

Virtual Meeting between Coltishall Parish Council and Nigel Harriss – East Area Team Manager at Broadland District Council regarding proposed Rectory Road Development by Crocus Homes and preferred housing allocation in GNLP Draft Plan Consultation 2020

Wednesday 27th May 2020 at 2.30pm via Zoom Video Conferencing

Present: James Matthews - Chair, John Haschak – Councillor, Michael Spinks – Councillor, Nigel Harriss – East Area Team Manager and Rebecca Furr – Parish Clerk

1. Road safety current problems and new challenges

JH reported long standing concerns about road safety in respect of the B1150 road that runs North to South through the village. The speed limit reduces from 60mph to 30mph without any buffer to alert drivers. After participating in speed watch and reviewing the SAM2 data speeds of 60-65 mph are happening in the village and are very common.

JH reported that Rectory Road should be one way but there have been complaints from parents that people ignore it and fell through. As this junction is the main crossing point for parents with their young children to get to and from Coltishall Primary School we feel this is already dangerous and the development will add new pressure and safety issues.

Crocus indicated in their plans that the large houses in their development will have capacity for six cars. If six cars are making a journey to and from their home, in peak times not only will the road be additionally congested but it will also present safety issues and new challenges for children and parents getting to and from the school, parishioners accessing the GP surgery and OAPs attending the luncheon club on Rectory Road.

JH suggested planning consider a Zebra Crossing on Rectory Road for parishioners and a buffer on the main B1150 through Coltishall to help drivers reduce their speed gradually from 60 to 30mph.

NH stated the planning department will take professional highway advice from Norfolk County Council who are the Highway Authority when the planning application is received. When Crocus make their application the Parish Council will be consulted as well as the local members, statutory consultees including Anglian Water and the Lead Local Flood Authority and neighbouring properties. The proposal is also of a scale that will require it to be advertised.

MS asked for clarification regarding the proposal for Rectory Road to become a two-way traffic system from the site to the bridge. NH stated he is not aware of this proposal but if Crocus wish to do this they will need to submit this in their planning application. This will involve the developers carrying out transport assessments and safety audits to demonstrate its achievable and satisfies the requirements the highways authorities might have.

MS advised that rumble strips had previously been used from Rectory Road - North Walsham Road to deter speed but they were removed because residents complained about the noise.

JM proposed planning consider building a roundabout to slow traffic down coming from North Walsham Road (similar to the roundabout in Horstead opposite the Recruitment Sergeant). NH said the Parish Council could make this comment within their consultation process. However, NH stated a roundabout has not been a requirement of the Highway Authority in relation to the original residential allocation or the existing outline [planning permission so it cannot be enforced onto the developer.

2. Promotion of low carbon design approaches, commitment to 10% decentralised sources

JM asked NH to clarify whether BDC has a statutory duty to promote passive construction houses. NH stated it is a requirement of policy 3 of the joint core strategy to ensure the minimum 10% commitment to the renewable strategy. JM said he was shocked that Crocus do not appear to have any approach to it and explained that the council had previously suggested solar panels and Crocus disregarded this claiming it was not needed as they would use the most efficient gas boilers.

JM reported that parishioners will be more accepting to the development if Crocus are making it as green as possible. For example, by providing electric charging points for all properties and ground heat source pumps at the very least.

JM asked NH who the named person is for ensuring developers are complying with the 10% and also promoting them to go further as part of their moral duty. NH stated there isn't a named person. The promotion comes from Government via legislation and policy guidance in the form of the NPPF, Development Plan Policy and the Town and Country Planning Act. NH states this is what influences council's development plans and policies and there are also requirements under the building regulations. NH clarified that Crocus are not promoting this as a passive house development. It is a mixed house scheme with 33% affordable housing and they will have to comply with the 10% and they are aware of this requirement which is also a condition on the existing outline planning permission.

3. Time limited access to site for construction vehicles

JH raised concerns about Rectory Road and Westbourne Road being used as routes for construction/earth moving vehicles. This will create chaos and further safety issues given the school, GP surgery and church rooms are located on the same road as the development site and the road is already congested with cars parked on the pavement.

NH reported that Crocus will need to submit a construction traffic management plan to manage the routes in and out of site accordingly as part of condition 10 on the outline planning permission. The developer has to comply with health and safety legislation and are duty bound to ensure they can achieve safe access and at appropriate times being mindful of school opening and closing times amongst other considerations. NH advised that the parish council discuss this in detail with Crocus as part of the proposed planning application or if they are approved planning permission with this as a detail for further approval

JM stated that the parish council will be seeking restricted time limitations for entry/exit and deliveries to the site. As well as temporary street signs and printed delivery notes with the time limitations on them. NH advised that the parish council

discuss this in detail with Crocus as part of the proposed planning application or if they are approved planning permission with this as a detail for further approval.

4. Support for protecting the Hedgerow as a historic field system boundary and green corridor

JM stated that there is a great deal of support for retaining the hedgerow from local environmentalists, historical people who want to keep the hedge as a landscape and neighbours who want to be shielded from the site.

JM stated that the parish council do not want the road widened because the narrow road has a natural traffic calming affect where school children walk.

NH stated that the removal and re-planting of the hedge is a requirement of the existing outline planning permission reflecting the Highway Authority requirement that Rectory Road will need to be widened from 4.1 metres and a 1.8m footway be provided on the site frontage. In support of a new planning application Crocus will have to submit new reports including transport assessments and arboricultural implication assessments.

MS queried with NH why the road has to be widened. NH stated this is bring it up to minimum standards as a result of additional traffic and to ensure safe passage for pedestrians

5. Questions about foul sewage management, protection of sub aquifer and flooding issues

JH asked NH if there was going to be an independent analysis of the risk to the aquifer prior to the development and any appropriate safeguards during and after.

NH stated they will consult with Anglian Water regarding capacities of the foul sewerage network and surface water liaising with Norfolk County Council who are the lead local flood authority. NH advised that Crocus may have been liaising with those particular bodies in advance of the planning application coming in to make sure it satisfies minimum requirements.

JH raised concerns about the risk of flooding of surface water in Rectory and Westbourne Road. NH stated that the developer will have to adopt sustainable draining techniques and carry out infiltration testing as part of the planning application. NH confirmed that Crocus will have the right to connect to Anglian Water Sewerage system so will not need lorries to remove foul sewerage.

6. Impact on Community Resources

JH raised concerns about the impact the extra development will have on Coltishall Primary School and the GP Surgery which are already overstretched.

NH reported BDC has adopted CIL (Community Infrastructure Levy) which developers have to pay. NCC Education Authority can then bid for CIL money to offset any demand on educational settings. NH explained that if children arising from this development cannot be catered for within Coltishall Primary School then it is for the educational authority to respond. NH confirmed that the Education Authority will respond as part of the planning application process and all comments will be on their website. NH explained that healthcare does not come under CIL as it is essentially a private entity between Doctors Surgeries and NHS England who provide funding to

Doctors which responds to demand and residents in new developments will contribute to national funding through taxes in the same way as existing residents.

Newly planned expansion of the site; firstly, by Crocus and GNLP Draft Plan Consultation 2020 'preferred housing allocation 20-25 homes

JM reported his concerns regarding the original GNLP background documents which were provided to developers which claimed Coltishall was a sustainable development. JM argued this is not the case and these documents are misleading and should be updated. JM stated Coltishall does not have good transport as documented and argued Coltishall has limited transport. For example, the document claims Coltishall has three bus routes and this is not true.

NH confirmed that documents in support of the new planning application are being updated or new ones provided but the preferred housing allocation is a separate process that the GNLP are dealing with and NH queried whether the PC had made representations to the GNLP during the consultation stage Jan – March 2020

JM confirmed that the parish council has already fed into the GNLP consultation process which closed on 16th March. NT stated that the next publication "Reg 19" regarding the site they want to take through to submission will be published Jan/Feb 2021 when it will be open to public consultation again.

JM also reported that the parish council have had an enquiry about raising our phone mast which overlooks the Rectory Road site. NH stated he was not aware of a recent planning application in respect of this.

7. AOB

JM reiterated that the Parish Council feel the flawed GNLP documentation allowed this development to go through in an unsustainable way and this needs to be looked at. JM said he feels a roundabout is desperately needed to slow down traffic and prevent a death from happening. JM reiterated that the more sustainable this development site – generating power - the more in keeping it will be with the feel of Coltishall and promoting climate change. JH reiterated his concerns about the impact this development will have on the safety of people using Rectory Road whilst it is being built and when the site is complete.

The councillors thanked NH for his time.