

## Alex Munro

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**From:** Alex Munro  
**Sent:** 21 February 2018 09:13  
**To:** 'Town Clerk'  
**Cc:** Geoff Armstrong; Lynsey Rigg; Martin Bailey  
**Subject:** Summary note of meeting on 13th February re NE Aylsham

Sue,

Thank you once again for the time of yourself and your colleague Lloyd and Trevor last week. It was genuinely appreciated that the Town Council took time to help make us aware of the key issues in Aylsham.

We would be grateful if you could confirm that the following note represents a true reflection of our discussions and the Town Council's current position.

- Aylsham Town Council are currently in the process of preparing a Neighbourhood Plan for the town. It is intended that the plan will sit in the context of the existing adopted Joint Core Strategy, as it is required to do. To this end it is not intended to use the plan to identify development sites and instead it will focus on influencing the appearance, form and composition of any future development that may come forward;
- The emerging GNLP will provide the housing targets for Aylsham going forward and that future allocations in the town are likely.
- Set against this background the following points were made by the Town Council representatives present at the meeting in terms of form of development and delivery that would best meet the requirements of Aylsham:
  - There is currently no need for allotments with no waiting list;
  - Development should be of a form that encourages linkages with and use of the town centre;
  - There was recognition that new primary school provision will be required in the town;
  - There is likely no need for retail on site due to the location of M&S. Encouraging usage of the town centre would be more strongly welcomed;
  - Some employment provision may be welcomed;
  - Stronger linkages with the Dunkirk Estate would also be welcomed – these may involve additional links through the site to complement the proposed footpath from Bure Meadows;
  - There is support for the country park – this may represent an appropriate use of the flood meadow and would provide a good source of informal open space for the town;
  - There is support for Scout Hall provision – it is known locally that the current Scout group are struggling for capacity;
  - A new GP surgery would be welcomed but the Town Council understand the difficulties in encouraging existing GPs to move;
  - It is felt that securing affordable housing on site is key. These units would then need to be carefully integrated;
  - Due to local observations relating to on-site flooding and drainage, water management would need to be dealt with adequately;
  - There are known concerns about waste water capacity which would need to be overcome. It is acknowledged that this issue will be universal across all sites in the town; and
  - Based on local feedback the provision of an element of self-build would be of interest as may live/work units.
- If the site does come forward as a preferred allocation it is acknowledged that the Town Council would be willing to meet once again to discuss proposals in greater detail. This is appreciated.

I look forward to hearing from you.

Alex

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