

GRIMSTON - ROYDON - CONGHAM - NEIGHBOURHOOD PLAN GROUP
GRIMSTON VILLAGE HALL ON MONDAY 08 April 2019

Present:

Grimston and Pott Row: Cllr M de Whalley, Cllr P Coleman, Cllr K Israel

Roydon: Cllr N Fletcher. **Congham:** Cllr H Frost.

Consultants: Mr M Thompson (Collective Community Planning)

In attendance: Mr & Mrs Rudd, Mr & Mrs D Giles, Mr A Lake

Clerk: Mrs P Sewell

Apologies: B. Cllr Fraser

1. Welcome

2. Consultants (Collective Community Planning)

Survey Analysis completed had been completed. The Business Survey responses had also been collated.

3. Responses to items raised at previous meeting

- **The Consultants recommended undertaking a Character Appraisal - and it was suggested that each Parish Council might be best placed to conduct this.** The Clerk would talk to Locality about professional assistance, although members of the group felt that it might be useful to work on this in house. The Clerk confirmed that she had emailed to the group the Borough Council document on Landscape assessment which would be a useful base. The assessment would include green areas, vistas, conservation areas, and design and vernacular building materials.
- **The Consultants would seek advice about designating a Conservation Area in the plan.** Mr Thompson stated that Parish Councils and NHYP Groups could not designate Conservation Areas.
- **Green Space.** The working group would pinpoint a list of areas that could be identified as Local Green Space within the plan. Maps provided to highlight green space.
- **A network of cycle links could be promoted as part of the plan. There had been some consideration of this already and potential routes would be identified on a map as a starting point.** It was acknowledged that there had been interest in the provision of better cycle ways. There was scope to look at improvements to rights of way to encourage cycling both for recreation and safe routes to school within Pott Row and Grimston. The Greenways project was also in the mix, but this was likely to be outside of the remit of the Plan, other than to keep the route clear (already in Local Plan).
- **Further consideration would be given to the allocation of a site for creation of a business centre.** The Business survey results determined that there was little call for this, although residents were generally supportive of the need to support business. This could be a general supportive policy.
- **The Chairman asked if CIL money might be used to purchase land for affordable housing**
CIL officer confirmed that CIL cannot be used to purchase land to build housing, essentially CIL is there to mitigate the burden of development on the infrastructure.

Use NHP to focus on key/preferred projects across parishes as timescale for CIL payments too loose for proper planning. Individual Councils will have their own surveys to help prioritise local need.

4. Community Assets

Neighbourhood Plans can formally allocate assets for community use in a site allocation proposals map, if there is good evidence to support the case (including for sites which may not meet the definition of an asset of community value). This would give it additional weight in decision making and could inform, and be informed by, the lists of nominated assets. Note that owners may appeal the process. West Norfolk's Local Plan seeks to promote the retention and development of local services and community facilities in villages, such as:

- local shops
- meeting places
- sports venues
- cultural buildings
- public houses
- places of worship

The importance of these facilities will be considered when considering planning applications.

Definition of an asset of community value

A building or land in a local authority's area will be listed as an asset of community value if:

- the use of the building/land (now and/or in the past) furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community
- it is realistic to think that now or within five years there could continue to be primary use of the building/land to further the social well-being or social interests of the local community (whether or not in the same way as before)

Disposal of listed assets

Owners of listed assets cannot dispose of them without:

- letting us know that they intend to sell the asset or grant a lease of more than 25 years
- waiting until the end of a six week 'interim moratorium' period if we do not receive a request from a community interest group to be treated as a potential bidder
- waiting until the end of a six month 'full moratorium' period if we receive a request from a community interest group to be treated as a potential bidder

The owner does not have to sell the asset to the community group.

There is also a 'protected period' (18 months from the time that the owner notified KL&WN BC of their intention to dispose of the asset) - during this time there can be no further moratoriums.

5. Affordable Housing

Concern was raised about the rural exception site process, new wording appeared to take the process out of the local community's hand. The criteria for a rural exception site do still remain the same i.e. very community led and to meet local need. However, there is something called the Entry Level Exception Site brought out last year, this can be brought forward by anyone, the only criteria being that it is affordable housing to meet a borough-wide need.

There was a discussion about potential land to be made available for affordable housing owned by the Fen Allotment Trust. Could be a possible scheme in the medium term, land could be processed and identified in the plan

6. Holiday lets - Policy to protect expansion of holiday lets. *Mr Fletcher to check similar policies in other plans.*

7. Site Allocations Process

The Group acknowledged the need to allocate and would discuss with the consultants how to fairly assess and rank sites. Grimston settlement area would need to provide an allocation of land for 10 plus homes, nothing was expected by the Borough Council from Roydon and Congham.

8. Grant/ Financing

The Group authorised Mrs Sewell to review the grant with locality in order to refinance to manage the site allocation requirement.

9. Reporting of Survey Results to the Parishes

The Group would examine the report and data provided and then authorise the dissemination of the report. The idea being that the results could be reported at the various summer events.

16 June – Tractor Rally

20 July - Congham Fete

3 August - Roydon Bit of A Do

10. Any other Business

Group members to advise Mrs Sewell of factual inaccuracies in the documents to pass back to consultants. **The next full meeting would be held on Monday 10 June at 7.30pm.**