



Loddon Parish Council

The Library Annexe | Church Plain | Loddon | NR14 6EX

www.loddonpc.org.uk | clerk@loddonpc.org.uk | 01508 522 020

Minutes of the public meeting, organised by Loddon Parish Council and held at the Hollies on the 29 November 2022 at 7.00pm to discuss Planning Application 2021/2522 (Duplicate Application of 2021/2437)

Parish Councillors Present: Kay Mason Billig (Chairman), June Strickland (Vice-Chairman), Arthur Morris, Colin Binfield, Jane Hale, Julie Appleby and Jessie Powell.

Also in Attendance: Emily Curtis (Parish Clerk), approx. 40 members of the public, and representatives from Hopkins Homes: [REDACTED] (Lanpro, the Planning agents instructed by Hopkins Homes) and [REDACTED] (Head of Planning at Hopkins Homes).

Cllr KB opened the meeting, thanked everyone for attending and confirmed that the Parish Clerk would be recording the meeting.

Cllr KB outlined the planning application:

2021/2522: Outline planning permission for a phased development for the erection of 9 self-build dwellings with all matters reserved except access. Full planning permission for the erection of 171 dwellings with access, parking, open space and landscaping, (Duplicate Application of 2021/2437). Location: Land East of Beccles Road, Loddon, Norfolk.

The developers consulted Loddon Parish Council (LPC) on the original proposal. Currently, the site is not allocated in the GNLP (Greater Norwich Local Plan), it was submitted as a suggested site when South Norfolk Council put out a call for sites. The land has not yet been adopted for housing, but it is likely to be in 2023, therefore the application is a little premature. However, it is likely that the application will be eventually approved, and it is important that the application is fit for purpose. LPC was recently given the opportunity to discuss the application with the South Norfolk Council (SNC) Planning Case Officer. The Planning Officer is requesting additional information regarding surface water and drainage from the developer, as both Norfolk County Council (NCC) Highways and the Environment Agency have concerns that have not yet been addressed.

LPC initially objected to the application due to concerns regarding water runoff, the lack of buffer zone, narrow roads which might cause parking issues, the highways crossing points incorrectly positioned, and the lack of a safe route to school. LPC considered that the Play Area should be in a central position, and the vista of the site was incorrectly rotated towards the Fire Station, not Holy Trinity Church as originally proposed.

LPC has objected again to the revised plans, as the Council still has concerns about traffic calming, the Play Area location, surface water runoff, and the impact of the site when viewed from Holy Trinity Church. LPC also feels that there should be a reinforced boundary for those properties on Norton Road.

The Chairman gave the LPC Cllrs and the representatives from Hopkins Homes (HH) the opportunity to introduce themselves.

HH - The site was put forward in the call for sites and has been progressed through the local plan process since 2016. The GNLP continues to be delayed. Hopkins Homes (HH) are looking to obtain approval, subject to the flood and highways issues being resolved. Consultation on the application has been ongoing for a year.

Cllr JH polled the members of the public (MOP) present and asked how many had received a consultation card. Out of the approx. 40 people present (most from Norton Road / Beccles Road), 3 people had received a card inviting them to comment on the consultation that HH had initiated.

HH - 1450 leaflets were distributed in May 2021. A leaflet was also delivered via the ChetContact magazine to approx. 2000 homes.

The Chairman opened the meeting to the public and invited people to comment/ask questions.

██████████ – Norton Road

Commented that nobody who lived alongside the development received the consultation leaflet. Requested to know LPC status with the application, and LPC confirmed that the Council have objected to the application. Concerns were also raised about the increased traffic movements.

HH - highway suitability has been considered by the Local Authority and a Transport Statement was carried out and submitted.

Cllr JH – questioned if the traffic survey was undertaken before the roundabout was constructed, as the roundabout has redirected the flow of Loddon's traffic.

██████████ – Beccles Road

Commented that the traffic survey was undertaken during pandemic.

HH - agreed to check the dates when the survey was carried out.

HH - clarified that the Traffic Survey was carried out in April 2021, and further traffic surveys were carried out in May 2021.

██████████ – Norton Road

Requested that the traffic survey should be undertaken again.

HH - NCC Highways will request if it is necessary for additional survey to be carried out.

Cllr KB - will submit an enquiry to NCC Highways.

██████████ – Town Farm Drive

Commented that pedestrian safety should be prioritised.

HH – guided by the NCC Highways. The scheme includes a new widened cycle path.

Cllr KB – a meeting with the NCC Highways Engineer recently took place and LPC will be requesting village gateways, pedestrian crossings and traffic calming.

██████████ – Town Farm Drive

Raised surface water concerns.

A traffic management plan should be requested to ensure that all construction traffic is directed to the A146.

The roads should not be adopted by NCC, and there should be a service charge to the residents to lower the burden on the local taxpayer.

HH – the District Council will determine the ownership of the Public Open Space and the roads.

██████████ – Langley

Declared that he previously worked for HH. He commented that they were one of the better developers and had well-appointed external consultants, and HH delivers on the promises that they make. Suggested that if the community undertakes a forward-thinking approach, a development of this size can yield sizeable benefits for the community.

██████████ – Beccles Road

Requested to know how can HH improve the ecology of the site? It is a large habitat with diverse range of species.

HH – HH will have to assess the habitat, and surveys have been carried out. The margins of the field provide the majority of the habitat for species.

██████████ - Beccles Road

Commented that the pavement is only 80cms wide in parts. There will be approx. 200 additional children attending the schools. There is no footpath on Low Bungay Rd. If SNC are minded to approve the application, the pavements will need to be improved.

██████████ – Norton Road

Commented that pedestrians must cross Beccles Road 4 times to get to Kitten's Lane to access the schools. NCC Highways need to come up with a safe solution.

Cllr KB - LPC have similar concerns.

MOP - Chedgrave

Raised concerns regarding the infrastructure of Loddon. How will Loddon & Chedgrave cope with the extra demand?

HH – the Local Authority have considered the sustainability credentials. The developer will have to contribute to the community via the Community Infrastructure Levy (CIL).

MOP asked how transparent the CIL figures would be.

Cllr KB replied that they would be calculated after approval on a square metre basis. SNC are expected to have a 5-year land supply which ensures that developers can only propose housing on allocated land.

An MOP defined CIL and S106 for the benefit of the meeting;

CIL – levy based on square metre of site. 15% go to Loddon. CIL amount to Loddon is increased to 25% if Loddon has a Neighbourhood Plan.

S106 – this is what the community dictates that it needs. MOP suggested that approx. £250,000.00 is requested for the community.

Member of the Public (MOP) - Norton Road

Commented that his garden faces the development. He raised his concern that the drop off from the site is between 9-11 metres on to the Norton Road properties.

HH – has carried out infiltration tests and the Lead Authority (LA) will review the surveys. At the request of LA, HH have submitted a revised draining strategy, that includes attenuation basins and infiltration systems. There will be a controlled discharge of surface water and historic flooding has been considered.

MOP - flats have been positioned in such a way that they will overlook properties.

HH - overall distribution of the properties has been agreed by the LA.

██████████ – Norton Road

Commented that the attenuation basins form part of the POS requirements, however it is not useable space. Also, the Ecological Assessment was written before the latest plans have been submitted.

MOP - no address given

Raised concerns regarding the placement of the affordable housing.

HH- 33% are affordable homes. There is a mixture of shared ownership. The affordable houses are no longer in two locations and have been reallocated and are now well distributed.

██████████ – Norton Road

Have LPC or HH considered what the community might benefit from?

Cllr JH – the Play Area is in an unsuitable location.

HH - SNC do not have an issue with the Play Area location.

Cllr KB - LPC wants to have the best proposal in place for the community. The LPC meeting with the SNC Planning Officer confirmed that SNC were happy with the location of the Play Area but enquired as to whether HH would have a flexible approach regarding the location of the Play Area to ensure the community is happy with the application.

Buffer zone – HH confirmed that the buffer zone was removed as the scheme evolved. There are differing opinions on whether a buffer zone is a positive for an application as a buffer zone could be used for unsavoury purposes, such as litter and anti-social behaviour, therefore a back-to-back approach has been chosen.

Self-build units – a MOP commented that the self builds on Norwich Road in Chedgrave have not been successful. There are issues with self-builds such as they are slow to build, there is additional

construction traffic for each property, Anglian Water won't adopt the drainage until all units are completed, same with NCC Highways. Are the self-builds relevant to this plot?

HH – they believe there is an appetite for self builds. The SNC self-build register satisfies that there is a level of demand.

Cllr JH - CIL is not paid on self builds if the owners live there for 3 years.

MOP – self builds could also hold up the S106 adoption if properties are not built in a timely way. The Self-builds would look similar to the other HH properties.

HH - if the self-build plots don't sell, HH would have to revert to the LA to gain consent to build.

██████████ – no address given

If HH get consent, could they then apply again to increase the size of the application to say 250 properties?

HH - the total of the properties is 180. SNC have suggested that number.

MOP - no address given

How long will the build take?

HH – approx. 50 houses built per year, estimated to take 3.5 years to complete building the properties.

MOP – the buffer zone was lost when there was a need for the attenuation basins. Could HH consider reducing the number of houses to increase the POS?

██████████ – Norton Rd

Critical of the POS. Originally there was 10,000 m² of public open space (POS) proposed. This POS was reduced to 2,000m² when HH were informed that the attenuation basins were required. Engineers increased the attenuation basins to 7,000m², and the POS reduced accordingly. Please reduce the development by 10 houses and reinstate the buffer zone and POS.

HH – back-to-back is best for security.

██████████ – Norton Road

Will electric charging points be included?

HH – these will be included as part of the planning conditions and building requirements.

MOP - no address given

Will there be street lighting?

Cllr KB – unlikely, as they are often funded by the Parish Council's, therefore the community pays.

General Discussion

Cllr JH – commented that she is aware that the application will be 100% air source heat pumps. Have HH considered a water reuse system as there is a huge amount of water runoff that could be recycled?

HH - not everyone wants to use recycled grey water in their properties.

MOP – what will be the EPC rating be? If the houses are rated A/B, they will be far more energy efficient.

MOP – will Photo Voltaic Panels (PV) these be on any properties?

HH - no plans to use PV.

MOP - Beccles Rd

The infrastructure is bursting in Loddon. The dentists have not taken anyone on in the last 4 years. Cllr KB - Dentists are a private industry and this is a universal problem.

Meeting closed

KB informed the public attending that should they wish to send their comments to SNC, they can be submitted via SNC's website, posted or LPC can assist people with submitting their comments.

Address: South Norfolk Council Planning (temporary address)
Thorpe Lodge,
1 Yarmouth Road,
Norwich
NR7 0DU

Tel: 0800 3896109

Email: planning@southnorfolkandbroadland.gov.uk

Everyone was thanked for attending and the meeting closed at 8.27pm.