



No:1206/2020

## **Necton Parish Council**

### **Minutes of Neighbourhood Plan Sub - Committee Meeting held 7th December 2020 at 7.30 pm held virtually via Zoom**

**Parish Councillors present:**

Alice Spain - Chair  
Fraser Bateman -Vice Chair  
Jean Bass  
Ken Barrett  
Genine Curtis (Notetaker)  
Justine Luckhurst - Parish Clerk

**Additional attendees:**

David Moncaster  
Phil Hayton  
Kathy Barrett - Govenor - Necton CoE  
Primary School  
Howard Cardus  
Nigel Wilkin - District Councillor (Part only)  
Andrew Cann (Part only)

**1. To receive apologies for absence:**

Mark Jennings

**2. To receive any declarations of interest from Members & consider requests for dispensation**

*Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Necton Parish Council Code of Conduct for Members and by the Localism Act 2011.*

None recorded.

**3. To approve minutes of Sub-Committee meeting of 2nd November 2020 (to be signed retrospectively at first face-to-face meeting held).**

Minutes from the meeting held on 2nd November 2020 were approved and duly agreed to be signed retrospectively at the next face-to-face meeting of the Neighbourhood Plan Sub-Committee. Show of hands. Agreed unanimously

#### **4. Presentation - Andrew Cann - Neighbourhood Planning Consultant**

*Prior to the presentation, members of the Sub-Committee introduced themselves.*

A copy of Andrews presentation had previously been circulated to members.

Points arising from the presentation are:

- Funding can be achieved within 6-months. Assistance can be given when applying for grants of which there are 3 we can apply for: 1 for consultancy; 1 for specialists who do housing assessments; 1 for affordable housing if we choose to go down that route
- Have to be realistic that development will be required in our NHP
- There is a limited amount you can do to improve infrastructure.
- We should consider the potential of affordable housing - it is relatively new that the Government is offering separate funding for Local Councils and Local Parish Councils who want to produce their own affordable housing scheme within and under the umbrella of the NHP. It has to be affordable by being 20% less than market value and outside of London that means it has to be £250k for sale at £200k
- At this early stage, we must ascertain from the Council what the housing need for Necton is. This is extremely important.
- Affordable housing and specialist housing for the elderly in the community is not something you have to meet in your NHP but could be considered.
- Within a year or so Breckland will have come to the end of their 5-year housing act supply. This is important because speculative developments from the like of Persimmon or Bovis can apply and probably be granted planning permission due to the services we already have in the village. A NHP should help protect this from happening
- Andrew will send a diagram to the Chair showing all steps of the NHP process
- We should by now have had our area nominated by Breckland Council
- Re. our questionnaire, the majority of these are filled out on Survey Monkey which is a pretty good way of getting people to answer questions on their laptop.
- Andrew would need to meet with us regarding questions as they all have to be justified. Questions must be unbiased and not leading and put in a way that is clear, easy and concise. When questions are back it is turned into policy.
- If we haven't asked questions on say swimming or the A47, we are unable to mention them in our NHP as no evidence to support
- We have to ask ourselves 3 questions - 1. do we actually want a development; 2. what figure is the council saying you should take in terms of housing units and 3. whether you agree with that or will challenge
- Depending on the outcome from the questionnaire, possible to move to the Reg 14/15 stage where it goes to the Council for comment. Help from a Council member here would be helpful
- Once all third parties are consulted an Inspector will be allocated to come and look and see that we have acted appropriately and in line with legislation.

- Referendum and hopefully NHP agreed.
- Process can take up to 3 years

Conversation took place following the presentation on affordable housing and the proposed development at Erns Farm and our misgivings regarding this single estate given there are no Section 106 monies and also the proposed development at Charnwood in St. Andrews Lane. Andrew Cann very kindly offered to meet with 2/3 representative from the Sub-Committee and this was arranged for Wednesday, 9th December.

## **5. To discussion the presentation by Andrew Cann**

Following the presentation, general discussion took place between members of the Sub-Committee. General consensus was that Andrew was a straight forward and honest person who had extremely good knowledge regarding the NHP process. He also came across as realistic and interested in Necton.

In view of the fact that the Sub-Committee will have to meet with at least three more consultants prior to seeking the Parish Councils approval to proceed, the following dates have been agreed:

Monday, 4th Jan; Monday, 18th Jan and Monday, 1st Feb 2021

Photos of the village, both good areas and bad, at different times of the year would provide part of the evidence base to go with the NHP. Please take a photo if you think it may be relevant. We will sort out where to send them later.

## **6. Parish Boundary - Request for Susan Heinrich's Assistance in Clarification.**

The application form has been completed by the Parish Clerk and is to be sent with the OS map supplied by Cllr Bateman.

## **7. To discuss the progress of the Draft Questionnaire**

It was agreed that until a consultant has been appointed, we cannot go any further with the questionnaire.

## **8. Updates and progress reports from the sub committee members on actions arising from the previous meeting held on 2nd November 2020**

None to report.

## **9. To confirm proposed date of next meeting (Monday, 4th January 2021)**