



ATTLEBOROUGH TOWN COUNCIL

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ATTLEBOROUGH NEIGHBOURHOOD PLAN COMMITTEE

**Minutes of the meeting of the
Attleborough Neighbourhood Plan Committee
held on Monday, 20 August 2018 at 5.30 pm in the Town Hall**

Present:

Cllr R Bond	Cllr V Dale	Cllr T Crouch
Cllr B Bulmer	Cllr E Tyrer	

In attendance – Sarah Watts – Office Assistant
Trisha Drewery – Admin Assistant (minute taker)
6 x public
Mrs M Ridgway, Mr Phil Spiby – Linear Park Interest Group

018.18) Apologies for absence

None received.

Further apologies were received from Mrs Gina Lopes, Clerk to Attleborough Town Council.

019.18) Declarations of Interest

- a) To consider declarations of interest in respect of items below – None received.
- b) To receive any requests for dispensation of Disclosable Pecuniary Interest – None received.

020.18) Public Participation

RESOLVED that the meeting be adjourned to allow the public to speak –
Public present.

021.18) Minutes of the Attleborough Neighbourhood Plan Committee Meeting held on 18 June 2018

The minutes of the meeting of Attleborough Neighbourhood Plan Committee meeting held on 18 June 2018, were noted.

022.18) Interest Groups:

a) Linear Park Interest Group –

A report from the Linear Park Interest Group was circulated in the meeting pack to Members – Noted for information.

Mrs Mary Ridgway and Mr Phil Spiby were in attendance to represent the Linear Park Interest Group who had raised several questions.

Liz Wrigley, Consultant had responded to the questions on behalf of the Town Council as below:

Are the Committee members fully au fait with the Town Council's/ Breckland's/ Developers' and land owners' plans for all aspects of the SUE?

No. There is likely to be a considerable amount more information coming in the future, and the Developer anticipates being asked to provide more detail in a Parameter Plan and Structuring Plan.

Except for the means of access (effectively the Link Road) all items in the current outline application are intended by the developers to be resolved by Reserved Matters and subsequent detailed applications as the land is parcelled up and sold on. So other developers as they buy the land will have to submit detailed plans, but Alittleborough Land is not required to do so.

The issue will be to ensure there are comprehensive conditions and a solid S106 agreement attached to this application. Breckland Council is drawing up a draft S106 for the application, and so far the ATC / ANP Committee have not yet seen a version for comment.

Can we assume that as the Developers would appear to have included the Linear Park in the revised plans for the SUE that it, the Linear Park, will be built?

We know the plan that the developer is submitting in the current application shows open spaces, but the mechanism to actually build and manage this land has yet to be discussed. The plan for building the open space will be a reserved matter (see above).

Is this just the path of the Linear Park through the SUE or from Hargham to Besthorpe ie the entire vision for the Town?

It covers large tracts of land that are in the developer's red line. The developer is not responsible for the land outside their red line.

What funding sources has ATC explored?

As yet no funding has been explored.

What experts has ATC consulted ie from wetlands and drainage to lighting and safety?

The ATC is aiming to have meetings with the Internal Drainage Board to discuss the water management.

The lighting will be a reserved matter detail for the developer or successor to discuss. The play consultant to ATC has looked at some aspects of safety for informal play.

When does ATC envisage a start being made on the LINEAR PARK?

The ATC is intending to negotiate to have the Linear Park section completed before the first house in the relevant parcel is occupied.

Who will maintain the Linear Park?

The options are being discussed:

- a) ATC own and maintain all the spaces, probably contracting out maintenance of the very low-key areas to a suitable organisation

Developers own and maintain for the first x months to ensure the landscaping is properly installed and any failing planting is replaced. Also allow a season to monitor success of the water management.

- b) A Community Trust is set up, with a maintenance fund assigned by the developer.

The Trust would own the land or have a very long lease on it, and a clause is needed to ensure the land would remain open space in perpetuity. Should the CLT fail the land ownership would go to a public owner and the maintenance would also pass over.

The Town Clerk is currently recommending that option a) is the best long term solution, but with the possibility to also have arrangements with a purpose-created Trust for maintaining parts of the land with low risk liability.

Public Rights of Way

The PROW officer at Norfolk County Council should be closely involved in the negotiation on the Linear Park. There are in practice very few existing PROWs in the area.

- The Linear Park Interest Group would be happy to assist with the Linear Park and future involvement was briefly discussed.
- Members are keen to involve Interest Groups to access their knowledge and experience; it was felt it was really important that the Town Council and any Interest Groups work as part of a team, this would include ensuring correct governance processes are followed by any Interest Groups when liaising with the Town Council and the process would be 2-way.
- Interest Groups would 'feed' in to the ANP Committee, who in turn would liaise with Breckland District Council and the Developers to ensure correct procedure and delivery by way of a policy for the land development.
- Liz Wrigley, Consultant has been appointed by the Town Council to assist with the S106 agreement and delivery from the Developers.
- An informal meeting with representatives of the Linear Park Interest Group and Members of the ANP Committee to discuss future integration and communication methodology was suggested.

ACTION: Clerk

- Mr Spiby stated the Linear Park Interest Group will work on investigating other parks around the country to ascertain a way forward.

023.18) ANP Terms of Reference: –

Noted for information - the acceptance of the ANP Committee Terms of Reference was Resolved at the Full Council meeting held on 6 August 2018.

Meeting closed at 5.50 pm

Public Participation Notes

The Chairman invited members of the public to speak and points raised included the following:

- Resident:
 - Stated that any Interest Groups with a Chairman should be notified of the monthly ANP Committee to enable them to attend as a member of the public.
 - Voiced his approval that the Interest Groups will be involved; saying 'the Town Council should not dismiss them after a certain point'.