it has completed examination, planners must take note of it despite the referendum not being yet held.</p> <p>The groups other concerns revolved around road improvements, links to other adjacent developments and infrastructure.</p> <p>In furtherance of Mr Loveday’s earlier comment regarding contributions towards infrastructure requirements, Mr Warden noted site F1.3 policy offered <i>‘the incorporation in the development of financial contributions towards the provision of infrastructure including Strategic infrastructure for Downham Market, as set out in the Council’s Infrastructure Study’</i></p> <p><i>Site F1.4 Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane</i> The background to this site was given. The Town Council had recommended refusal on a number of occasions amidst density concerns and accessibility to the site.</p> <p>It was noted that with permission in place the development cannot be stopped but it can be influenced.</p> <p>Mr Vincent noted the group’s support for self-build and explained how an influence can then be taken into account and become a policy. He noted a further concern of the group that large developments can become a problematic ‘mono build’ and betray the character of the town.</p> <p>Other expressed concerns were:</p> <ul style="list-style-type: none"> • Open spaces • Green spaces • Footpaths • Environmental impacts • Wildlife protection and enhancement • Improved connectivity but not creating ‘rat-runs’ • Cycle/walking routes <p>The group then discussed further smaller but major developments, most notably Land South</p>	<p>RAD to investigate said document and circulate</p>
----------	---	---

	<p>of Railway Road (in the vicinity of the former maltings/The Willows Nature Reserve) and Prince Henry Place.</p> <p>It was noted that the Town Council's preferred option dating back to 2013 was for gated infill small developments. Mr Loveday queried why this policy had not been revisited.</p> <p>Ending the meeting, Mr Vincent noted the enthusiasm for footpaths protection and enhancement and suggested this could be a future strand of work.</p>	<p>RAD to circulate relevant planning applications</p>
7	<p><u>To agree next meeting and business</u> Members agreed the next meeting date and business as detailed: Thursday 20th August 2020 – 10:00am – Public Consultation preparation</p>	
	<p>Meeting closed: 12:00 noon</p>	
	<p>SIGNED</p>	<p>DATE</p>