

		FULL PLANNING PERMISSION		
2025/1104	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) LISTED BUILDING CONSENT	No objections, subject to the design and materials being in keeping and sympathetic to the original building	Approval with conditions
2025/1097	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single storey building	Application supported	Approval with conditions
2025/2418	<i>Barclays Bank 1-2 Market Place NR11 6EW</i>	Conversion of former Barclays Bank to part residential (11 Units)	Aylsham Town Council is broadly supportive of additional housing in the town centre, although would query why there is no affordable provision. Clarification is sought on the central building in the existing layout plan marked up as 'private dwellings, three storey brick construction'. This building is believed to be in the same ownership as the development site, although hasn't been marked up as such. Rather than private dwellings its existing usage is that of a barn construction. The town council would like to see this building forming part of a s106 agreement for community use.	Pending
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single-storey building.	No objections	Approval with conditions
2025/1097	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single-storey building. Amended application	No objections	Approval with conditions
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and	No objections	Approval with conditions

		erection of new single-storey building. Amended application (listed building consent)		
2025/1103	<i>The Feathers, 54 Cawston Road, NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) Amended Application – Noise management plan submitted	No objections	Approval with conditions
2025/3274	<i>12-13 Market Place</i>	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground level. Fabric alterations are proposed internally, with no removal of historically significant features, as described in the listed building entry	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending
2025/3275	<i>12-13 Market Place</i>	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending

		level. Fabric alterations are proposed internally, with no removal of historically significant features, as described in the listed building entry Listed Building Consent		
2025/4000	<i>Land at Heydon Road</i>	Retention of existing tarmac bell mouth on Heydon Road created by RWE for the Norfolk Vanguard Offshore Wind Farm Project	Objection on the grounds of lost agricultural land and ecology. Assurance of reversion to the original condition prior to operations was given, and the town council would like to see this adhered to.	Withdrawn
2025/3845	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works	No objections	Pending
2025/3847	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works Listed Building Consent	No objections	Pending
2025/3979	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure	No objections	Pending
2026/0218	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated	No objections	Pending

		infrastructure Listed Building Consent		
2025/0169	1 Anglian Way, NR11 6XQ	Removal of condition 4 (surface water drainage) of existing application 2025/0986 (2 bay extension to form MOT testing station)	No comment to make, in deference to those with environmental expertise on surface water management.	Pending
2026/0043	115 Stuart Road, NR11 6HN	First floor extension over garden room.	No objections	Approval with conditions
2026/0100	43 Hungate Street, NR11 6AA	Installation of a single row of photovoltaic panels.	No objections	Approval with conditions
2026/0273	43 Hungate Street, NR11 6AA	Installation of a single row of photovoltaic panels. Listed Building Consent	No objections	Approval with conditions
2026/0079	27 Oakfield Road, NR11 6AL	Replacement French Windows. Listed Building Consent	No objections	Approval with conditions
2026/0336	3 Abbots Close, NR11 6HQ	First floor side extension	No objections	Pending
2026/0293	37 Town Lane, NR11 6HH	Roof replacement to create a first floor for additional bedrooms	Objection on the grounds of loss of amenity to the neighbouring properties. Numbers 1 and 3 Wrights Close, to the rear of the applicant, will be overlooked. In particular number 3 as the new rear windows will look directly into the windows of this property. Should the local planning authority be minded to grant permission, the Town Council would request a condition to provide a construction management plan to detail how large deliveries (eg: roof trusses) and trades can be accommodated on a narrow town centre single track road	Pending

			with no pavement, so that there can be no danger to pedestrians nor inconvenience to vehicular access to other Town Lane residents	
2025/2418	<i>Barclays Bank 1-2 Market Place</i>	Conversion of former Barclays Bank to part residential (9 Units - Use Class C3) with retention of part of ground floor for continued Commercial, Business and Service use (Use Class E) Amended application Change of description and amended plans (now 9 residential units)	Objection to this revised application. The plans still remain factually incorrect despite the Town Council raising this in the previous response. The building to the west of the commercial car park is not 'private housing' as detailed in the plans. This is a barn used for storage. This plan needs to be corrected, or clarified as to whether this is part of the proposal for private housing. The Town Council also supports the response from Anglian Water. The Town Council notes the reduction of residential dwellings from 11 to 9, which would reduce the s106 obligations of the applicant. Should the LPA be minded to grant permission, the town council would request a condition to safeguard against piecemeal development, in that should any additional building in the control of the applicant/developer (a blue line plan has not been submitted) be converted to a C3 dwelling, this should be classed as cumulative to this application and so subject to s106 obligations as a 10+ dwelling development. This would include the storage barn and the conversion of any of the three proposed commercial units to residential use	Pending

6. To Consider Response to the Local Planning Authority on New Applications

The following were considered by the committee:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2026/0406	<i>Land Adj. former Aylsham Lodge Hotel</i>	Transport Hub, car parking and cycle parking. Covered parking in some areas with solar panels.	As this is the Town Council's application, no comment will be made. It was noted that an amended application will be forthcoming with the addition of the substation.
2025/4001	<i>Land North of Aylsham Road</i>	Retention of existing tarmac bell mouth on Heydon Road created by RWE for the Norfolk Vanguard Offshore Wind Farm Project (additional information supplied)	There is nothing in the additional information to mitigate the original objection of the Town Council. The council continues to object to the application on the grounds of lost agricultural land and ecology. Assurance of reversion to the original condition prior to operations was given, and the town council would like to see this adhered to. In addition to this, the council supports the comments of the highways officer consulted with regards to the suitability of the bell mouth on this road, without appropriate traffic management.

7. To Consider Responses to the Local Planning Authority on Applications Received Since the Agenda was Issued.

The committee considered the following applications:

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>Committee Decision</i>
2026/0575	<i>4 The Maltings, Millgate, NR11 6GX</i>	Erection of Hazel Hurdle fencing on one side of the garden	No objections
2026/0729	<i>Bure House, 56 Millgate, NR11 6HX</i>	Erection of a free standing greenhouse	No objections
2026/0768	<i>2 Jagon Close, NR11 6JP</i>	Single storey side and front extensions. Side carport and a garage replacement at the rear.	No objections
2026/0689	<i>Flat 14, Market Place, NR11 6EH</i>	Internal reconfiguration to provide one additional HMO-Compliant Bedroom, the works will involve relocating the shared kitchen, relocating the communal WC and bathroom and undertaking minor internal partition adjustments. (Listed Building Application)	No objections

8. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

There was no update on this site.

b. Burgh Road Site.

i) To Consider Correspondence from Broadland District Council Regarding Development Open Space

There had yet to be a response as to how the potential commuted sum was calculated and what land it refers to. The planning officer had contacted the Clerk to advise that the s106 wording, as drafted, would give the Town Council the option to accept or decline the land if offered. It was **agreed** to accept the drafted s106 wording for maintenance of open space as described by the planning officer. Discussions occurred as to the requirement for land on the site to be allocated for education purposes. It was noted that the Neighbourhood Plan group was very supportive of facilities for training purposes in the town.

9. To Receive any Update to 2026/0282 – Construct an Anaerobic Digestion (AD) plant, with landscaping, drainage and associated development, infrastructure and works (Oulton Parish)

It was noted that Norfolk County Council Highways had a holding objection on the application due to the peak traffic flows not being fully reflective of the of the proposed development traffic. The need to keep a watching brief on this application was emphasised.

10. To Receive Update on the Greater Norwich Local Plan

The call for sites had been concluded, however it was expected that the detail of this exercise would not be in the public domain until summer.

11. To Receive Update on the Neighbourhood Plan

At the last meeting on 25th March, volunteers were appointed to collate data about the following.

- Important views – all suggestions should be sent to Trevor Bennett
- Local Green Space – Kate MacKenzie will be collating this information
- Non-Designated Heritage Assets – Patrick Prekopp, Sue Catchpole and Jayne Andrew will be collating this information.

Data will be presented at the next meeting on 23rd April. This meeting will also be used to start creating the Design Code.

12. To Receive Update on Community Resilience Planning

There was no update to this item.

13. To Note Items for Information or Future Agendas

Oulton Anaerobic Digestor.

14. To Confirm the Next Meeting as Thursday 14th May 2026, 10am in the Town Hall

This was **agreed**.

15. To Consider a Resolution under the Public Bodies (Admission to Meetings) Act 1960 to Exclude the Press and Public for the Duration of Item 16 in View of the Confidential

Nature of the Business to be Transacted. The Local Planning Authority advises that enforcement reports are for the information of the Town Council and should not be passed on, shared or published in any way. It was **agreed** to close the meeting to the press and public.

The Meeting was Closed to the Press and Public

16. To Note Planning Enforcement Cases from the Local Planning Authority

The planning enforcement cases for Aylsham had been circulated and were **noted**.

There being no further business the meeting was closed at 10.55am

Signed _____ Date _____

DRAFT

Meeting of Aylsham Town Council Planning Committee
14th May 2026 - Item 6

PREVIOUSLY CONSIDERED APPLICATIONS

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>ATC</i>	<i>Status</i>
<u>2025/2418</u>	<i>Barclays Bank 1-2 Market Place NR11 6EW</i>	Conversion of former Barclays Bank to part residential (11 Units)	Aylsham Town Council is broadly supportive of additional housing in the town centre, although would query why there is no affordable provision. Clarification is sought on the central building in the existing layout plan marked up as 'private dwellings, three storey brick construction'. This building is believed to be in the same ownership as the development site, although hasn't been marked up as such. Rather than private dwellings its existing usage is that of a barn construction. The town council would like to see this building forming part of a s106 agreement for community use.	Pending
<u>2025/3274</u>	<i>12-13 Market Place</i>	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground level. Fabric alterations are	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending

		proposed internally, with no removal of historically significant features, as described in the listed building entry		
2025/3275	<i>12-13 Market Place</i>	Change of use of the former TSB Bank building into a mixed-use facility providing both commercial and short-stay accommodation. To include 6 short-stay accommodation rooms to support the nearby restaurant and hotel (The Black Boys, Aylsham). Creation of a retail unit at ground level. Fabric alterations are proposed internally, with no removal of historically significant features, as described in the listed building entry Listed Building Consent	No objections, subject to there being a construction management plan in place to mitigate the impact of building works upon the market place, especially on market days.	Pending
2025/3845	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works	No objections	Approval with conditions
2025/3847	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Alterations to existing connected stable block to incorporate it into the home. 2 single storey extensions with associated internal works Listed Building Consent	No objections	Approval with conditions
2025/3979	<i>Abbotts Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure	No objections	Approval with conditions
2026/0218	<i>Abbotts Hall Farm House,</i>	Proposed conversion of historic agricultural barns to three residential	No objections	Approval with conditions

	<i>Drabblegate NR11 6LR</i>	dwelling with associated infrastructure Listed Building Consent		
2025/0169	<i>1 Anglian Way, NR11 6XQ</i>	Removal of condition 4 (surface water drainage) of existing application 2025/0986 (2 bay extension to form MOT testing station)	No comment to make, in deference to those with environmental expertise on surface water management.	Approval with conditions
2026/0336	<i>3 Abbots Close, NR11 6HQ</i>	First floor side extension	No objections	Pending
2026/0293	<i>37 Town Lane, NR11 6HH</i>	Roof replacement to create a first floor for additional bedrooms	Objection on the grounds of loss of amenity to the neighbouring properties. Numbers 1 and 3 Wrights Close, to the rear of the applicant, will be overlooked. In particular number 3 as the new rear windows will look directly into the windows of this property. Should the local planning authority be minded to grant permission, the Town Council would request a condition to provide a construction management plan to detail how large deliveries (eg: roof trusses) and trades can be accommodated on a narrow town centre single track road with no pavement, so that there can be no danger to pedestrians nor inconvenience to vehicular access to other Town Lane residents	Pending
2025/2418	<i>Barclays Bank 1-2 Market Place</i>	Conversion of former Barclays Bank to part residential (9 Units - Use Class C3)	Objection to this revised application. The plans still remain factually incorrect despite the Town Council raising this in the previous response. The building to	Pending

		<p>with retention of part of ground floor for continued Commercial, Business and Service use (Use Class E)) Amended application Change of description and amended plans (now 9 residential units)</p>	<p>the west of the commercial car park is not 'private housing' as detailed in the plans. This is a barn used for storage. This plan needs to be corrected, or clarified as to whether this is part of the proposal for private housing. The Town Council also supports the response from Anglian Water. The Town Council notes the reduction of residential dwellings from 11 to 9, which would reduce the s106 obligations of the applicant. Should the LPA be minded to grant permission, the town council would request a condition to safeguard against piecemeal development, in that should any additional building in the control of the applicant/developer (a blue line plan has not been submitted) be converted to a C3 dwelling, this should be classed as cumulative to this application and so subject to s106 obligations as a 10+ dwelling development. This would include the storage barn and the conversion of any of the three proposed commercial units to residential use</p>	
2026/0406	<i>Land Adj. former Aylsham Lodge Hotel</i>	Transport Hub, car parking and cycle parking. Covered parking in some areas with solar panels.	As this is the Town Council's application, no comment will be made. It was noted that an amended application will be forthcoming with the addition of the substation.	Pending

2025/4001	<i>Land North of Aylsham Road</i>	Retention of existing tarmac bell mouth on Heydon Road created by RWE for the Norfolk Vanguard Offshore Wind Farm Project (additional information supplied)	There is nothing in the additional information to mitigate the original objection of the Town Council. The council continues to object to the application on the grounds of lost agricultural land and ecology. Assurance of reversion to the original condition prior to operations was given, and the town council would like to see this adhered to. In addition to this, the council supports the comments of the highways officer consulted with regards to the suitability of the bell mouth on this road, without appropriate traffic management.	Pending
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2026/0768	<i>2 Jegon Close, NR11 6JP</i>	Single storey side and front extensions. Side carport and a garage replacement at the rear.	No objections	Pending
2026/0689	<i>Flat 14, Market Place, NR11 6EH</i>	Internal reconfiguration to provide one additional HMO-Compliant Bedroom, the works will involve relocating the shared kitchen, relocating the communal WC and bathroom and undertaking minor internal partition adjustments. (Listed Building Application)	No objections	Pending

Meeting of Aylsham Town Council Planning Committee
9th April 2026
Item 7

NEW APPLICATIONS

Applications to be considered by the committee

<i>Reference</i>	<i>Address</i>	<i>Details</i>
<u>2024-0791</u>	<i>St Michael's Church</i>	Rebuild part of churchyard boundary wall (Amended application)
<u>2026/0928</u>	<i>Hungate Lodge, Hungate Street, NR11 6JZ</i>	change of surface material (retrospective) of permission 20181340 (which consented to Variation of Condition 2 of Previous Permission 20142017 (Approved Plans) - Revised Phasing Plan, Reduce Plot Numbers to Eight, Revised Dwelling Details Plots 3, 4, 5, 6, 7 and 8 and Details of Visitor Car Parking Area, Bin Storage Area and Electricity Sub-Station)
<u>2026/0920</u>	<i>Various</i>	Plaques for Heritage Snail Trail (Listed building permissions)
<u>2026/0922</u>	<i>Land south of church farm cottages, Banningham Road,</i>	To erect a new agricultural storage building
<u>2026/1096</u>	<i>9 Oakfield Road</i>	Replacement of timber windows with UPVC to front side and rear of existing house
<u>2026-1077</u>	<i>12 Clover Road</i>	Extensions and modifications works
<u>2026/1216</u>	<i>16 Forster Way</i>	Single-storey rear and side extensions



NOTES OF THE WORKSHOP OF THE NEIGHBOURHOOD PLAN STEERING GROUP HELD ONLINE ON THURSDAY 23rd APRIL 2026 AT 9.30AM

PRESENT:

Kay Montandon (Town Councillor)
Kevin Cunnane (Town Councillor)
Pat Prekopp (Town Councillor)
Angela Brook (National Trust)
Kate MacKenzie (Local Resident)
Grizelda Tyler (Local Resident)

Trevor Bennett (Town Councillor)
Mary Evans (Town Councillor)
Sue Catchpole (Broadland Council)
Peter Lavendar (Local Resident)
Chris Tilley (Local Resident)

Also in Attendance:

Rachel Leggett (Rachel Leggett & Associates)
Faye LeBon, Clerk to Aylsham Town Council.

DESIGN CODE WORKSHOP

Updates Since the Last Meeting

- Rachel updated the group on the discussion with Broadland District Council over the proposed housing need figure for Aylsham. Whilst the call for sites has been completed, Broadland District Council is not prepared to disclose a figure due to:
 - Uncertainty over the methodology to be used
 - Pre-election periodA new local plan needs to be produced within 30 months, so it is hoped that the figures would be available by the end of June.
- The end date for the updated GNLP is 2045 and it was recommended that the Neighbourhood Plan follows suit.
- Rachel and Broadland District Council had discussed what the actual capacity for Aylsham is and the significant amount of growth that Aylsham had already taken on.
- When the call for sites information is released, it will purely be a map of sites submitted, without any assessment. Andrea will assess the sites when released on the behalf of the Neighbourhood Plan group (as opposed to Broadland District Council).
- A household survey will be done when the sites have been assessed.

The Aylsham Design Code

A Design Code should be illustrated, concise, visual and numerical where possible. The group was encouraged to think about how Aylsham works as a whole. Rachel had circulated a link to the government's draft Design and Placemaking Planning Practice Guidance, which is currently being consulted upon.

Rachel will circulate some examples of Neighbourhood Plan Design Codes.

It was noted that Broadland District Council is currently putting together a district wide design code. Whilst useful for the GNLDP, it is very 'broad brush'. It is important that the Design Code for Aylsham is specific for the Neighbourhood Plan area.

There will be two sections to the Aylsham Design Code, what should a required standard and what is guidance.

It was noted that the Design Code will also apply to changes to existing buildings, as well as new builds. It was also noted that the Neighbourhood Plan cannot address management companies / fees of new developments.

It is important to look at provision across the whole of Aylsham and what is required. For example – play provision. What age appropriate equipment is required? Sue advised that in a previous consultation, young people had expressed an interest in having a covered area. Rachel will add this to the household consultation.

The meeting was adjourned to allow site visits of areas of Woodgate Park, St Michaels and Henry Page Road (Bure Meadows had previously been visited).

The Design Code would be divided into 7 Features and the group discussed ideas for each section:

Liveability – There should be a sense of arrival to the development, how it should be attractive and welcoming. There should be soft landscaping and not brick walls. There should be good access for emergency vehicles and bin lorries. Pedestrian first and car second.

Climate – Less asphalt because it is bad for the environment. The shading of bedrooms so there is less push towards air conditioning. Solar panels already form national planning policy.

Nature – Trees make the area 'softer'. Existing trees should be retained and new trees should be adaptable to climate change. Mixed hedges to be planted to provide blossom, safe nesting and berries through the seasons. Other features to be considered should be fire breaks if the development is close to fields, B-lines, installation of swift bricks and wildflowers/spring bulbs in verges.

Movement – Walking and cycling to be prioritised. Movement to and from the centre of town should be as easy as possible. No dormitory places on the edge of

town. Good public transport links. There should be cut throughs within developments, and not just one entrance/exit point.

Built Form - A maximum of 2 storeys, unless in exceptional circumstances. There should be a variety of roofscapes and clear road signage. St Michaels was noted for its attractiveness of buildings.

Public Space – A requirement for allotments and teenage play. Socialising for older people and increased community space for hire.

Identity – Social housing integrated into the development and not obviously different or to a lesser specification. Quality red brick (reflecting Norfolk, rather than other areas of the UK). Reflect the Georgian style character. Dutch gable ends.

It was suggested that members of the group take a trip to Mulbarton, where new developments are deemed attractive. Rachel will also send the group ideas of new developments to look at, of all different scales.

Rachel will draft the Design Code over the next couple of months. All comments on the code should be made in meetings to avoid confusion. The Design Code will be finalised after the community consultation. It will be adopted with the Neighbourhood Plan, not a supplementary document.

Next meeting:

Thursday 25th June 9.30am (via zoom)

There being no further business the meeting was closed at 1.30pm.

Planning Appendices

Material Planning Considerations

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

Taken from The Planning Portal

Aylsham Neighbourhood Plan Policies

Theme 1 – Housing

Policy 1 – Improving Housing Design	<p>Houses should be designed to a high standard and be mindful to how residents will live in their home by:</p> <ol style="list-style-type: none">I. Providing off-road car parking adjacent to or in front of new dwellings that would be accessible to the occupiers of those homes and would be consistent with good standards of urban design;II. Ensuring where garages are provided they should be located within the curtilage of the associated home and encouraged to include an electric vehicle charging point;III. Enabling direct access to rear gardens via external means (garden gate instead of only through a home);IV. Designing layouts that provide accessible screened storage space for refuse and recycling within each property’s curtilage; andV. Ensuring new homes have final sewerage solution (not a temporary solution) completed prior to first occupation.”
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Development should be designed to preserve and enhance Aylsham by:

- i. Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;**
- ii. Integrating new developments with existing homes and the town centre whilst enhancing the safety and security of our community, by incorporating crime prevention principles (identified in the Secure by Design Homes 2016 or subsequent updated editions);**
- iii. Encouraging provision of self-build housing plots**
- iv. Designing roads and parking areas within any site to minimize conflict between vehicles and pedestrians which would be harmful to pedestrian safety, and particularly safeguard children in areas where they walk and play**
- v. Enabling safe access to public transport with appropriately located bus stops and designing in measures to remove the opportunity for parking which would be harmful to highway or pedestrian safety or visually intrusive.**
- vi. Incorporating adequate landscaping to mitigate the visual impact of the development and seeking to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value will not be supported unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value should be planted within the Parish;**
- vii. Where possible ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness; and**

Policy 2 Continued	<p>VIII. All new developments which require a connection to the public sewerage network will be required to demonstrate that there is sufficient capacity in the sewerage network to accommodate the development and may be subject to conditions to ensure that dwellings are not occupied until the capacity is available.</p>
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Policy 3: Dementia Friendly Communities	<p>Development proposals should, where appropriate, be encouraged to include and incorporate the principles of dementia friendly communities (as detailed in “At a Glance: a Checklist for Developing Dementia Friendly Communities”, See Appendix 6, or subsequent updates).</p>
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Theme 2 – Environment

Policy 4: Open Space Protection	<p>Proposals for development, which would result in the loss of part or all of an Area of Important Open Space, as defined in Table 3 [Areas of Important Open Space within Aylsham] and location maps in Appendix 3 will not be permitted unless it can be demonstrated that the benefit to the local community outweighs the loss</p>
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Policy 5: Accessibility And Biodiversity	<p>All new development should maximise opportunities to enhance ecological connectivity and, through the connection to existing footpaths and cycleways, encourage links to the wider parish and countryside.</p> <p>Green infrastructure should be provided as part of any new development improving biodiversity and connections with existing open spaces in and around Aylsham</p>
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Theme 3 – Local Economy

Policy 6: Employment and Tourism Opportunities	<p>Development proposals that create new employment and/or increased local tourism will be supported subject to the following criteria:</p> <ul style="list-style-type: none">• Their size and design respect the immediate surroundings in which they are to be located;• They do not have a significant impact on the local environment and the amenities of adjacent residential properties or other land uses; and• They do not have a negative effect on the viability of the town centre
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Theme 4 – Recreation

Policy 7: Additional Community Facilities	<p>Development proposals relating to the provision of additional community facilities, recreational space, play space and sports facilities and to parking near the town centre will be supported</p>
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Policy 8: Management of Open Spaces	<p>Where new developments provide elements of green infrastructure (such as open space, natural green space and recreational areas) the developer will be required to demonstrate an effective and sustainable management programme for them by having:</p> <ul style="list-style-type: none"> a) an effective transition to Aylsham Town Council ownership with suitable funding to cover projected future upkeep costs for at least the next ten years; or b) an effective transition to the Local Authority ownership; or c) an appropriate legally binding arrangement for management by an established management company with a viable management plan.
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Theme 5 – Infrastructure

Policy 9: Flood Risk	<p>Proposals for new development involving new buildings, extensions and additional areas of hard surfacing should be accompanied by an appropriate flood risk assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation of appropriate mitigation measures; • Have a neutral or positive impact on surface water drainage; and
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Policy 9: Flood Risk	<ul style="list-style-type: none"> • Any water drainage solution, including wastewater management, must be implemented prior to homes being occupied and include appropriate mitigation of any risk of downstream flooding identified by the sewerage capacity assessment required by Policy 2x. <p>Development proposals must demonstrate that they have taken account of the most up to date information from the Environment Agency and Anglian Water on the risks and causes of flooding in Aylsham and how these can be addressed. They must also include appropriate measures to manage flood risk and to reduce surface water run-off to the development and wider area such as:</p> <ul style="list-style-type: none"> • Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk); • Locate only compatible development in areas at risk of flooding considering the proposed vulnerability of land use; • Inclusion of appropriate allowances for climate change; • Inclusion of Sustainable Drainage System (SuDS) with an appropriate discharge location, subject to feasibility; • Priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered; • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary; and <ul style="list-style-type: none"> a) Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.
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Policy 10: Streetlights	<p>Where street lighting is incorporated in any development it should be of low energy consumption, minimise light pollution whilst maintaining highway safety through appropriate management of street lighting and where appropriate accord with the specification defined in the adopted Aylsham Town Council Stand Light Pollution Clause (Appendix 4 or subsequent updates).</p>
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<p>Policy 11: Sustainable Transport</p>	<p>Development should where appropriate and practicable:</p> <ul style="list-style-type: none"> a) create opportunities to enhance and encourage the use of sustainable transport modes through the provision of footpaths, cycleways and public transport improvements b) provide access, connectivity and linkages to the existing network of footpaths and cycleways and, in particular to the town centre, schools, community facilities and recreational spaces
<p>Policy 12: Traffic Impact</p>	<p>New development (of 10 or more residential dwellings and all commercial) proposals will be expected to quantify the level of traffic movements they are likely to generate. The scope of the assessment will be proportionate to the scale of development and for residential developments of more than 50 dwellings and commercial developments of more than 250sq.m. should be agreed with the highways authority.</p> <p>Assessing the potential impact of this traffic must include appropriate and proportionate measures to mitigate any negative impacts on road safety, pedestrians, safe road crossings, cyclists, parking, congestion, noise and air quality within Aylsham.</p>
<p>Policy 13: Healthcare and Educational Facilities</p>	<p>The Aylsham Neighbourhood Plan seeks to ensure that additional provision of local medical facilities is made to meet the growing local community needs.</p> <p>Planning applications relating to the expansion of existing and/or new healthcare and educational facilities will be supported.</p>