

Taverham Neighbourhood Plan

Stakeholders meeting with Taverham District Councillors. (at Taverham Garden Centre)

Present: Cllr. Claudette Bannock (Taverham South Ward) Cllr. David Willmott (Taverham North Ward) T.N.P. Consultant Rachel Leggett, Cllr. John Pennells (Committee member)

Apologies: County & District Cllr. Stuart Clancy (Taverham South Ward)

It should be noted that Cllrs. Bannock and Willmott, will not be standing in Taverham in May 2019. Cllr Bannock is retiring from office that she has held since May2000. Cllr Willmott is standing in the Parish of Horsford at the 2019 election, having served for four years in Taverham North Ward.

John gave Claudette & David a quick review of Taverham's 'call for sites' that BDC had received and the potential housing numbers that are associated with those sites.

Rachel asked D&C what types of housing, particularly in the proposed 1,400 development at Thorpe Marriott, and both agreed that they would not want to see the density or the layout that is evident at Queens Hill at Costessey. Claudette put forward her view of McCarthy & Stone type housing, and Care Homes, that she felt was needed, and that a proportion of the development be bungalows to aid the aging population. David echoed the need for the types but pointed out that, as a builder, the building of single storey units such as bungalows, are not economically viable to a developer because of the amount of land needed to site such buildings on.

We talked about the essential services that would be needed for such a large development such as a new Doctor's surgery, taking into account the present situation that exists with Drayton & Taverham Surgeries. Would a new Village Centre be viable within the development? And the consensus reached was that again the experience of what has occurred at Costessey, that the likelihood of a second shopping centre, with the proposed new Supermarket at the Garden centre on Fircovert Road, that any such development of that nature would struggle.

When asked about the type of estate they would like to see, they pointed out that Thorpe Marriott although it has its faults such as communal parking at the rear of houses and a few on- road parking issues, the meandering nature of the roads, really works, and gives the whole of Thorpe Marriott along with the green areas, a very pleasant place to live. Therefore it was hoped that the development would be of a similar nature.

Rachel asked what were the top three main issues that the District Councillors. Hedges along footpaths, etc, were a constant problem. Parking on grass verges, and outside schools and the lack of off-road parking and narrow streets that exacerbate the problem.

Rachel's notes

General

- Always thought Thorpe Marriot should have own Parish Council. Thorpe Marriot has an identify of it's own. More of commuter area, and younger people.
- Some problems with social housing altogether in one place.
- Taverham South (old Taverham) has a more traditional feel and established community.
- Taverham Village Hall is a sign of great community spirit in the parish.
- Concern that new developments are likely to be low cost housing. Need to be well planned. Thorpe Marriot lacks a centre. Where is the centre?
- Concern that there is going to be another 'Queens Hill' in Taverham, lacking amenities.
- Doctors Surgery – need another one at the top end of the parish, or another in Drayton. Taverham only has one surgery and it is hard to get an appointment. A new surgery is a must.
- Would be good to have a corner shop on a larger new development, but depends on how close it is to Lidl.
- Concern in the past that Norwich City Council have objected to out of town shopping.

Housing

- Need more bungalow – perhaps as a buffer zone around the edge of a new development.
- Wouldn't like to see flats. Definitely not high rise.
- Important to have an integration of social and affordable housing with private. Mixed needs.
- Over the next 20 years it is expected that the demographics will significant change, with a younger population moving in.
- Many bungalows have only one person living in them.
- Can see the need for supported housing, e.g. McCarthy & Stone
- Could do with some assisted living for people with severe learning difficulties, e.g in Sprowston.
- Character – not bland.
- Like Thorpe Marriot because there is a variety of designs and styles (different house builders). Not rows and rows of terraced.
- Social housing should be pepper potted, otherwise there can be trouble if it is all together.
- Kingsway Avenue gives a feeling of being a lovely place. Doesn't feel like a no-go estate.

Local Green Spaces

- Better to have more play space where it exists already rather than new small ones.
- Concern about new green space costing more money, a millstone around the Parish Council's neck.
- Protection - Hinks Meadow (has limited parking).

Parking

- New developments need good new parking provision.

Business

- Light industrial – there is opportunities for this.