

**Minutes of the Meeting of Hellesdon Neighbourhood Plan Working Group  
held on Monday 22<sup>nd</sup> May 2024 at 7pm  
in The Council Chamber, Diamond Jubilee Lodge**

**PRESENT:**

Cllr S Gurney (Chairman)  
Cllr B. Johnson

Cllr L. Douglass  
Mrs B. Knowles

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

Cllr Gurney opened the meeting at 7pm and welcomed all in attendance. Introductions were made.

**1. Apologies for Absence**

Apologies had been received from Cllr Barker, Cllr Lowthorpe and Cllr Smith.

**2. Declarations of Interest**

None declared.

**3. To Agree Minutes of the Meeting of 15<sup>th</sup> April 2024**

The draft minutes had been previously circulated and were **AGREED**.

**4. To Consider Draft Housing Needs Survey**

Mr Thompson summarised the document. It was established that Hellesdon had a need for more:

- Smaller homes
- Affordable homes, as affordability in Hellesdon is problematic
- Houses for older people
- Specialist accommodation for older people

Discussions occurred as to how smaller homes could be accommodated through design in a low density area. Buildings such as maisonettes would help to do this.

The accuracy of para 1.3 was discussed and it was agreed to query with figures with AECOM (128 new homes since 2011, of these 113 were affordable). It was felt that the figure of 128 was incorrect and would be closer to 330.

Discussions occurred as to future proposed development and the need for this to be in keeping with the local area and to address housing needs.

The working group discussed the aging population of Hellesdon and how to support this. It was noted in the HNS para 6.35 that it was cited that most Local Plans required that 'all or a majority of new housing meets category M4(2)' (buildings that can be easily adapted for wheelchair use etc) but the GNLP only required 20%. It was discussed that the evidence in the HNS for an aging population could support a policy for greater than 20%.

Approved.....

Date.....

The Clerk will feedback to AECOM the query and typographical errors with the draft document.

**5. To Consider Ideas for Neighbourhood Plan Policies**

Mr Thompson provided a summary of the draft policies that had been generated from discussions amongst the working group and the survey results.

Possible allocation sites for Housing for Care were discussed. Collective Community Planning has a standard 'call for sites' form that could be utilised for this purpose. The GNLP rejections are also to be reviewed and known landowners to be approached.

The importance of local businesses and services were discussed and what should be afforded protection under the Neighbourhood Plan. Concerns were raised about the adverse impact on local residents should the post office close. The necessity for a Banking Hub was also discussed.

Improved cycling routes were discussed. Cllr Gurney reported that the consultation for the yellow pedalway would commence within the next fortnight. The Clerk is to arrange for the yellow pedalway plans to be sent to Mr Thompson, and for the consultation details to be placed in Just Hellesdon.

The Clerk is to chase AECOM on the design codes for Hellesdon.

A policy for biodiversity was discussed, with the suggestion that swift bricks could be built into every new property. Hedgerows were also discussed with the possibility of protecting all hedgerows, not just those over 30 years old. Designs which would allow for the movement of animals, such as hedgehog highways and bee lines were also discussed.

**6. To Consider Correspondence from Broadland Council regarding Neighbourhood Plan CIL Projects**

Correspondence from Broadland Council was reviewed, with an invitation to discuss community planning projects. It was **AGREED** to invite the representative from Broadland Council to the next meeting to be held on Monday 17<sup>th</sup> June at 7pm to discuss the matter further.

**7. Items for the Next Agenda**

AECOM Design Code

Discussion with Broadland Council about community projects

Further policy formulation

**8. Date and Time of Next meetings**

Monday 17<sup>th</sup> June at 7pm

Monday 15<sup>th</sup> July at 7pm (to be confirmed)

The meeting closed at 9.25pm

Approved.....

Date.....