SHROPHAM PARISH COUNCIL

Chairman: David Napier **Vice Chairman**: Peter Bush

MINUTES OF THE EXTRAORDINARY MEETING OF SHROPHAM PARISH COUNCIL on Tuesday 29th October 2026 at 7.00pm at SHROPHAM VILLAGE HALL

Those in attendance:	David Napier, Peter Bush, Andy Thornton, Lesley Brown, Wayne Linge, Rob Wylie, Cliff Allen
Others in attendance:	District Councillor Phil Cowen
For Oxygen Conservation:	Dan Johnson, Head of Estates Hannah Bennett, Property Manager Simon Myles, Bidwells (Agent)
Members of the public:	25

1. **Apologies for absence**
   None.

2. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.**
   None.

3. **Planning – Application**

   PL/2026/1359/OMAJ
   Site 142, Land East Of Rocklands Road, Shropham, Norfolk, NR17 1DX
   Outline planning application with all matters reserved for development of up to 21 residential dwellings with associated internal roads, landscaping and open space, infrastructure and other associated works - Schedule 2.

   The Chairman opened the meeting for residents to ask questions of the representatives in attendance for Oxygen Conservation.

   This is a summary of those questions posed and the responses received.

CHAIRMAN..... DATED: .....

Will the land be sold on to a developer?
Oxygen Conservation ('OC') are the developer and have a vested interest. The application is an illustrative plan/ outline application and reserved matters would determine any details on further application(s).

Can the development be changed from that what is currently shown in the plan?
The development could change with a new application.

The development was removed from the Regulation 19 Consultation of the Local Plan largely based on the concerns of the Highways Department.
OC have taken into consideration and have presented evidence to Breckland Council in this regard.

The proposed footpath to the Recreation Ground raises grave concerns in relation to privacy as the path with run the length of the last property in Fallowfield Loke.
This footpath was included following the village consultation. OC could look at boundary treatments to maintain privacy.

Where has the road evidence come from?
Highway Engineers have used various methods including automatic traffic sensors, pedestrian and vehicle movements. All evidence can be reviewed in the reports.

Would OC be prepared to drop the footpath from the plans?
Possibly.

Would the proposed footpath be lit?
No

If there was a blockage in the road, how would emergency services get through?
This has been considered in the Transport Statement.

Concerns were raised that vehicles are already relying on the driveways of houses along Rocklands Road as it is too narrow in places for two vehicles to pass, particularly if a tractor or other large machinery is occupying the road.

Further concerns were raised that there are no pavements and pedestrians are already at considerable risk. This will increase considerably if the new development goes ahead.

Did OC consult with Village Speedwatch?
The Agent was unaware whether a consultation had taken place, the results having been based on their own evidence but they would be happy to look at it.

During the months of March to September there are two football teams who play each weekend at the Village Hall grounds. This has not been accounted for in the report and the evidence is flawed.
The Agent had advised that he had seen the submission on the planning portal in this regard.

Why are OC building?
When OC acquired the land the allocation had already been made in the existing adopted Local Plan and they therefore decided to apply to build on this site. This is 1% of the whole site and the rest is put over to conservation.

What happens if Highways object to this application?
The Agent advised that they would examine and make a decision based on what they have said.

There were originally three plots of land put forward for allocation, what was the thought process behind this one?
The Agent advised that this plot of land was preferred by Breckland Council and was included within the adopted Local Plan. OC felt that this integrated with the landscape best.

It is clear the local community is not in favour of this development and it has no positive impact on the community.
OC has to be a self-sustaining business.

What will happen to the other two sites?
There are no plans to build any more houses. The Local Plan is reviewed every five years and there is no guarantee that this will not change in the future.

Are OC doing anything, conservation wise, on the other two plots of land?
No, there are currently no plans on these two plots.

How likely is it that the type of properties suggested (namely smaller builds) will be changed to large Executive homes at the time of the reserved matters application?
The Agent reiterated that this is an illustrative plan and that any decisions would be made under future reserved matters applications. Breckland Council have policies on the type and size of properties, affordable housing requirements etc and these will have to be followed.

How long will the properties take to build?
Estimate of two years. There would be a Construction Management Plan in place regarding routes, times, noise etc.

CHAIRMAN..... DATED: .....

Would there be allocated parking for the trade vehicles?
This is a good-sized site and the building would be phased to accommodate trade vehicles.

Concerns were raised that the refuse lorry has difficulty getting through and it was questioned how farm/construction traffic will manage.

Would OC consider fewer houses?
This may be considered.

Concerns were raised regarding the verges outside of residents' properties, the inadequacy of the road, increased pedestrian footfall, speeding on Rocklands Road. There does not appear to be anything within the plan to deal with these issues. The demographic of the likely occupants of these properties would make the road even busier with many more vehicle and pedestrian movements during the day.

Who will the contractor be?
Unknown.

Nothing can be done with Rocklands Road, there is nowhere to gain extra land. There is already a bottleneck situation and if you meet ongoing traffic there is nowhere to pass. It was suggested the traffic report/survey was not adequate when there are estimated to be 300-400 vehicle movements per day in each direction.
The Agent advised that the assessment was very detailed.

Concerns were raised that the water/electric to the area is already overloaded. Will the new properties be all electric?
Yes

District Councillor, Phil Cowen
The Regulation 18 stage of the Local Plan gave landowners the opportunity to put forward any plots of land for consideration of development.

Some were discounted at an early stage and others were considered further.

Highways advised that this site was not suitable for development and that they could not support it.

Regulation 19 removed this allocation from the emerging Local Plan as the Council knew that statutory objections would be received.

Breckland Council are now getting ready to send the emerging Local Plan to the Secretary of State/Planning Inspectorate.

CHAIRMAN..... DATED: .....

New legislation has come into effect, under the National Scheme of Delegation, splitting planning applications into two main categories. Schedule 1 is for minor sites (up to 9 properties) and covers most domestic type applications, Schedule 2 covers all other applications which do not fall into Schedule 1.

This site falls in Schedule 2 and the Planning Officers have delegated powers to determine the application. Breckland Council do not like this situation and have objected to it.

This specific application is an outline application which holds no weight in terms of type and size etc. When the reserved matters applications are made, they will all be dealt with on their own merits.

The main concern is that it is an officer's decision and not that of the elected member.

An outline application offers minimal exposure but is very comprehensive in terms of documentation required.

Whatever your personal views are, it is important that you let Breckland Council know those views. There will be responses from statutory consultees, but it is just as important that community responses are submitted so it can be fully understood the 'on the ground' views/issues which an officer may not be aware of.

It is very simple to register and comment on planning applications.

Would it be possible to have bungalows at the front to minimise the view from Fallowfield Loke.
The Agent advised that the whole southern front had been designed to be sensitive to the proximity of Fallowfield Loke, but this could be reconsidered.

If allocation was taken out of Local Plan, why are we here at all?
Phil Cowen advised that the planning authority cannot dictate who/where people apply for planning permission. This site was not included for the reasons previously stated. However, any application will follow the normal process.

This site may fall outside of the windfall allocation, but an applicant is still entitled to make an application and it is for the Planning Authority to make a decision.

There are other properties within Manor Farm, are there any plans to convert these?
OC confirmed that one of the properties has planning permission for a conversion to three properties which was obtained by the previous owner. There are no plans for anything further at present.

It was confirmed that the boundary line is shown in red on the maps.

CHAIRMAN..... DATED: .....

The Chairman asked for any further comments.

The meeting closed at 8.12pm for the Council to determine their response.

A discussion took place between all Councillors who raised numerous concerns. The site is not sustainable, lack of public transport, infrastructure, not beneficial to the village, no allocation in the Local Plan and Highway issues. Shropham has already exceeded its current allowance of new properties.

A vote was taken and all voted to object to this application.

The Clerk will submit the response on behalf of the Parish Council based on these discussions.

Jo Blackman
Parish Clerk

CHAIRMAN..... DATED: .....

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