

**MINUTES OF THE EXTRA ORDINARY PARISH COUNCIL MEETING OF CORPUSTY AND SAXTHORPE PARISH COUNCIL HELD ON THURSDAY 26<sup>TH</sup> AUGUST 2021 AT 7.30PM IN THE VILLAGE HALL.**

**Present:** Cllr Imogen Waterson, Cllr Guy Hodgson, Cllr Sophia Hodgson, Cllr Diane Oliver, Cllr Marty Jacobs, Cllr Stephen Fenny, Cllr Andrew Brown, Cllr Tony Barnett  
Members of the public - 39

**21/68. To consider accepting apologies for absence.**

Cllr Waterson welcomed everyone, and apologies were accepted for Cllr Tim Buddle.

**21/69. To record declarations of interest from members in any item to be discussed.**

None.

**21/70. To adjourn the meeting to allow for public participation.**

A planning application has been received, for 38 houses, off Norwich Road in Corpusty. 39 members of the public were in attendance to give their views, which included:

- Concerns that there are too many houses for the land – Cllr Waterson advised that the number of houses on the proposal is in line with the Neighbourhood Plan (NP). Following discussion, it was confirmed that the NP allows for 50 new houses in total in the village (26 to 2021, and 50 by 2036).
- It was asked if the local school can cope – the school is currently under-subscribed.
- Concerns were raised by a number of people regarding the surface water run-off, both with the quantity, and the quality which will eventually run into the Bure. It was noted that the run off pond for the bypass is not in a good state, and there is noticeably less wildlife in the Bure downstream from this. It was confirmed that surface run-off from the road will be of a very different quality to from residential properties.
- The field on the North of Norwich Road, which was purchased by BHA for drainage, is a major flood plain for the Bure, and it was queried if it could cope with the additional water, without flooding nearby houses.
- A Parishioner asked for a stress test of the Rossi Long report and a separate Hydrological survey.
- A Parishioner has been in contact with Emily Long, who is a National Trust Officer working on the upper Bure. She is concerned that the water draining into the Bure will not be of good enough quality, and raised a number of issues with the application. The Parishioner will forward a copy of the email to the Clerk. Concerns were raised that the National Trust & the Environment Agency have not been sufficiently consulted.
- The ability of the infrastructure to cope was questioned, including high schools, doctors, dentists and emergency services. It was noted that the UK planning system does not consider social planning.
- It was asked if a Section 106 agreement has been reached. District Cllr Brown advised that this is done after planning is finalised.
- The ability of current services to cope with the additional houses was queried, including drinking water, electricity and broadband. It was confirmed that all new electricity cables would be installed underground, and it was asked if the existing overhead power cables could be buried at the same time.
- The poor road network close to the site was discussed, including the likelihood of people speeding into the village from the bypass, and the lack of a footpath into the village along the Norwich Road. It was suggested that any improvements need to be paid for by BHA.
- A number of issues regarding sewerage on the Norwich Road were raised, and it was questioned how the existing system could cope with an additional 38 houses when it cannot cope with the houses already there. It was suggested that BHA should build a new pumping station on the water meadow field to alleviate the existing problems, and service the new properties. However, Anglian Water have said that there is capacity for new properties, so They may not want to do this.
- It was asked who will maintain the public open space. Cllr Waterson confirmed that BHA have planned for this in the application.
- It was asked if there can be a covenant put on the properties, so they can only be bought / rented full time, and not for second homes.
- Criticism was raised that the design of the houses is boring and unimaginative, and that they should enhance the village as they are in such a prominent position in the village. It was also noted that the properties are very small. Cllr Barnett will check the sizes against the standards in the NP.
- There were concerns that there is insufficient parking for the properties, and the majority of properties will have at least two cars, and there is not provision for visiting vehicles. It was confirmed that the parking provision meets Norfolk County Council regulations.
- It was agreed overwhelmingly that, at 20%, there are not enough affordable houses in the development, and that BHA should adhere to the NP request of 50%.

**21/71. To agree a response to planning consultation PF/21/1990. Land off Norwich Road, Corpusty. Construction of 38 residential dwellings with associated infrastructure and landscaping.**

Cllr Waterson thanked everyone for attending and giving their views. Members of the Parish Council are having a meeting with BHA in the near future, where the following concerns will be raised:

- Low percentage of affordable houses
- Surface water run-off quantity and quality
- Footpaths and junction issues
- Electricity cables
- Sewerage issues already in existence, and a request for a new pumping station at the Water Meadow.
- To request a covenant on the properties, to prevent second home ownership
- Design concerns and size concerns

The Clerk will also raise these concerns with North Norfolk District Council Planning Department.

Cllr Barnett reported on the wind farm applications and how the increase in traffic will affect the village. Due to a majority of interest, Cllr Barnett will arrange a public meeting to update everyone on future plans.

**21/72. To close meeting**

There being no further business, the meeting was closed at 9pm.

The next meeting will be 21st September 2021, 7:30pm in the Village Hall.

Signed .....

Dated .....