

**GRIMSTON - ROYDON - CONGHAM - NEIGHBOURHOOD PLAN GROUP  
DISCUSSION WITH BOROUGH COUNCIL ON TUESDAY 2 JULY 2019**

**Present:**

**Grimston and Pott Row:** Cllr M de Whalley (Chairman), Cllr S Fraser

**Roydon:** Cllr N Fletcher

**In attendance:** Cllr A Page

**Clerk:** Mrs P Sewell

**KL&WN Borough Council:** Mr A Fradley

**1. Survey**

Mr Fradley commended the Council on the detailed questionnaire and the successful response. Mrs Sewell explained that the review of all the responses to the open questions was a lengthy task due to the level of responses received.

**2. Community Assets**

Mr Fradley explained that the process of determining a community asset was a legal one and the best advice would be to speak to the KL&WN Legal team. The NHP group would use the survey responses to determine which assets should be selected. Cllr Fraser said that she would be happy to take on this project. There was some discussion as to whether certain areas could be both Local Green space and Community asset.

**3. Development Boundaries**

It was confirmed that the NHP plan could redefine the settlement boundaries. Reference was made to the Holme Neighbourhood plans had done this having made a good case for the change.

**4. Local Green Space**

Mr Fradley referred the group to the PPG advice on selection. Mrs Sewell would copy the NHP advice to the group. The Borough Council would provide maps and create maps for the NHP, the Group was advised to contact the GIS officer. On protected views – the Sedgford plan could provide examples.

Mr de Whalley asked about green buffer zones. The advice was to discuss with Norfolk Wildlife Trust. The County Officer Stephen Faulkner would be able to advise in connection with protecting areas from mineral extraction.

**5. Design Guidance**

There were difficulties in producing design guidelines as they could be restrictive. Cllr Page remarked that North Norfolk DC provided useful guidance.

**6. Site allocations**

Mr Fradley confirmed that if allocations were not made in the plan then, the Borough Council would allocate sites for housing instead, thus removing the power from local hands. Heacham NHP process had appeared to have been done well. Mrs Sewell to ask Heacham for advice on their process.

## **7. Advice on other matters**

The Local Plan was likely to be completed by the end of 2021.

NHP must be consistent with strategies but policies could be in opposition to local plan policies if evidenced.

Policies must not impact permitted development rights

Avoid the phrase “should” when drafting policies.

Once completed the NHP will require review/update every 5 years otherwise it will become less significant.

Mr Fradley confirmed that the NHP could not prevent Exception sites.

## **8. SEA/HRA Screening**

Mr Fradley said that the Council would be happy to look over a first draft and then would be able to advise if a SEA/HRA reports would be needed and if there was any conflict of policies.