

**Minutes of the Meeting of Hellesdon Neighbourhood Plan Working Group
held on Monday 15th January 2024 at 7pm
in The Council Chamber, Diamond Jubilee Lodge**

PRESENT:

Cllr S Gurney
Cllr L Douglass
Cllr B Johnson
Cllr R Sear

Cllr N Barker
Cllr R. Forder
Mr S. Lowthorpe

In attendance: Mrs F LeBon (Clerk) and Mr M Thompson (Collective Community Planning).

1. Welcome and Introductions

Cllr Johnson opened the meeting at 7pm and welcomed all in attendance. All members of the group introduced themselves.

2. Election of Chairman and Vice Chairman

Cllr Gurney was elected Chairman of the Working Group after a proposal from Cllr Sear and a second from Cllr Douglass.

Cllr Johnson was elected Vice Chairman of the Working Group after a proposal from Cllr Douglass and a second from Cllr Sear.

3. Apologies for Absence

Apologies had been received from Cllr Smith and Mr A. Hayward.

4. To Receive Proposed Timeline for Project

A timeline was provided to the meeting. Collective Community Planning had been successful in obtaining a grant from Locality for £7,425.00, which was representative of the works planned for the remainder of this financial year.

5. To Receive Report of Progress to Date

Mr Thompson reported that there have been several variations of the National Planning Policy Framework (NPPF) since the Hellesdon Neighbourhood Plan was adopted. There is also a new local plan (GNLP) which is planned to be adopted in March, making this a good time to review the Neighbourhood Plan. Once adopted, it will be the most recent planning policy document and so will be the most appropriate.

Collective Community Planning had reviewed the references that the local planning authority had made to the Neighbourhood Plan when making planning decisions and the references were limited. When referred to, it was primarily policy 3 (design).

Funding for technical support from AECOM had been approved for assistance with a design code and also for a Housing Needs Assessment. It was noted that Broadland Council wished to meet with the Parish Council to discuss the broad objectives of the Neighbourhood Plan to limit tension between the Neighbourhood Plan and planning applications being progressed through Broadland Council.

Approved.....

Date.....

Cllr Gurney stressed the need for the new Neighbourhood Plan to be more prescriptive and less open to interpretation by developers.

6. To Discuss Initial Ideas for the Neighbourhood Plan

Of primary importance to the group was the lack of green open space per capita. The meeting was updated on the inspector's recommendation that the land to the north of Reepham Road be removed from the local plan as an allocation for recreational space, which was of great disappointment. Project 1 – Enhanced Parks and Open Spaces, in the existing Neighbourhood Plan was discussed and there was a desire to move as much as this as possible into a policy. Other areas of potential open space were discussed including land opposite Drayton Wood Road and the former cricket pitch at the hospital site.

The importance of design was discussed and it was agreed that planning decisions relating to design need to be better for Hellesdon.

It was noted that the 2021 census data was now available and discussions occurred as to how the demographics of Hellesdon had changed in ten years. Many of the traditional dwellings in Hellesdon are bungalows and original occupants were likely to be elderly persons. Now the bungalows are often being refurbished to be lived in by families. Family sizes were also discussed and the countrywide fall in birth rate could place the proposition of a new school in jeopardy. Improved routes for walking and cycling were discussed, including better cycleways to the NDR and better walkways to The Nest. Open space required for future burials was also discussed, and land is proposed for this purpose under the GNLP.

Existing policy 1 – The Hellesdon Green Grid was discussed and whether this would be achievable due to the infrastructure underneath the public footpaths along some of the major roads in Hellesdon. Further discussions ensued as to existing green space in Hellesdon in the form of large grass verges which are being damaged by on street parking. It was queried whether a policy could be created for extension applications being made to prove that there would be adequate parking within the curtilage of the property to allow for the increase in bedroom numbers. It was agreed that the recent introduction of wildflowers on highway verges had been very well received and this was to be further encouraged.

Existing policy 4 was discussed in relation to the Boundary Road Gateway. It was noted that there is a Public Right of Way (FP3) across the site between Reepham Road and Cromer Road. It was agreed that it would be useful to extend this gateway area to include the former Jaguar site.

Discussions occurred as to whether there was any heritage value to this site with the building of aircraft on the Mann Egerton site. It was also discussed whether this area could be allocated for retail purposes. Air pollution levels at the Gateway were discussed as this is heavily used by vehicles. It was noted that Norwich City Council monitor the air pollution in this area and it may be possible to obtain data from them.

Traffic in Hellesdon was discussed and Collective Community Planning was updated on certain roads in Hellesdon which were access only, and the desire by some residents to have additional roads as access only as well. The Clerk raised a speculative email received from a firm of transport consultancy specialists which claimed to be able to develop interventions to enhance the street environment and address the traffic issues facing the parish, including increasing traffic volumes and speeding, limited footway space and parking issues. The Clerk is to contact East Bergholt Parish Council in Suffolk as they have used this consultancy firm to find out how useful they found the study. The Clerk is also to establish the cost from the consultancy firm.

7. Community Consultation

It was agreed that a further meeting would be required to allow time for further recruitment into the working group, particularly from local residents and people with businesses in Hellesdon. In the meantime, Collective Community Planning will start a draft consultation survey based upon the discussions at this meeting.

Approved.....

Date.....

The working group is to give some thought as to the character of Hellesdon, and also what they would like to see as part of the design of new development. Previous discussions at the Parish Council had raised swift boxes and hedgehog highways as part of the new Biodiversity Duty. Further discussions will need to be had regarding Hellesdon’s status as a parish or a town. The social infrastructure of Hellesdon, such as doctors and NHS dentists will also merit further discussion, as will allocation of local green space. The medical provision can be raised at the next meeting of the PPG.

It was noted that if housing is given an allocation, then the Neighbourhood Plan gives protection from speculative development for five years.

- 8. Date and Time of Next meeting**
Monday 12th February at 7pm
Monday 11th March at 7pm (provisional)
Monday 15th April at 7pm (provisional)

The meeting closed at 9.15pm

DRAFT

Approved.....

Date.....