**NPWG & BDC Inception meeting**

8th Nov, Salvation Army Hall

present

Paul Bryant - BDC

Paul Munson Ind Planning Consultant

18 from - Whatfield -

Jean & Alan Seabrook

Neville Hartwell

Mike Robeson

Roy & Ann Searl

Steve

Heather Ross

Gareth Patch

John & Jeanette Bowtell

Tanya Cotter

Desi Payne

Charlie Hart

Jean Young

Helen Landon

Sheila & Andy

PB gave his background, 2 yrs in role was P Policy & 8 yrs BDC in all

PMs role is as a back up to PB, helping where required in lieu of a perm person

To put into perspective - currently in BDC & MSDC there are 39 communities preparing plans, 4 adopted - East Bergholt, Lavenham, Lawshall & Mendlesham

Debenhan & Stradbroke at referendum stage plus 3 in consultation (so we are not alone!)

They are here to guide us through the NP Process ‘critical friends’ to ensure we present it well and once submitted run it to referendum (where votes need to be 50% +1, even if 3 people turn out!)

Needs to be consistency between NPs & Joint Local Plan (The Govt moved the goalposts for this & taking longer anyway due to 14,000 responses & 200 sites being added)

Requirement: 420 houses/year in BDC over 18 yrs ie til 2036 - substantial land still needs to be found

Looking at test sites/infrastructure/deliverability

Overall spacial strategy:

New settlements/towns/transport corridors/market towns/hinterland & core villages/rural

focus for development is in market towns, core villages & trans. corridors eg A14

We are near Hadleigh so this will have most development, then core villages then us - ie we are 3rd Tier

The NPs become tools the DC uses for their decisions so contributes to wider development plan.

Draft JPL deadline is Feb 19 (then 6 weeks consultation then to Gov then Independent Examiner) aim to be Adopted 2020

It can take 18m-2 yrs to produce NP - best case scenario, eg Lawshall employed a P Consultant, did in 18m

If there’s a planning application in the meantime while preparing the NP, evidence we gather can have some weight on what we put forward & the further on we are the more effective it is as more evidence etc

Our concerns re traffic - not actually NP remit but are Community Actions/Aspirations (still v important)

ANY Development must leave a good legacy to benefit Whatfield!

Our points/concerns such as affordable must be pepper-potted & controlling the quality are all valid

So with any planning app - gather evidence base, better points to argue for case - so not accepting for xx reason + back up with evidence base

**Plan Preparation** - this is up to us how we do it

re process from draft stage to Consultation is long and why the time to do it has to be a certain length due to consultation periods

eg Elmsett are at regulation 14 - pre-submission period of minimum 6 weeks

then next is regulation 16 - 6 weeks

(it has more weight from this point)

then Independent Examination - 4 weeks (BDC pay for this)

which decides if can go to referendum (also paid for by BDC)

has to be 28 days’ notice of this, at VH 7am - 10pm normal ‘election/voting type stuff’

Question will be ‘do you want BDC to adopt WNP for decision-making… yes/no x answer.

Consultation statement > Paul/BDC

How we’ve consulted with the community

Visible presence on PC website/details/dates/meetings minutes etc & a How to find out more

suggests 1 page + links ie keep small

Grapevine

(we later discussed door drop good to do, as Grapevine

 not out til April and many villagers won’t be online)

engage & involve the community so they own it = easy to get through

NPs audiences - residents - BDC - Examiners

of the 4 plans done so far 95% said yes from 40-50% turnout (far higher than elections!)

Grant Funding for NP

thru Locality - ie Govt up to £9k see https://neighbourhoodplanning.org/  additional £8k available for v specific things

How it works - Lawshall had their £9k but PC had to top up a further £1k approx

Look at https://www.gov.uk/government/collections/planning-practice-guidance  re Housing Needs Survey also Community Action Suffolk do & costs £1500-2k

But probably more important is the Householders Questionnaire, suggests look what others asked, pick what we relate to (obv must relate to Whatfield & don’t plagarise)

Be mindful of Data Protection (GDPR) (note: I do have some experience thru work!)

What we want to do is add value at local level

Need to tell residents: Important info to help do NP & may be asked to do a little more in the future (get residents on board but don’t overwhelm)

Look at 2011 Census & Suffolk Observatory website

Influences - do it properly & it can go forward

Overlooking others must be a consideration and damage to hedgerows for example can go on (note - we are big on footpaths and consrervation here and James Buckle has spent decades putting hedgerows back to what they were!)

**An Ideal NP structure**

Intro - with history & background, context & scene-setting

must be a thread thru the plan of what we want, structure

policy - expected for growth

aims to deliver x homes x infrastructure

support by evidence

our vision, aims & objectives

get elements done with small groups & monthly meetings

eg

1 look at things needed - survey

2 how met

3 allocate ie options available & analyse options to get the best

4 set out requirements for sites

Constraints -  landscape, heritage etc

Look at magic maps website https://magic.defra.gov.uk/magicmap.aspx

Get detail, topography etc

Landscape Character appraisal

Can be done by Alison Farmer Assoc in Cambs

Our Character = Claylands, scattered settlement…

Could include non-designated heritage assets (ie this Hall!)

Good info on YouTube on NPs

Development must benefit our tight knot/intimate community

Follows on from 2010 Village Plan

*To do - PC Chair to Sign Agreement*

A few of us stayed to discuss next Action points

Must do a survey first - we want to ask what housing people want & there are alternatives to ‘affordable housing types’ eg Discount to Market Value/Sale which may well benefit families here, properties with agricultural ties

GP pointed out why we are a hinterland classification as so close to hamlet spec (points allocated for the buses, fibre, closeness to towns

Investigate Hinterland Status – GP

Contact other Parishes eg Copdock, Elmsett, Lawshall - HL

Outline plan to guide questions in Household Questionnaire - CH

Web page, contact Parish Clerk - HL

Need to find out if we have/have access to a Planning Consultant in our village (save the £9k for other surveys) CC

What listed buildings do we have - MR (to follow, what should be designated as assets eg School, Village Hall, Salvation Army Hall and maybe phone box, letter box… the list of places the PC have discussed a while back for the ‘register of assets')

The Green - could this have Conservation Status? it is worthy of it and should be protected

***Next Meeting 29th Nov 7.30 (venue tbc but hopefully SAH, I’ve asked!)***

As agreed at the meeting please see attached covering the listed properties in Whatfield - total 21.

To give some proportion, Elmsett has 25 listed, Kersey 72, Bildeston 99 and Hadleigh 282.

Mike R

We didn't put forward sites. We went for a plan based on criteria against which all new proposals are judged rather than allocating sites. Other places have preferred site allocation and it does have several advantages. If you did allocate sites it would have to come out of some kind of community engagement, such as the questionnaire. I gather there are now funds available to help you with site allocation: an expert comes out and looks at the area and sets things up to engage people in the decision.

Tom,  Lawshall NP team

‘We also need to include the re-building’ of existing properties and expansion