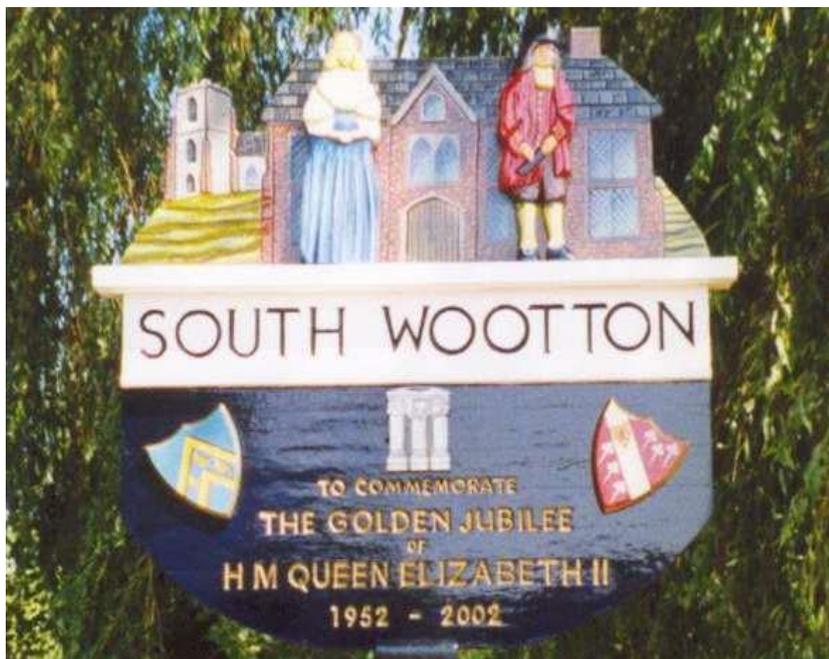


South Wootton Neighbourhood Plan

2011-2026



Draft Report – February 2014

South Wootton Neighbourhood Plan

2011-2026

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1. Introduction

The South Wootton Neighbourhood Plan (the Plan) is a new type of planning document based on the views of our local community. It is part of the Government's new approach to planning, which aims to give local people more say about how their area is developed.

This is particularly important for South Wootton as the parish is again under considerable development pressure, primarily as a result of its location. The Kings Lynn & West Norfolk Borough Council's Core Strategy (2011) identified two 'Areas for Urban Expansion' which fell within or impacted mainly upon this parish. The Plan Inspector did not examine the individual site characteristics, but he said that they were "appropriate to accommodate housing of the scale proposed". The Parish Council has argued strongly with the Borough Council that there was an inadequate understanding of the sites or the practical considerations and the impact on the Community. As a result, the 'Detailed Policies & Sites – Preferred Options' consultation in 2013 has reduced the potential scale of development to 300 and 600 homes on the two sites, west of Hall Lane and at North East King's Lynn (land at Knights' Hill) respectively. The Parish Council continues to disagree with this thinking, and is pressing for a further reduction at both locations.

The Neighbourhood Plan covers the same period as the Borough Council's Core Strategy and will end in 2026. The Plan has been developed by a small team of parish councillors, volunteers and the Clerk, taking into account the views of residents expressed particularly in response to the questionnaire distributed in February 2013. Additional comments and suggestions will be invited before the Plan is finalised. Any necessary amendments will be made by the Plan Team and a final version produced.

Kings Lynn & West Norfolk Borough Council will then appoint a qualified person to examine the Plan, to agree that essential elements comply with their policies. Following that, the Borough Council will arrange for a local referendum on the Plan. An approval rate of over 50 per cent of respondents will result in the Plan being incorporated into the Borough Council's Planning Framework, and will become part of the statutory development plan for the local area, unlike the previous Parish Plan and Village Design Statement. The approved Plan will implement the Vision which residents have for South Wootton and shape its future to 2026.

**Planning Policy Hierarchy in relation to
South Wootton Neighbourhood Plan**

**National
Planning Policy
Framework
(NPPF)**

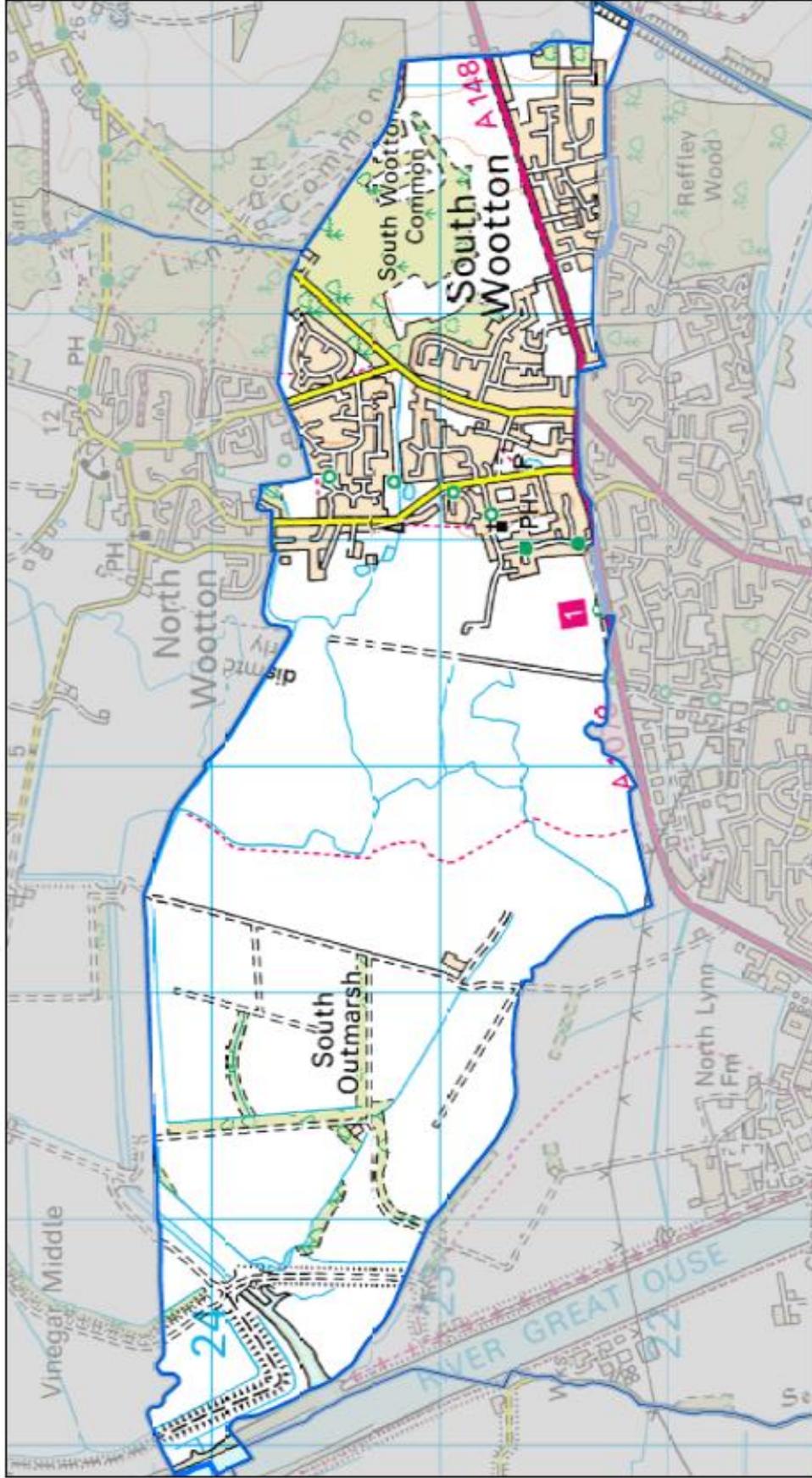
**Kings Lynn & West Norfolk Borough Council
Local Development Framework (LDF)**

Core Strategy 2011

Local Plan draft Detailed Policies & Sites Plan 2013

Saved Local Plan Policies

Parish/Neighbourhood Plans



 Borough Council of King's Lynn & West Norfolk		Scale 1:23,691		© Crown copyright and database rights 2013 Ordnance Survey 100024314
		Date 15/01/2014		
South Wootton Parish and Neighbourhood Plan Area		Drawn by / Department AD/Tech Support		Drawing / Reference Number 20140115/DC Map
		Title South Wootton Parish and Neighbourhood Plan Area		
Tel. 01553 616200 - Fax. 01553 691663				

2. Village Locality

South Wootton is an attractive residential village on the northern side of King's Lynn; it has its own identity, a Quality Status Parish Council and a village centre with all the iconic features – The Green with a pond, the post office, a large gastro-pub and the church tower. Residents are very aware of physical distinctions in our surroundings that mark a change between suburban Gaywood and the parish area; there is generally a softer appearance with more trees within the street scene and housing areas fringed by blocks and belts of woodland, with immediate access to countryside.

The historic buildings of the village are found mainly in a small area with the church and the Green, but from the 1920s this area and Castle Rising Road/Grimston Road were beginning to be built up. By the 1960s higher density housing development in Gaywood along Wootton Road had reached the parish, and the planned expansion of King's Lynn began to be visible here in many culs-de-sac of new private housing. In the 1970s and 1980s substantial housing estate developments were planned and completed, almost linking South and North Wootton save for a series of woods and open spaces. These natural areas create the boundaries that distinguish between two distinct villages, as well as retaining the separate focal points of each village. South Wootton housing also extended alongside Reffley Wood in a detached area almost one mile from the village centre, but is now linked by later development including shopping.

South Wootton as a location already provides an important segment of the housing choice available in the King's Lynn area, and so much of the housing in the parish dates from the past 45 years that it is generally of the best standard. Whilst affordable housing provision for the King's Lynn built up area is 15% of new allocated housing areas, for South Wootton the level has been set at 20%. Work opportunities, sub-regional public services and retailing are within the built up area of King's Lynn, but the Community Identity of the parish stands separately and must be encouraged and enhanced by the provision of further community services and leisure facilities in relation to any new development.

The Parish Council and residents who have responded to community consultations are opposed to the scale of the strategic housing areas west of the old village and at Knights' Hill which will increase the population by more than 40% in a 15 year period. This will undoubtedly impact on the existing community; it will distort the distribution of the population and their access to facilities, and will greatly increase traffic movements on Grimston Road and Low Road.

The character of new development must be focused on the creation of 'places' around spaces and landscape features attractive to wildlife interest that can truly augment this village community, and through the extended

foot and cycle path links and services that must enhance the integration of the already outlying and any additional new areas.

3 Plan Content and Status

The Neighbourhood Plan for South Wootton covers the whole of the parish. Its boundaries are clear and well established. The Plan provides a vision for the future of the parish, which has been established through engagement with local residents. It sets out the parish's objectives, together with the policies required for their realisation. Objectives and policies were formulated following an analysis of the natural environment of the parish, of the social and economic characteristics of its settled population, and of the responses of residents and other interested parties to consultation.

4 Plan Development

From the outset of the plan-making process, the Parish Council decided that the community would be involved as fully and as soon as possible. A Statement of Community Involvement was issued early in 2013 (see Evidence Base). Public consultations had already taken place in November 2012. A questionnaire survey was carried out in February 2013. Some 484 questionnaires were returned; this is a response rate of 27.2%.

Planning Group meetings were held every fortnight. Progress in plan making was reported to the monthly meetings of the Parish Council, in its regular Newsletter, in a special Neighbourhood Development Plan Newsletter and through the Church's Contact Magazine.

An important part of the plan-making process was to test evolving policies against

- National Planning Policy
- The Borough Council of Kings Lynn & West Norfolk Core Strategy
- EU Legislation
- Human Rights Obligations
- Appropriate contribution to achievement of sustainability

5 The Vision: South Wootton 2026

This statement is based on consultations carried out amongst parish residents in November 2012 and March 2013. It defines what the residents of South Wootton wish their parish to be like up to 2026 and beyond. It provides the framework for the objectives and policies which follow.

- Residents see South Wootton as a pleasant and safe place to live and wish to retain its independent village status and distinctive character.
- They wish to see the “semi-rural” nature of the village with its open and green spaces not only maintained but also enhanced, acknowledging and reinforcing the village character.
- It is accepted that some contribution has to be made to accommodate future requirements for housing as identified by the Borough Councils Core Strategy. New development must provide adequate provision for community facilities and services.
- Residents wish to see the “semi-rural” character of the village acknowledged through new developments with the adoption of appropriate building styles, choice of local materials, appropriate densities and levels of green infrastructure which reflect the local village character.
- Within new developments adequate provision should be made for community facilities including healthcare, improvements in transport infrastructure, cycle and footpaths as well as green open spaces.

6. The Objectives of the Neighbourhood Plan

The aim of the Plan is to realise a Vision for South Wootton up to and beyond 2026. Objectives are :-

To preserve the village identity and maintain separateness from Kings Lynn and to encourage greater geographical cohesion within the community.

To ensure integration of the existing and new neighbourhood areas within the village through appropriate pedestrian and cycle links.

To preserve and enhance the landscape setting and internal character of the village, minimising the visual impact of new development when seen from the approach roads to Kings Lynn.

To create lay-outs for new development which incorporate strong landscape frameworks with open space.

To create a village where sustainable development has assessed any impact on the natural environment, promotes bio-diversity, encourages wildlife, works towards being carbon neutral and mitigates the expected effects of climate change.

To sustain the vitality, health and safety of the community and to allow residents of all ages the opportunity of remaining part of it.

To contribute towards the wider Kings Lynn area economy.

To provide new housing which is high-quality in design, layout size and materials, adapted to the expected results of climate change and in harmony with the immediate locality.

To reduce in the long term the need to use private motor vehicles, and to encourage alternative means of travel.

To ensure that movement within the village is appropriate and secure by means of better traffic management of the principal routes.

To improve village facilities to meet the demands of future development.

7. Community Planning Policies

To meet the objectives set out above policies have been designed to ensure that new development enhances the setting and character of the village, promotes a sense of community and provides for the social and economic needs of residents. Infrastructure mentioned in the Plan and considered to be fundamental to the implementation of the Borough Council of Kings Lynn & West Norfolk Core Strategy and to physical growth will be delivered through the Local Plan (Detailed Policies & Sites). These essential projects in the parish include improvements to schools, medical/dental facilities, and local roads and transport which go with development on this scale.

7.1 Policies for the Environment

The location of South Wootton has put considerable pressure on the natural environment of the parish, especially at the edges of the built-up area. The Neighbourhood Plan seeks to conserve and enhance the environmental setting of South Wootton in line with the Borough Council's Core Strategy document.

Gardens and trees are important elements in the existing built-up area of South Wootton. They provide diversity and richness to the landscape, as well as forming wildlife havens and corridors and providing a rich source of food for insects, birds and wild animals. Hedges and trees associated with potential development sites divide the landscape into recognisable units and give them soft edges - these should always be retained.

ENV 1

Woodland and tree belts, residential areas amongst mature trees and hedgerows shown on the Proposals Map, shall be protected at all times as part of local distinctiveness, and where appropriate should be enhanced.

ENV 2

Sustainable drainage schemes should be used to provide wildlife areas which link where possible with the biodiversity of existing natural environment areas and County Wildlife Sites [i.e. at Knights' Hill, and west of Hall Lane towards The Wash SAC and SPA]. These may include features such as ponds, swales, and permeable paving and should be designed with safety in mind as well as being an integral part of the green infrastructure.

ENV 3

Open spaces and community woodland should interconnect and provide defined areas for public access (Green Infrastructure Links).

Suggestions are shown on the Proposals Map. Opportunities exist to improve the quality of existing green spaces where they are related to development proposals.

ENV 4

The visual impact of new development when viewed from approaching main roads and the surrounding countryside shall be minimised by the use of appropriate landscaping and permanent management arrangements with the relevant local authorities.

ENV 5

Planting programmes shall be developed as part of new estate developments and shall incorporate native arboreal species.

ENV 6

The sub-division of existing large gardens in the village will be considered and will be permitted only when minimal effects on flora and fauna have been demonstrated and where the character due to building densities in the surrounding neighbourhood is not compromised.

ENV 7

Developers of sites within the village development boundary larger than 0.33 ha must assess the site and demonstrate the balance between retained vegetation, local amenity and privacy, and the amount and type of housing proposed.

7.2 Policies for Housing

The Borough Council's draft Local Plan - Preferred Options (2013) identifies the two 'Growth Areas' for the development of 900 homes in the Plan period. This is not yet finalised, and the Parish Council continues to object, supported by a credible evidence base, with this scale of development and the extent of the areas proposed.

For the moment, the Neighbourhood Plan Team anticipates housing development on land west of Hall Lane and on the Knights' Hill area. Both are to be subject to detailed assessment, master-planning and appraisal as set out in the representations of South Wootton, North Wootton and Castle Rising Parish Councils in October 2013.[draft Policy SWOOTTON1 and draft Policy KL-KNIGHTS' HILL]. This will need to be kept under review and updated before examination/adoption.

The Plan also recognises that development on the scale required will have a profound effect on the village and its community. It provides an opportunity for holistic planning to create high-quality, attractive places to live, in which a sense of community is retained and the natural infrastructure is enhanced.

HOU 1

Developers of the 'Strategic' housing areas SWootton1 & KL-Knights' Hill proposed in the Village shall prepare master plans for agreement by South Wootton Parish Council and the Borough Council of Kings Lynn & West Norfolk.

HOU 2

Layouts for new development should be designed to the highest possible standard and -

- make sensitive use of natural landscape

- make generous provision for open green space, linked to the wider natural environment and accessible to the public
- provide streets characterised by sections comprising road, tree-lined verges (with provision for parking), footpaths, soft-boundary treatments and the promotion of well-managed front and rear gardens
- provide well-designed groups of houses, located in attractive, inclusive and secure spaces
- new buildings should respect the context of their particular site.
- maintain a 'human scale' in which individuals feel comfortable and secure
- provide for sustainable waste management and run-off from rainfall higher than average i.e. take account of 1 in 20 year occurrence.
- incorporate Sustainable Drainage Systems to minimise flood risk and storm water surges
- incorporate "Secured by Design" standards
- enclose entrances to driveways carefully, taking account of the immediate context. Avoid garden walls that are too tall and defensive looking, or too small and suburban; prefer hedge planting in non-thorn species.
- consider the impact of cabling, satellite dishes, aerials, burglar alarms and security lighting.

HOU 3

To preserve the open and green character of the village building densities should not exceed 25 dwellings per hectare, including roads and open spaces.

HOU 4

Maintenance of a stable population and community in the village requires the provision of dwellings capable of adapting to the needs of the elderly, including sheltered housing and a care home.

New dwellings should make provision for the changing needs and life-style of an ageing population and should be assessed against the 'Building for Life' criteria (CS08), or successor documents as appropriate.

Overall, South Wootton aims to be a place for whole of life living, enabling residents to grow up and stay in South Wootton throughout their lives.

HOU5

All dwellings should be energy efficient and the use of renewable energy sources will be encouraged, at least in line with the Borough Council's Renewable Energy Policy (CS08). The use of the latest technology available to provide for low carbon footprints is essential. Where possible all new dwellings should be designed so that principal rooms face between south-east and south-west to utilise solar gain and improve energy efficiency.

HOU6

The amount of space provided in each dwelling should seek to achieve the minimum standards recommended by the RIBA in 'The Case for Space' (2011).

It is felt that a ridge height of two floors and an attic is the appropriate scale in the village.

HOU7

The Parish Design Statement advises care should be taken in the design of larger buildings so that they do not dominate their neighbour's properties. The scale and pitch of roofs is a significant factor. The relative proportion of walls to windows should take account of local characteristics. Avoid windows that are overlarge in otherwise traditional buildings. Details and building forms from different periods should not be mixed. The use of locally occurring materials should take account not only of traditional patterns but the availability of craft skills. The choice and combination of materials should be done with care; modern bricks and tiles are often too bright.

HOU8

Garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles – refer to NCC standards. Garages are important, but prominent siting or building in blocks should be avoided. Proposals for rear or separate parking courts will not be encouraged. Hard standings should be kept to a minimum, with permeable surfaces. Rolled shingle for driveways can be an effective finish as it is locally appropriate and less urban than an expanse of tarmac, but loose gravel creates problems.

HOU9

The affordable housing provided shall be dispersed in small groups throughout the development site. It should be of the same general design as other dwellings in the development and must not be conspicuous.

7.3 Policies for the Local Economy

The majority of the economically active population of South Wootton work in King's Lynn and the surrounding area. Employment hubs are situated on the North Lynn Industrial Estate, the town centre, Queen Elizabeth Hospital site, and Hardwick and Hardwick Narrows Industrial Estates.

The village of South Wootton itself is predominantly residential, but it contains a supermarket (ASDA) and a number of small businesses. These include a Tesco Express, post office, a pharmacy, a public house, a nursery/garden centre, a chinese takeaway and 2 fish & chip shops; close by are a hairdresser and a second pharmacy. Also, there are a number of residents who work from home or are self-employed in professions and services from a home base. The Parish Council will seek to retain existing businesses, identify deficiencies in local services, such as medical and dental facilities, and help to facilitate the creation of employment opportunities.

ECN1

New business development must not impact adversely on the character and amenity of residential and open space areas.

ECN 2

Proposals for other than local scale warehousing/storage (B8) uses will be resisted as they create low levels of employment in relation to the floor space provided and the buildings have a strong negative impact on their surroundings.

ECN3

Proposals for new development that combine living and small-scale employment space will be acceptable provided there is no adverse impact on the character and amenity of nearby residential areas.

ECN4

Applications for new employment-generating development must include adequate provision for vehicle and cycle parking, vehicle turning and servicing in accordance with *Parking Standards for Norfolk 2007*.

ECN5

Proposals for other than local-scale store development (retail use A1) will not be permitted since they would lead to significant adverse impact on the environment and transport network and are contrary to national planning guidance.

ECN6

Proposals which would result in the loss of existing local shopping facilities would be resisted, unless there is to be alternative local shopping provision nearby.

7.4 Policies for Society, Community & Culture

The residents of South Wootton enjoy a rich and vibrant social life. Numerous organisations meet in the parish and make use of the Village Hall, Parish Office Meeting Room and Wootton Park. Scouting and Guiding are active locally. Sport is popular and the Parish Council has in the past discussed an extension to the village hall, to accommodate further activities. The Parish Church is well supported. At present an Infant School caters for 180 pupils, and a Junior School caters for 240 pupils. With the expansion of the village, extensions to both schools will be required.

A veterinary surgery is nearby in North Wootton, along with an established GP practice providing medical care; as the latter sits in a residential area there is limited room for expansion on the existing site. Continued house building in the parish as proposed by the Borough Council could increase the total population to a conservative estimate of 7250 by 2026. Pressure on existing services and facilities has already increased with the occupancy of the Wootton Meadows development in 2008 to 2011. Consequently further house building in the parish will outpace the community facilities.

Broadband infrastructure should be continually updated to guarantee the fastest speed available to assist with community integration and business activity. Anticipated demand for more social/cultural facilities may lead to the inclusion of a new community centre with adjacent playing fields, as the existing Village Hall is extensively used. Most of the new facilities will be funded by a Community Infrastructure Levy (CIL) through the Borough Council of Kings Lynn & West Norfolk. Further demand for Primary Health care services is expected and locations will be proposed.

SCC1

Provision must be made in relation to areas of new development for adequate Infant, Junior and Pre-school provision. Other education infrastructure contributions will occur through S106/CIL.

SCC2

A Primary Health Care Centre should be developed in South Wootton to meet the current and greatly increased future, population demand.

SCC3

In addition to the extra educational facilities, funding from the Community Infrastructure Levy and Section 106 Agreements will be sought to provide the following facilities:

- expansion of post office services
- a community centre with library
- community open spaces and woodland belts
- community sports facilities
- additional playing fields with changing facilities
- Health/Adult social care facilities
- Potential transport infrastructure

SCC4

The construction methods and furnishing of community buildings must minimise energy and water use, and promote alternative energy sources.

SCC5

Play areas for children must be provided and maintained in accordance with the guidelines in force at the time.

SCC6

Improved broadband infrastructure should be provided to guarantee the fastest available speed and thus assist both community integration and business activity.

SCC 7

Land should be set aside for the provision of adequate Cemetery space and extra Allotment Gardens if required.

7.5 Policies for Transport

South Wootton is divided by the A148/A1078 (Grimston Road/Low Road). This road is a designated route for HGV and other vehicular transport to King's Lynn town centre and the Docks. Using evidence of traffic flow issues from Bidwell's 2012 report, significant traffic management improvements are necessary to secure accessibility and ease of movement within the village. These are essential not only to the socio-economic life of the village but also to the integration of its community. There is plenty of evidence currently showing peak hour queues in both directions along the main arterial route through the village. The two major issues are Castle Rising Road traffic lights and the Langley Road junction for ASDA and access to large housing estates not in the parish of South Wootton. With the Borough Council Core Strategy proposals for housing Growth Areas at both ends of the village, current road infrastructure would be stretched beyond breaking point.

The 2013 SW Parish NP questionnaire suggested that 83% of households used private cars for their primary travel needs with 9% using bus and community transport. Two bus companies currently provide regular services from South Wootton to the centre of King's Lynn, although they cannot be described as direct routes.

Traffic and transport policies that the Parish Council will be seeking to achieve are :-

TRA1

Review and modification of the traffic management system currently at Wootton Gap - the junction of Castle Rising Road, and A1078 Low Road, with A148 Wootton Road / Grimston Road in conjunction with local authorities.

TRA2

Improved traffic management at Langley Road & A148 Grimston Road junction i.e provision for Traffic Lights or a roundabout.

TRA3

Improvements to bus routes connecting South Wootton & King's Lynn, in particular :-

- frequency and direct routing for commuting to work.
- a direct link to Queen Elizabeth Hospital, for work and daytime.
- weekend, and early/late timetabled services

TRA 4

Walking and cycling will be encouraged by the provision of new routes around new development, which must provide natural surveillance of public spaces, safe footpaths and cycle ways, as well as satisfactory lighting, in accordance with national planning guidance.

TRA5

In addition to current designated cycle paths, integration of the village will be improved by seeking the construction of appropriate walking & cycling routes between and within neighbourhoods, in particular :-

- 'Quiet lane' links from South Wootton to North Wootton and Castle Rising.
- extension of path/cycle path along Grimston Road to Knights' Hill.
- a new route from Priory Lane to Langley Road/Sandy Lane

TRA6

The management of traffic issues in Church Lane/Hall Lane for drop off/pick up at South Wootton Infant & Junior schools. This will in due course change with the adoption of the proposed access road from Edward Benefer Way with a rear car park for South Wootton Junior school.

TRA7

Introduction of “Traffic Calming” methods for specified roads ie.Church Lane/Hall Lane, Castle Rising Road, and Nursery Lane within South Wootton.

TRA8

In new housing estates and developments, modern layouts should be used to avoid on-street and pavement parking. (Ref: Parking Standards for Norfolk 2007)

TRA9

The provision of improvements to bus shelters/stopping places.

7.6 Proposals Map

The Parish’s spatial policies for realising its Vision for South Wootton 2026 are shown on the Proposals Map (see pages 21 & 22). While some of the mapping is indicative and suggests where circulation routes should run and various facilities could be located, the implementation of other appropriate policies will be the responsibility of major site developers or subject to contributions by them.

However, other elements in the maps are definitive and non-negotiable. These include the retention of ancient hedgerows, trees with TPO’s, the enhancement or creation of the green infrastructure framework in the parish and the creation of any green space where necessary. Similarly, any buildings of local historic interest should be retained.

8. Sustainability

A complete sustainability appraisal has been carried out on the Plan using a matrix to compare policies against objectives. The results are set out in the Evidence Base and show that the assessments are all positive or neutral. The relevant Strategic Environmental Assessment is contained in the Borough Council’s draft Sustainability Appraisal Report (December 2013).

9 Risk Assessment

The Plan has been subjected to a risk assessment in order to identify threats that could destabilise the Parish's Vision for South Wootton 2026 and affect its delivery.

Most of these are outside the control of the Parish Council:

9.1. Changes in planning policies at national and district level before the end of the planning period in 2026.

9.2. An inconsistent interpretation of national and local planning policy by decision makers, including appeal decisions.

9.3. The transfer of responsibility for planning and providing the transport infrastructure away from the Borough and County Council, or a change in status of the Parish Council.

9.4. The use of imprecise language leading to ambiguity in Neighbourhood Planning policies that obscure the intentions of this Plan or allow unintended interpretation.

9.5. Failure to relate the Neighbourhood Plan adequately to the Borough Council of Kings Lynn & West Norfolk

10 Monitoring and Review

The Neighbourhood Plan covers the period 2011 to 2026. Development will take place during this time, both in the Parish and outside it, and will have an impact on the community as well as on the physical fabric of the village. Each new development will influence what happens next and where. It is, therefore, essential to the long-term success of the Plan that developments in South Wootton and neighbouring parishes are monitored and reviewed against the Plan's objectives and against the policies designed to implement them.

The Parish Council will make arrangements to monitor developments and carry out an annual review.

11. Evidence Base

- 1. Statement of Community Involvement**
- 2. National Planning documents**
- 3. Local Planning documents**
- 4. Other Published sources**
- 5. South Wootton Parish Council documents**
- 6. Selected Websites**
- 7. Sustainability Appraisal Matrices**

The Neighbourhood Plan Team

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