

WALPOLE PARISH COUNCIL

The notes of the Neighbourhood Plan Presentation held at the Community Centre, Summer Close, Walpole St Andrew on Thursday 28th April 2016 at 7pm

Present – Chairman - Cllr Richard Broden
Councillors – Andy Bliss, Richard Green, David Lawty, Janet Luck, Linda Matthews, Lynne Newman and James Whitaker
Clerk - Emma Bateman, Press - Irene Hunter, Eleven members of the Public

1. To receive and accept Apologies for absence
Apologies were received and accepted from Cllr Richard Blunt

2. Welcome
Cllr Broden welcomed everyone to the presentation and introduced Alan Gomm, Local Development Framework Manager from King's Lynn and West Norfolk Borough Council.

Mr Gomm gave a presentation on the conditions and principles of Neighbourhood Plans, notes attached.

3. Questions from the room

What would an independent assessor consider grounds for rejection of a proposed neighbourhood plan?
Conflict with Borough Council Strategic Policy, ineffective use of land, burden on development, prevention of viability.

What is the cost of preparing a plan?

This depends upon what each individual area decides to include in the plan and the complexity of the plan. There are umbrella organisations that offer grants, which can be used to employ specialist advice. The Borough Council would pay 2/3rds of the cost and the parish would pay the remaining 1/3rd.

What are the downsides of not having a plan?

A plan can iron out regularly occurring issues, can influence density, style, design and layout of developments.

Can there be a policy not to develop on greenfield sites, only brownfield?

The plan cannot go against government policy. It can steer development towards certain places. The plan can influence areas for development not considered by the Borough Council.

A Neighbourhood plan becomes part of the local plan. The local community has more say in choosing sites to be considered for development. It is not a plan to say no to development, it is a plan to say how development should progress. Neighbourhood plans are to influence development. The Plan can earmark areas for ribbon development and indicate areas that are undesirable for development. When the LDF is reviewed, Neighbourhood Plans are taken into account. If strategic policies are changed, reviews have to occur to how National Policy fits with new policy.

Will the community infrastructure levy impinge on the Borough Council installing new infrastructure in the parish?

The levy cannot subsidise the running of the Borough, it is there to support capital projects. A Parish Council may wish to spend the levy on a new community centre or playing field etc. The levy can only be claimed once a development has commenced. Certain developments are exempt from CIL – affordable housing, self builds.

How long does a Neighbourhood Plan last?

Plans can be reviewed and adapted to increase longevity but due process must be followed.

Can the Planning Inspectorate rule against a Neighbourhood Plan if an appeal is made?

Yes.

What is the next stage?

Look at this issues, gauge interest from the community. A Neighbourhood Plan is a statutory document and will require consultation, there are local people who will need to be consulted.

Cllr Broden thanked Mr Gomm for his presentation and closed the meeting at 8.30pm.