

Meeting Notes

The Exchange, Colworth Science Park,
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Job Name: GNL0336 – Land at North East Aylsham
Author: Alex Munro (Armstrong Rigg Planning)
Date of Meeting: 13th February 2018
Meeting Venue: Norfolk County Hall, Norwich
Reference: 03715

In attendance: Alex Munro, Armstrong Rigg Planning
Martin Bailey, Westmere Homes
Phil Morris (Interim Team Leader, GNPD)
Mike Burrell (Planning Policy Manager, GNPD)
Richard Doleman (Norfolk County Council Highways)

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- It was discussed that the level of development in Aylsham will be led by a final Growth Option identified following current local plan consultation. Members are interested in exploring various levels of dispersal although a combination of a number of options is most likely. The case would therefore need to be made for 'why Aylsham?' likely centring around its role as a Main Town serving a rural catchment;
 - Aylsham confirmed as only Main Town in Broadland and only Main Town in north of plan area. However, evidence suggests that the largest growth needs are in South Norfolk – it does, however, contain a greater number of potential rural growth points;
 - If further growth in Aylsham is considered appropriate, a number of potentially competing sites have been put forward for consideration;
 - Delivery will be an important factor within the GNLP – can the site deliver what is promised? This should be set out in representations. Additional viability evidence would be welcome if possible or available;
 - No employment provision specifically required in rural area but some smaller units to meet local need in Aylsham may be welcomed;
 - In terms of access a new junction onto a strategic road would require justification. Such an approach could be supported if it brings wider benefits. Such benefits should be clearly demonstrated – flows should be modelled and local circulation should be considered. Strategic impact of access proposals will be of importance when considering all sites in the plan area;
 - An alternative access from the north from the existing Tuttington junction should be explored. It is accepted that this would likely require elevated access above the flood plain and viability may be an issue. This would need to be demonstrated, however, and ruled out if inappropriate;
 - A greater understanding of waste water and sewerage capacity will also be of importance in the context of Aylsham. Lack of capacity would be a fundamental constraint to significant additional growth;
 - School site considered to be beneficial. There will be a need for school places. It would be useful if it could be demonstrated how this can be secured as part of an allocation policy. This will require an understanding of how the land value would be affected by allocation and compliance with CIL Reg 122.

To confirm, following our meeting we will be undertaking the following actions in relation to the further

promotion of our client's site:

- Investigation of feasibility / viability / appropriateness of an alternative access from the north;
- Modelling of the current proposed roundabout access including an assessment of likely flows and how this will influence vehicle movements on the eastern edge of the town as well as flows across Aylsham;
- Further investigation of waste water capacity issues;
- Reworking of the indicative masterplan to identify a mix of uses and site areas that most directly meet the needs of the town; and
- Preparation of a full representation that both assesses Aylsham's role in the emerging settlement hierarchy as well as the deliverability of our client's site.
- Demonstrating how the school site could be delivered through an allocation and any subsequent application.