

GRIMSTON - ROYDON - CONGHAM - NEIGHBOURHOOD PLAN GROUP
ZOOM MEETING THURSDAY 1 OCTOBER 2020

Present: Cllr de Whalley (Chairman), Cllr N Fletcher, Cllr A Page and Mrs Sewell
Cllr Coleman was present for part of the meeting

1. Apologies

Cllr Israel

2. Planning White paper

It was noted that the Planning White Paper would have an impact on the Neighbourhood Plan, time would tell as to what extent.

3. Site Assessment Review

The review had been commissioned in advance of the group's allocation of sites prior to the KL&WN BC proposal not to set a housing allocation for the area. The group had agreed that a review should still go ahead so it had the option should it wish to indicate a preference for future sites. It had been the intention not to allocate in Roydon and Congham as decided by the respective Parish Councils, but Grimston Parish Council had passed that responsibility to the NHP. **A formal decision on whether to allocate sites across Grimston and Pott Row or not in this version of the plan would be required.** (Several landowners waited on this outcome)

Comments on the Draft -

The development boundaries for Roydon and Congham were inaccurate and that the Borough Council should be consulted for the correct layout. Cllr Fletcher had no further comments other than to confirm no allocations for Roydon. Cllr Page had submitted comments to the Congham PC Clerk but had no feedback, he also confirmed no land allocations for Congham. Cllr de Whalley stated the information on the Cricket field was inaccurate.

3. Pre- Submission Areas Reviewed

Cycle Ways – Document had been passed to County Officer for comment, there was a meeting on Friday 2 October so hopefully he would provide feedback

Roydon Common Buffer Zone - Cllr de Whalley reported that Alan Gomm KL&WN Borough Council had confirmed that the Group would need to provide evidence to support the need for the Buffer Zone. Consultants to first discuss with NWT what evidence it could provide.

NWT- To speak further with John Hiscott for more detailed comments and advice.

Environment Section - Cllr de Whalley would review the section and provide notes as he had not been present during that session.

4. Pre- submission - Policy 13

Consultants be asked to review policy as there was no need to duplicate KL&WN Borough Council's policy but if it did NHP should ensure consistency (LP24). The Group agreed that developers should refer to the Borough Council's plans on flood risk as these were more detailed and nuanced than the Environment Agency's plans. Mrs Sewell to ask Consultants about the type of evidence of flooding.

5. Important Views Annex

Mrs Sewell would collect new photographs from Cllr de Whalley to submit for inclusion in the Important Views annex.

6. Green Spaces

Mrs Sewell to liaise with Consultants to complete the site visit and document.

7. Community Assets

Mrs Sewell to confirm advice about Community Assets. Advice provided by the Borough Council on Community Asset designation 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. Group to 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)

8. Character Assessments – Pott Row and Grimston

Group still need to sign off the Character Assessments for Grimston and Pott Row.

9. Grant Funding

Mrs Sewell said she had not made an application for funding as she was still unsure what further work was required. Due to the Corona Virus, the Planning Inspectorate would be backlogged, and all referendums were postponed until after May 2021. Further redrafting work on the pre-submission had been prepaid.

10. Review of responses to Open Questions

Cllr Fletcher reported that he had started to review the open responses from Roydon residents and agreed with Mrs Sewell that the relevant information should be passed to the respective parish councils. Mrs Sewell suggested a target deadline of the end of year for this work.

11. Next Meeting

Friday 9 October at 10.00am via Zoom to discuss Policies 14 onwards. A further meeting would take place on Friday 23 October at 10.00am.