

**Minutes of the Meeting of Hellesdon Neighbourhood Plan Working Group
held on Thursday 31st October 2024 at 7pm
in The Council Chamber, Diamond Jubilee Lodge**

PRESENT:

Cllr R. Forder
Cllr B. Johnson
Mr D. Thrower

Mrs K. Hicks
Cllr R. Sear

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

It was **AGREED** that, in the absence of Cllr Gurney, Cllr Johnson should Chair the meeting.

1. Apologies for Absence

Apologies had been received from Cllr N. Barker, Cllr L. Douglass, Cllr S. Gurney and Mrs B. Knowles.

2. Declarations of Interest

None declared.

3. To Agree Minutes of the Meeting of 28th October 2024

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

4. Neighbourhood Plan Policies

a) To Consider Local Green Space Assessment

The draft local green space assessment had been circulated. Two queries had arisen from this document.

- 1) The three areas of open space to the north of Hellesdon (the wooded area along Reepham Road, Cottinghams Park and the allotment site) may be construed as one complete area and one, two or all of the areas of land could be removed at examination. It was **AGREED** to keep all the areas in at present, and see what feedback is received after the Reg14 consultation.
- 2) It would be difficult to justify the land at Wensum Valley Close as of value to the community, as so few members of the community were able to access it. Discussions occurred as to the likelihood of it being built upon due to it being a flood plain and existing protection due to the River Wensum being a SSSI. It was **AGREED** to remove this area from the plan.

The community value of Mountfield Park, and the existing protection of the land on Westwood Drive due to the TPOs were clarified.

The Clerk is to arrange for photographs of all areas and this will complete this section of the Neighbourhood Plan.

b) To Consider Non Designated Heritage Sites Assessment

The draft non-designated heritage sites assessment had been circulated. Comments were made about there being a good selection of assets within the parish, and an example of how a developer had incorporated an asset within its site in Aylsham was shown. It was **AGREED** that there need not be any amendments to this document.

c) To Consider Draft Neighbourhood Plan Document

Approved.....

Date.....

The draft Neighbourhood Plan had been circulated to working group members. Policies on local green space and non-designated heritage assets can now be added.

Policy 1 – Hellesdon Green Grid. This is an improvement to the previous green grid policy. It does not specify areas, but applies to development in the parish as a whole. Clarification was given that the policy gives enhanced tree protection, only a Tree Preservation Order can give full protection.

Policy 2 – Hellesdon Community Grid. This policy is designed to support walking and cycling in the parish. It was **AGREED** that the pedestrian crossings in the existing Neighbourhood Plan were no longer relevant, however pedestrian crossing improvements were required at the Cromer Road, Fifers Lane, Meadow Way junction. It was noted that Norfolk County Council has a scheme for this but it needs to be prioritised. This crossing is to be added as part of the policy.

Policy 3 – High Quality Residential Neighbourhoods. This feeds from the Design Code for Hellesdon, created by Aecom.

Policy 4 – Vehicle Parking. Mr Thompson had researched car ownership in Hellesdon and on this basis there was no evidence for enhanced parking standards. An addition to the policy was made for planning applications in relation to the Whiffler, whereby there should be a demonstration that sufficient off road parking is available.

Policy 5 – Accessible Play Spaces. This policy related to play spaces provided by new development and how they should cater for those with physical disabilities and special education needs, so that all children can play together. Mr Thrower will assist with providing evidence on the increasing diagnosis of SEND.

Policy 6 – Important Views. It was clarified that the view from Wensum Valley Close would not be applicable as so few of the local community can benefit from it. The views from the Drayton High Road and the Low Road will be retained in this policy.

Policy 7 – Local Green Spaces. As agreed in item 4a. Reference to HEL4 as part of the Greater Norwich Local Plan is to be removed, as this was removed under an Examiner's modification. Mr Thompson advised that Local Green Space designation gives as much protection as a green belt, in Neighbourhood Planning terms.

Policy 8 – Community Facilities. Community facilities to be protected were listed. Clarification was given as the desire to have more inclusive football changing facilities, but it is unknown if these will be required at the community centre or delivered as Phase 6 of the Persimmon Development.

Policy 9 – Non – Designated Heritage Assets. As discussed in item 4b.

The remaining proposed policies, housing for care and general housing, related to allocations. This is to be discussed under item 5.

Community Projects. These will not be considered by the examiner. The Clerk will create some wording around the specified projects.

5. To Consider Site put Forward Under Call for Sites

This item was deferred from the previous meeting. Concerns were raised that the opinion of the working group may conflict with that of the full council and the public meeting held in August about the site. It was **AGREED** to refer this matter to full council.

Mr Thompson will provide the Clerk with a list of positives and negatives about allocating a site in the Neighbourhood Plan, to assist the council in its decision.

Members were encouraged to investigate other sites. The Clerk is to find out more about Northgate House and also try to find out if there are any intentions for the old Sports Village site which has not been leased to other parties.

Approved.....

Date.....

6. Items for the Next Agenda

Feedback from Full Council about the site submitted under the call for sites.

7. Date and Time of Next meetings

The Clerk will liaise with the Chairman about a future date.

The meeting closed at 8.30pm

DRAFT

Approved.....

Date.....