



**Notes of the Public Neighbourhood Plan presentation
Held on 16th October 2014 at 7.30pm in the Grosvenor Centre**

In attendance: NP Working Group
Hugh Lufton, Lufton Associates
Jayne Cooper, Clerk Gnosall Parish Council
7 Parish Councillors (including those on the NP Working Group)
SBC Cllr Ken Williamson
27 members of the public

Apologies received from: Cllr Booth, Cllr Hughes, Cllr Wallis, Paul Boston

Cllr Greatrex, Chairman of Gnosall Parish Council, welcomed everyone to the meeting.

JR introduced himself, a resident of Gnosall for 16 years, a volunteer on the NP Working Group and a Chartered Town Planner.

JR delivered a presentation on the background of Neighbourhood Planning including the Localism Act, powers and rules, NP guidance and Community Infrastructure Levy as well as the legal process NP's have to follow.

The amount of work involved was explained and how this can take 2 – 3 years.

The NP Working Group was explained - a project-specific technical working group, made up of Parish Councillors and volunteer local residents. The group was formed September 2013 and meets regularly to progress the Plan. All meeting minutes and progress are on GPC's website.

Gnosall Parish Council applied for NP Area designation July 2013 and this was approved by Stafford Borough Council in September 2013 and the Working Group was then formed. A major local questionnaire survey across the whole parish was arranged in January 2014. The results were analysed that led to a survey report in July 2014. A consultant was appointed in April 2014 and grant funding was obtained in July 2014. The next stages of the NP process, accompanied by a detailed timescale, were explained.

KA introduced himself - a resident of Gnosall for 32 years, the Vice Chairman of The Working Group and a parish councillor.

KA delivered a detailed presentation on the analysed data obtained from the 517 questionnaires completed earlier in the year. The presentation included parishioners' views on best and worst things in Gnosall, employment, traffic & travel, education, health leisure, facilities, retail, houses and future development as well as identifying land for development and much more. This information would help develop the Neighbourhood Plan.

HL introduced himself – a Planning Consultant, a non resident of Gnosall (living in Stafford) but with good knowledge of Gnosall. He had been appointed by GPC to write the NP.

HL gave a presentation on what the NP should include such as housing, employment, recreation and leisure, village centre, health, education for example. HL talked about settlement boundaries and the various options that the NP would be considering.

Question & Answer Session

Mr Prendergast congratulated the NP working group for giving a detailed and informative presentation. He said he hopes there is not too much development contained with the final plan. JR replied saying the group has to conform to the rules of Neighbourhood Planning and the plan will have stand up to scrutiny. The group is trying to shape policies to give as much influence and control as possible.

Mr O'Leary asked how many houses are planned to be built in the village. JR replied – he said there are two sites at the appeal stage that amount to 205 houses. Some applications had already been approved, 24 on Knightley Road and 75 on Lowfield Lane. The outcome of the appeals has a significant bearing on the NP.

Mrs Sullivan asked what the intended life of the NP is. JR said it will match Stafford Borough's Local Plan therefore up to 2031.

Mrs Sullivan referred to the number of houses allocated in the Local Plan and taking into consideration those already built/approved, she said this does not leave many more, so should the NP figures match that. HL said it is important to think about what is wanted in Gnosall and not focus too much on other Key Service Villages. An Inspector has to see that progress is being made. K Williamson added that there is no specific allocation for Gnosall. It is important to concentrate on the settlement boundaries. Mrs Sullivan asked how the NP Group will factor in hard evidence such as the fact people only want 100-200 houses. JR talked about including settlement boundaries in the NP that will be acceptable and the group has to try and develop a sensible plan with a good chance of passing, it has to be credible and realistic. It goes to a public vote and has to be accepted by 50 % of the turnout. The plan has to be popular in the parish to be accepted.

Mrs Sullivan asked how long it will be until the NP is submitted. JR replied and referred to the timescale on display, he said it will probably be submitted in July/August 2015. HL said inspectors, at any forthcoming appeals, will be aware the NP is progressing and will bear this in mind. RG added that he spoke at a recent appeal on behalf of GPC and was asked by the inspector about the position of the NP. JR reminded everyone that it is important that the village is supportive of the plan as this could delay the time in which it is submitted.

There were two questions about inclusion of swimming pool and a new community centre (as detailed in KA's report). KA said a swimming pool would be too expensive so this is not an option the Parish Council could explore. The Parish Council is however, considering changes to the Grosvenor Centre to incorporate some of the facilities that parishioners had indicated, in the NP questionnaire, are wanted. However no conclusions had yet been made by the Parish Council or the NP Working group. These sort of projects would warrant future consultation.

Mr Sullivan commented on how difficult it is to determine the clear needs of the village as, for example, some people had indicated they want facilities but would they actually use the facilities. Facilities had been provided in the past that had not been used. He said perhaps quantitative analysis would be useful. KA agreed with Mr Sullivan and said the group would concentrate on developing a plan that would be deliverable.

There were no further questions

Copies of the slides would be added to the parish council's website.

The meeting closed at 9.20pm