

Minutes of Neighbourhood Plan Meeting held at Centenary Hall

On 10th July 2019

Present : Graham Pooley, Gillian Hodgson, John Jones, June Norris, Ian Wates, Paul Boulton (?)

Apologies for absence : Eddie Lord, Debbie Hale, Tom Saville, Andy Craddock, Fern Warwick-Chin

The meeting discussed the subject of 'Features of Housing Development' based on a schedule of key factors that could be relevant to a housing policy:

- Impact on the landscape – agreed that this will affect wildlife corridors, ponds and trees
- Housing density – the prevailing density within the village may be of relevance, but the layout and character of the 'canadian' estate (Toronto/ Alberta Drive) was felt to be our model, with a mixture of 1,2 3 and 4 bedroom units. The Housing Needs survey should provide useful input.
- Style of building There are some typical features in this area: tiled and pitched roofs, tile hung facades etc, but we do wish in any event to avoid uniformity, to encourage variations.
- Apartment buildings ? We are not opposed to apartments in Smallfield, but there should be a limit on the height of such developments to avoid changing the character of the village- 3 levels of accommodation were felt to be the maximum (which envisages going into the roof line/ space on occasions)
- Proximity to neighbours No specifics were agreed, but there should be some minimum separation from neighbours, which is probably covered by planning policies.
- Buildings should be proportionate to their plots.
- Front porches are commonly seen on existing homes, and this is encouraged.
- General landscaping should include new green spaces.
- Amenity space should be included with all developments so that those occupiers may have some recreation area.
- Parking should be to TDC standards, which are generally high.
- There should always be pavements allowing access to the village centre.
- Lighting within new developments should not be intrusive, and minimal in view of the rural nature.
- There was no agreement on backland development.
- Ideally there should be a softened entry from the Green Belt to new developments, avoiding a hard edge to existing countryside as it merges with the village built up area.
- The impact on existing residents should be minimised, in terms of noise, traffic and lighting. Avoiding roads directly along rear gardens will be sought.
- Any development will be expected to make provision for waste/ sewage and surface water disposal as a priority.