

**1<sup>st</sup> August – East Tuddenham/Breckland Planning Meeting Minutes**

**7:30 East Tuddenham Village Hall**

**Attendees:**

*Breckland Council:*

*Simon Wood, Director of Planning and Building Control*

*Andy Darcy, Planning Policy Manager*

*East Tuddenham Parish Councillors present:*

*Kathryn Horton, James Howells, Alex Leaney, Tom Bland, Chris Rose*

1. *Short introductions were given by all those attending*
2. *Breckland's overall views on planning policy/future direction in how small villages such as East Tuddenham will develop*
  - East Tuddenham does not have a village envelope – resulting in no housing allocations put upon the village. Housing allocations are largely geared towards larger settlements.
  - ET is in the smallest settlement hierarchy (a village/hamlet with no services and limited development potential)
  - Reference to policy number HOU05 for reference to settlements the size of ET.
  - ET has no village boundary – this gives the presumption that there will not be a great deal of growth in the village.
  - Planning policy to settlements such as ET is generally just reactive (i.e. Infill plots, building in gardens.
  - ET has had 20 houses built/already in pipeline for development over the past 5 years – this is about right for organic growth of a village such as ET
  - In larger villages (with services such as Mattishall) a growth rate of 5% would be seen as general guide for growth rate.
  - In regards to Breckland's overall district policy the 5 year housing supply is generally very good (largely thanks to lots of development in the market towns – Thetford, Dereham, Swaffham and Attleborough). Breckland needs to build 612 homes per year running to the year 2036.
  - Breckland is largely on track to meet all of their plans and there is no longer any issue there
3. *Responsibility/thoughts around ET Parish Council involvement*
  - The Parish Council is a statutory Consultee (e.g. Highways, Anglian Water etc.)
  - Key things they will look for is in regard to local knowledge that may otherwise be looked over.
  - Comments are looked at even if not explicitly mentioned.
  - The key thing in regards to PC comments is to focus on national planning policy and strictly to material considerations rather than anecdotal evidence.

4. *Affordable housing developments*

- There is a national policy for rural exemption sites that should be referred to
- Rural exemption sites are based on specific local need, it is the local need of ET rather than the wider district level that is looked at.
- Policy would identify whether local need is actually present and assessment of this local need would need to be credible, robust and the need evidenced and consistent with policy
- This policy does not exist in isolation, it must also meet other national planning policy criteria such as ecology, access and planning policy in general

5. *The creation of a Local Neighbourhood Plan for East Tuddenham.*

- Neighbourhood plans come in the form of local and national plans.
- They can be specific to the needs of the village; e.g. if there is a particular worry about design considerations etc.
- Neighbourhood plans are very good if there is a need to protect a certain aspect of the village.
- The starting point would be a local plan followed by a neighbourhood plan
- There is a lot of work involved with a significant time and money commitment – grant funding of £15k in addition to approximate costs of £20K to deliver it.
- The policy needs to be consistent with national plan and local plan – this gives rise to the risk that if either of these things change then the neighbourhood plan can be redundant and not valid
- No parish of our size has ever done a neighbourhood plan – other examples are out there but these are places like Saham Toney, Watton, Swanton Morley.

6. Thanks were given to all those that attended and follow up information was given by email from Simon Wood – see below.

**Links sent by Simon Wood following the meeting:**

It was good to meet with you and your colleagues on Tuesday.

I indicated I would send some links over:

NPPF: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Statement of Government Policy – a significant material consideration in the determination of planning applications. We are due an updated version to this imminently so keep an eye out.

Planning Policy Guidance:

<https://www.gov.uk/government/collections/planning-practice-guidance>

NPPG:

<https://www.gov.uk/government/collections/planning-practice-guidance>

This gives advice on how to implement and manage the planning process and is a useful reference tool. It is web-based and gets updated as case law and regulation changes etc dictate.

Breckland Local Plan:

<https://www.breckland.gov.uk/local-plan/adoption>

HOU14 is the most relevant policy for rural exception sites. As discussed though when considering planning applications we need to have regard to the local plan as a whole.

Any queries please ask.

Regards

Simon

**Simon Wood**

Director of Planning and Building Control  
Breckland Council