

Report to Snetterton Parish Council - July 2024

Agenda Item: To Review and Decide on the Transfer of Amenity Land from Breckland District Council Based on the Received Report

Introduction: This report outlines the offer from Breckland District Council to transfer a parcel of amenity land to Snetterton Parish Council. The purpose of this report is to present the advice received from the Society of Local Council Clerks (SLCC), assess the benefits to the residents of Snetterton, and recommend that the Parish Council accepts this offer. Further details on the offer, including terms, financial aspects, and deadlines, are included based on recent discussions with Breckland District Council.

Background: Over a year ago, Breckland District Council extended an offer to Snetterton Parish Council to transfer ownership of a parcel of amenity land. Key details of the offer include:

- **Outline Planning Permission:** Breckland District Council will submit an application for outline planning permission to build four semi-detached properties on a portion of the land.
- **Auction Sale:** The land intended for development will likely be sold at auction in the financial year 2025/26, with auction sales completing within 30 days of the sale.
- **Financial Offer:** If the Parish Council supports the outline planning permission and agrees to take on the remainder of the land, Breckland District Council will gift the land along with 10% of the actual sale value of the development land. This sale value is estimated to be in the region of £100,000 to £120,000, subject to the sale of the land.

Breckland District Council have attended two site visits and a parish council meeting to explain the offer, the Parish Council has yet to provide a definitive answer. The Parish Council proposed a counter-offer, requesting permission for only two houses be sort and additional traffic calming measures, which Breckland District Council cannot provide as they do not control the highways (this is under the jurisdiction of Norfolk County Council).

Advice from SLCC:

1. **Legal Process:** The SLCC consultant solicitor strongly advises the Parish Council to take advantage of this offer to avoid the risk of unsatisfactory uses by other potential buyers. The Council will need legal advice on the Transfer Deed and the terms of the transaction, as well as for registering the transfer. These legal costs are typically on a fixed fee basis.
2. **Land Use Change:** If the land, is intended for alternative uses such as creating a wildflower area or allotments, playground, planning consent is not required (play equipment over a certain height would require planning permission). However, it is prudent to confirm this with the local planning authority to ensure no additional permissions are needed.

Benefits to Residents: Accepting the transfer of this amenity land offers several significant benefits to the residents of Snetterton:

- **Community Space:** The land can be developed into a community space, such as a playground or wildflower area, enhancing the quality of life for residents.
- **Control Over Land Use:** By owning the land, the Parish Council can ensure it is used in a manner that benefits the community and prevents unsatisfactory developments by other parties.
- **Potential Funding:** The percentage of profits from the housing development sale can be used for further improvements, providing financial support for the community's projects.

Current Offer from Breckland District Council:

- Support the outline planning permission for four semi-detached properties.
- Upon sale of the land (estimated to be in 2025/26), Breckland District Council will gift the remaining amenity land to the Parish Council.

- The Parish Council will receive 10% of the sale value of the development land, estimated between £100,000 - £120,000.

Community Engagement and Financial Planning: In addition to considering the land transfer, the Parish Council should initiate initial community engagement now to gather residents' input on how the land might be used. This will ensure that the development aligns with the community's needs and desires, it will also support any future grant applications by demonstrating demand for a project. Financial budgeting should also be carried out to cost potential projects and research available grants to support these initiatives.

Decision Required: The Parish Council needs to consider the advice from the SLCC and the current offer from Breckland District Council. A decision is required on whether to accept this offer and commit to working within the timescale set by the District Council. The Parish Council must clearly state whether it accepts or declines the offer on the terms provided.

Biodiversity Duties: Under the Natural Environment and Rural Communities (NERC) Act 2006, parish councils in England have a statutory duty to consider biodiversity conservation in their policy and decision-making processes. This duty was further reinforced by the Environment Act 2021, which mandates that public authorities not only conserve but also enhance biodiversity

This means that the parish council should undertake measures such as creating and protecting habitats, reducing chemical use, and involving the community in biodiversity initiatives. Practical steps might include planting native species, establishing wildflower meadows, and installing wildlife support structures like bird boxes and ponds.

Recommendations:

1. Accept the transfer of the amenity land from Breckland District Council.
2. Start initial community engagement to gather input on potential uses for the land.
3. Conduct financial planning to cost out possible projects and research available grants to support these initiatives. Financial planning for grounds maintenance after transfer should be included.

Conclusion: Based on the advice received and the potential benefits to the residents of Snetterton, it is recommended that the Parish Council accepts the offer from Breckland District Council.

Sharon Sweet, PSLCC

Clerk to Snetterton parish Council

Report: To consider defibrillator installation and maintenance with Heart 2 Heart Norfolk Registered Charity 1174503

Jayne Biggs is the founder of the local registered charity **Heart 2 Heart Norfolk** (Charity No. 1174503). She established the charity following a life-changing experience when her daughter Violet suffered a cardiac arrest at the age of seven. Violet survived due to timely CPR performed by her parents and the use of a defibrillator administered by paramedics. Inspired by this experience and motivated by the desire to ensure that others in similar emergencies have a chance of survival, Jayne began a mission to increase the availability of defibrillators in her community. Over the past ten years, Jayne has successfully funded and installed over 260 defibrillators across Norfolk and Suffolk, saving multiple lives.

What Heart 2 Heart Norfolk can offer:

- **Defibrillator Model:** G5 Cardiac Science Powerheart defibrillator.
- **Additional Equipment:** Includes a polycarbonate locked cabinet, premium insulated carry case, first aid bag, and a spare set of pads at no extra cost.
- **Endorsements:** Device is endorsed by East of England Ambulance Services.
- **Testing and Features:** The G5 self-tests daily and counts chest compressions during use. The cabinet has a built-in heater that activates below 8 degrees Celsius to maintain optimal defibrillator temperature.

Set-Up Costs:

- **Defibrillator and Cabinet Package:** £1,500
- **Guarantees:** Defibrillator is guaranteed for 8 years; cabinet for 10 years.
- **Pads and Battery Lifespan:**
 - Pads last 2 years.
 - Battery is guaranteed for 4 years but typically lasts up to 5 years.

Ongoing Costs:

- **Cabinet Heating:** Approximately £10 per year.
- **Replacement Pads:** £54 per set every 2 years, or replacement if used.
- **Replacement Battery:** £290 every 4 years.

Maintenance:

- **Monthly Maintenance:**
 - Wipe the cabinet inside and out.
 - Spray the keypad with silicone spray or WD40 to prevent seizing.
- **Custodian Role:**
 - Assign a custodian to be the contact person.
 - The custodian should check the defibrillator regularly and monitor emails daily.
 - If the defibrillator is used, the custodian **must** reactivate the defibrillator on The Circuit to make it available again.

Installation:

- **Free Installation:** There is usually a local electrician who will install the public access cabinets free of charge. Heart 2 Heart Norfolk have always found this to be the case. No electrical certification required as it runs on a 3amp supply.

- **Outdoor Placement:** There is emphasised importance of 24/7 accessibility.

Jayne says, "I met a lady whose 18-year-old son suffered a sudden cardiac arrest outside a school when it was closed. His friends performed CPR on him for 19 minutes, as that is how long the ambulance took to come, and it was then too late and he died. It was then discovered he had a sudden death condition and if a defibrillator had been available, he would very likely have survived. All the schools I deal with, we have put their defibrillators outside."

Parish Council Defibrillator Placement:

- The parish council has an agreement with World Horse Welfare to place a public access defibrillator outside the site.
- **Existing Defibrillators in Snetterton (as listed on www.defibfinder.uk):**
 - Dogs Trust – Available between 8:00-17:00
 - Harling Electrical – Available 24/7
 - Snetterton Recycling Centre – Available 24/7

Additional Considerations:

- Some defibrillator cabinets do not require a nearby power supply. Insulated cabinets are available and can be placed anywhere, simplifying the process of positioning defibrillators in the most effective locations.
- Many defibrillators available through national grant schemes are not endorsed by the East of England Ambulance Service.

Recommendations:

1. **Collaborate with Heart 2 Heart Norfolk** to arrange the installation of the parish council defibrillator.
2. **Consult with Heart 2 Heart Norfolk** to identify the most effective locations for defibrillators in the parish, noting that some cabinets do not require a nearby power supply for installation.
3. **Request the previously pledged donations** from local businesses, to be allocated to an earmarked fund within the parish council accounts.
4. **Consider contacting The Dogs Trust** to explore the possibility of relocating their defibrillator, which is currently available only from 8:00 to 17:00, to a new site that ensures 24/7 access. Heart to Heart Norfolk have previously relocated many defibrillators. This would involve working with a local electrician for the free relocation of the unit.

Decisions Required by Council:

- Whether to collaborate with Heart 2 Heart Norfolk on the installation of the defibrillator.
- Whether to proceed with requesting previous donations.
- Whether to contact The Dogs Trust to request their defibrillator is moved to allow 24/7 access.

Sharon Sweet

July 2024

Snetterton Parish Council Submission to Breckland District Council

Snetterton Parish Council fully supports the development of the land identified and ratified in the 2019 Local Plan as a General Employment Area south of A11 as a priority over any other proposed land in the 2021 Breckland Local Plan update on the basis of the following:

1. Safe vehicular access
2. Existing mains water supply
3. Access to mains sewerage supply
4. Existing electrical supply
5. Broadband

Snetterton Parish Council conditionally supports the development of land not currently ratified as a General Employment Area north of A11 subsequent to the full development of the above land on condition that:

1. Safe vehicular access is from A11
2. The roundabouts on the north of A11 are not used for access relating to any new development and are restricted for use by existing and planned development including BWSC, Travis Perkins, Natures Menu, Industrial Area south of A11 companies being accessed from the south, MSV traffic on race days, and existing factory traffic for industrial units north of A11.
3. The single track in front of Natures Menu remains solely for use by emergency vehicles and access to Natures Menu factory by their staff and suppliers for safety reasons.

While we recognise Snetterton's designation and ongoing industrial growth, we are concerned about the lack of consideration for the residential areas of the parish in the draft local plan. Despite previous lobbying, the continuous development on the north side of the A11 has been encroaching upon and negatively impacting the residential village.

We propose that future development on the north side of the A11 include measures to protect the residential end of the parish. This should involve setting a red line boundary to limit encroachment, ensuring a fully assessed and appropriate highway infrastructure to handle current and future traffic increases, and establishing definitive traffic routes that avoid the parish. These protections are essential to maintain the unique character of Snetterton and should be a priority in planning decisions.

Additionally, the council would like to highlight the need for diverse employment opportunities and essential infrastructure that aligns with the Local Plan's objectives. Similarly, the council emphasises the importance of prioritising brownfield sites for development to support sustainable growth, as this aligns with current planning policies.

Future aspirations for Snetterton

Infrastructure to be established for the total area if included in the Local Plan Update 2021 to include the following:

1. **40 acres of deciduous and evergreen tree planting** on the western boundary of the proposed site to screen dwellings and residents in South End Snetterton from lighting and noise from development and to aid developers' carbon offset requirements.
 2. **All electricity, sewerage, drainage, and mains water infrastructure** to be in place for the whole site before development commences.
 3. **Pond creation for runoff** to be in place for the whole site before development commences.
 4. **Protection of existing habitats**, with consideration of local wildlife, including herons, starlings, cuckoos, song thrushes, skylarks, grey wagtails, yellow hammers, bats, snakes, buzzards, and hedgehogs, as well as species on the "watch list" such as brown hares, bullfinches, dunnocks, house martins, kestrels, kites, greylag geese, and oyster catchers.
 5. **Respect for existing ancient footpaths** under review as restricted byways, including Lime Kiln Lane, The Driftway, and Lovers Lane.
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Additional comments on the Breckland Local Plan Proposal for Development at Barkers Farm, Larling

Snetterton Parish Council supports objections raised by Roudham and Larling Parish Council regarding the proposed development of 1900 new homes at Barkers Farm, Larling. This development would significantly impact the small rural village of Larling, increasing its population by approximately 6000 residents and straining local infrastructure, including roads, schools, and healthcare facilities.

Key concerns include:

- **Traffic Impact:** The increase in population will exacerbate traffic issues on the B1111 and other local roads, affecting both Larling and Snetterton.
- **Lack of Infrastructure:** The proposed site lacks essential services, such as electricity, water, and sewer systems, further straining the community.
- **Community Disruption:** The rapid population growth would disrupt the quality of life in Larling and surrounding villages, including Snetterton.

We believe that alternative options, such as development at Robertson Barracks and Dereham, would have a lesser impact on their respective communities.



Land Adjacent to Snetterton Business Park

3 messages

24 June 2024 at 14:22



Dear Tony,

I hope you're well. I write to you in relation to the attached site adjacent to Snetterton Business Park (outlined in red). Bidwells have been instructed as agent on behalf of MotorSport Vision (MSV) who own the land and are looking to bring forward proposals to develop the site.

As you may be aware, planning permission was previously granted by Breckland Council in 2009 for alterations to the track layout (detailed) and a business park to include a hotel, conference centre, retail showrooms, offices, light industrial/engineering units, racing teams and a racing school (outline). Only the track works were implemented, the outline elements having since expired.

The principle of employment development across the site, including those associated with motorsport, automotive and advanced engineering, are supported by the Breckland Local Plan, and we are currently in the process of drawing up revised plans. Allied to this we would like the opportunity to discuss the proposals with the you before a formal planning application submission is made. The new proposals are set to incorporate a range of potential employment uses, including commercial units, offices, a hotel, and motorsport units.

To allow all neighbouring parishes the opportunity to review the emerging plans a drop-in consultation event is scheduled to be held at Snetterton Circuit on the evening of Tuesday 16th of July between 17:00 and 19:30. We would like to take this opportunity to invite all members of Snetterton Parish Council Parish Council and would be grateful if you could please extend this invite across to all members. Any local residents who wish to attend are also welcome. Information boards will be on display with members of the project team in attendance to answer any questions.

I would be grateful if you could please confirm receipt of this email.

Should you have any questions then please feel free to contact myself or my colleague Lewis [REDACTED] who is cc'd into this email.

Kind regards,

Darren