



YOUR VILLAGE NEEDS YOU

Do you care about the future of Dersingham? Would you like to become involved in shaping its future development? Then read on. The Parish Council would like to prepare a neighbourhood plan and it needs your help. But what is a neighbourhood plan and why do we need it?

It is a new way for a community to decide the future of its area. It will identify any preferred locations for new development, it can help preserve the character of the village and protect and enhance its environment, it can be used to influence development design and dwelling mix. Other issues such as recreational facilities and the needs of the business community can also be included. It does this by setting out policies to guide any future development projects.

Unlike the local authority's Local Plan, the Neighbourhood Plan is not restricted to pure land-use or infrastructure related items. It can include aspirational issues, such as transportation links, highways, preserving the village's character and enhancing community facilities. However, it cannot stop all development in the area and it cannot plan for less development than the Borough Local Plan requires.

Once adopted it becomes part of Borough local plan and means that the village will have a greater influence over planning decisions.

Without your help we will not be able to prepare a plan, so we need volunteers to be part of a steering group that will oversee and produce a neighbourhood plan. You do not need to have any particular expertise, just lots of enthusiasm and patience. If you are interested in becoming involved or want further information please contact me via Email at coral.shepherd@dersingham.org.uk

CALL FOR SITES

What is this intriguing title about, a good question? It is about planning, but don't stop reading now as this could be the biggest planning issue for the village since the building of the Mountbatten and Sandringham View estates.



If you are not familiar with the intricacies of planning, the Borough Council of Kings Lynn and West Norfolk have a local plan that aims to guide development in the Borough for the period up to 2026. The plan is currently in two parts, a Core Strategy document which provides a framework and a Site Allocations and Development Management Policies document (SADMP), that complements the core strategy by providing detailed policies

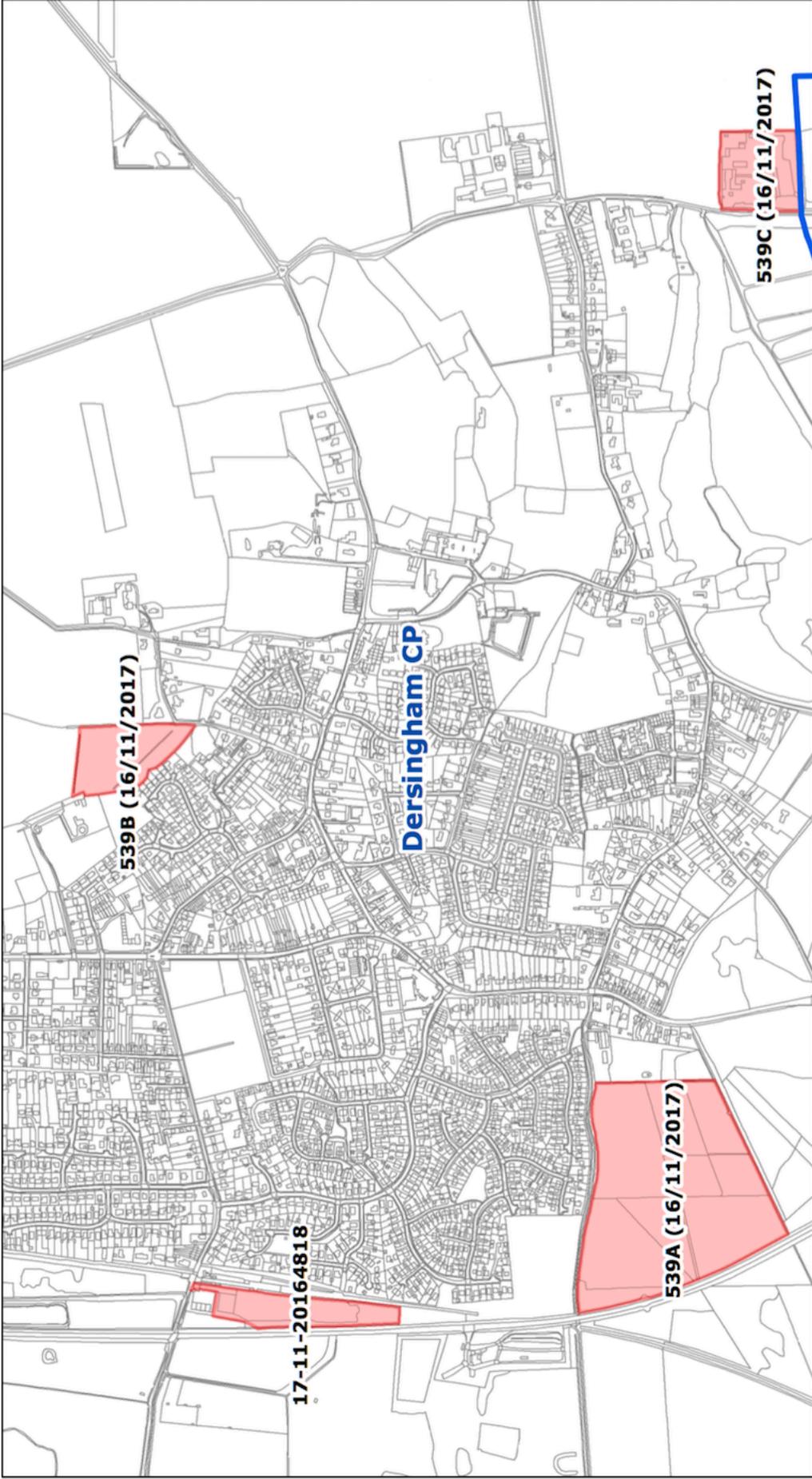
and allocates sites for housing development. In Dersingham it showed two sites, one to the north of Dodds Hill for 20 houses and one in Manor Road close to the Doctors surgery for 10 houses. No planning application has been made for either site to date.

The Borough Council have now begun a review of the local plan and the aim is to bring the core strategy and SADMP into one document that will cover the period up to 2036. The process began last year with what was titled a call for sites. This invited land owners, developers and residents to suggest sites that would be suitable for development. By the deadline four sites had been proposed for Dersingham, three for housing and one for employment. The latter is an extension to the facilities at Sandringham sawmill. The three housing sites are to the north of Tudor Way and west of Fern Hill (2 hectares), Bypass Wood to the south of The Drift (11.6 hectares) and land at the end of Station Road (1.75 hectares). The proposals do not mean that the sites will be allocated for housing, that planning permission has been given or that the sites will be developed. The plan is shown below but can also be viewed on the Borough Councils website at:

https://www.west-norfolk.gov.uk/info/20091/local_plan/510/local_plan_review_2016-2036

These sites will need to be assessed for their suitability by the Borough Council over the summer and they will be carrying out a formal consultation on the proposals later this year. However, as the consultation period will be only six weeks the Parish Council wanted to make residents aware of the proposals, to allow time for the Council to gather opinions and alternative suggestions so that we can pass them on to the Borough Council once we have been consulted. If you have any comments about these suggested sites or alternative suggestions for housing please let us know, so that we can include them in the Parish Council response to the formal consultation later this year. Email clerk@dersingham.org.uk or myself at coral.shepherd@dersingham.org.uk

See the next page for the map of suggested housing sites.



 Borough Council of King's Lynn & West Norfolk Tel. 01553 616200 Email: ldf@west-norfolk.gov.uk		Title Dersingham (zoomed) Project / Details Local Plan review (2016 - 2036) 'Call for Sites & Policy Suggestions' Consultation 2016 - Sites Submitted		Scale 1:10,000 Date 14/03/2017		Legend  Parish Boundary  Submitted Sites 2016		© Crown copyright and database rights 2017 Ordnance Survey 100024314
		Drawn by / Department AF/PP Drawing / Reference Number 012a						