**RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN**

**WORKING GROUP MEETING**

**12th November 2018**

**MINUTES**

Present: Andrew Purdy, Graham Taylor, Mike Rundle, Hugh Lanham, Gill Waldron, Barley Wilson, Neil Dandy

Apologies: Ian Wilson, Algy Williams and Mark Nobel.

**Item 1 Introductions and apologies**

Apologies from the above were received. Andrew welcomed Barley to the meeting. Mike presented the meeting with an Agenda.

**Item 2 Grant Application**

Mike reported that the last date for spending the Groundworks grant of £6,916 (for consultants reports and £300 for printing and £200 for hall hire) had been extended to the 14th February 2019. All invoices must be paid by then and any balance remaining must be returned.

**Item 3 Highways**

Gill and Neil had produced a set of proposals (dated 01.11.19) that were before the meeting and if adopted, are to be presented to the next Parish Council meeting by Neil. Neil said that whilst preparing the proposals he had become ever more aware of the dangerous state of the main road, the lateral gradient of the pavement tending to push pedestrians, buggies, prams etc. into the road, and because the properties are so close and the pavement so narrow passing vehicles feel alarmingly fast. Andrew commented that the wing mirrors of some vehicles actually overhang the pavement and he has been struck by one. Andrew felt there was a danger of over emphasising HGVs as the problem, since the speeding vehicles were generally cars and vans. Graham pointed out that the 2013 traffic data reveal HGVs form a small proportion of the traffic as a whole. Barley said she finds the Bio Mass tractors and trailers very intimidating in bulk and speed but it was accepted that their activity is seasonal.

Neil said the 20mph restriction proposed in the paper would add no more than 21 seconds to the journey of a vehicle travelling at 20mph rather than 30mph from Westwood Lane to the Wensum bridge and if a school naturally attracts a 20mph limit then the same should apply for Pebbles Day Nursery at 46, Station Road. Andrew feared a 20mph limit would not be effective if not enforced; he argued that it would be better to enforce the existing 30 mph limit. Nevertheless, the meeting agreed to the proposal.

The pinch point and digital display proposals will involve funding that may not be available. Graham said that if there are practical solutions that Crisp can help with they would be considered by the Company.

Neil mentioned the very poor street lighting immediately outside the entrance to RTA Wine Racks and that two people were known to have tripped and fallen there because of the uneven surfaces. He will raise the need for a survey of street lighting efficacy with the Parish Council.

**Item 3 - Housing**

Michael Rayner had provided a report supplementary to his original, with details of social data for the parish. Mike read it to the meeting and will send out a copy with these minutes. We discussed how Rayner’s Questionnaire for the community might be dealt with and Mike volunteered to see to the distribution of this to every household, with a reply envelope (given by Crisp at the kind suggestion of Graham). Gill suggested that the envelopes be collected from the households on or by a designated day, to ensure maximum response. We will try and achieve this before the December meeting of the Working Group. It was agreed that Mike should prepare a short note to accompany the Questionnaire advising of progress and of the emerging policies.

**Item 4 – Ecology**

All thought Rob Yaxley’s draft report excellent and that it demonstrates the very special nature of the Wensum Valley for wildlife.

Barley pointed out the importance of the ancient hedgerows running North and South of Station Road, the ancient village boundaries, and asked that they be identified specifically in either Ecology or Landscape policies for protection. Mike will raise this with Rob and Chris Yardley with the object of adjustments to the draft NDP to achieve this.

The meeting turned its attention to the draft policies upon Ecology (Para. 4.5.3). It was felt that the description “the river Wensum and its surrounding river valley” and “any habitat covered by S41” might be insufficiently specific and that it would be an improvement if the sites themselves were individually named. The tributaries of the River Wensum were also of great value to wildlife and should be included. Mike will raise these with Rob with the object of drafting a more precise form of words. He will also review the efficacy of the words that provide for the weighing of the benefit of development against the loss of habitat, a concern raised by Neil.

The policy for Local Green Spaces was discussed (Para. 4.6 of the draft NDP). It was felt the water meadows, the playing field, the village allotments, Ryburgh Fuel Allotment, the disused railway line, West Wood and the Church field should all be included. Again Mike was asked to review the prospect of designating these as LGS and generally the use and effect of the LGS designation.

**Item 5 – Landscape**

The draft policies in the NDP were reviewed. Barley asked that 4.4.3.2 should include old lanes and roadways amongst the list of natural features to be protected. It was also thought that 4.4.3.3 could be extended to include other “site lines” of views of importance. These could be marked on a map and a photograph of the view included, to demonstrate and identify the valued landscape. Mike and Andrew are meeting Chris Yardley on the afternoon of the 14th November and will raise these points with him.

**Item 6 – Draft NDP (Version 07.10.18)**

Andrew felt the Vision Statement (Para. 3.2) could be improved by including reference to the objective to contribute to a sustainable community through the NDP. He will redraft the clause for the next meeting’s approval.

Mark Nobel had produced “tracked changes” that Mike has yet to take into account in an amended version of the NDP. This will be put right in the next version.

Policy 4.1.3 was discussed. Hugh said that it could usefully be extended to include any development that would result in a sustained increase in vehicular traffic, not to prohibit such development but to require that the applicant carries out measures mitigating the effect of the increase. Mike will look for examples of such provision in other NDP’s and draft something suitable for approval. He was also asked to review the proviso to 4.1.3 to include provision that there be no left turn from the Malting entrance. He will meet with Gill to agree the required wording.

Andrew said that 4.7.2 should read “the village is likely to have a wealth of archaeological sites as yet undiscovered” and Hugh asked that 4.7.3 should be adjusted to refer to “appropriate” archaeological assessment rather than “desk based”.

In response to a request for any other policies that any member of the Working Group might wish to put forward, Barley asked that we research the opportunity for a policy that ensures new development makes provision for wildlife such as bats/swifts/sparrows/house martins and hadgehogs. She referred to NNDC policy EN9 which gives guidance upon incorporating wildlife provision in new development but stresses that the objective is to accommodate the wildlife already special to Ryburgh.

A policy to respect architectural detail/ the vernacular and building quality was considered but it was accepted that there is little or no vernacular present in Ryburgh and that the only aspect of value is possibly to ensure that new development respects the roof heights of the existing. Nevertheless this will be raised with Michael Rayner when the questionnaire is completed and we ask him to finalise his report.

**Next Meeting**  will be at 7.30pm at the Board Room of Crisp Maltings on Tuesday 11th December 2018