

would also be useful to have better pedestrian access to the site from Dunkirk. This could be in the form of a trod.

Discussions occurred as to the proposed Lidl site to the south of the town, and whether this was the most appropriate site, given the industrial area is to the north of the town. The northern area is allocated for employment under the GNLP, whereas the southern site is not.

The committee **agreed** that applications 2026/0174 and 2026/0175 would be supported due to the benefit of employment opportunities and the general economy of Aylsham, with the request that better pedestrian access be made between the site and Dunkirk.

5. To Adjourn the Meeting to Allow Members of the Public and Councillors with Prejudicial Interests to Speak

No matters raised.

The Meeting was Adjourned for 10 minutes

6. To Receive Updates on Existing Applications

Updates to previous applications under consideration by Broadland District Council were noted follows:

Reference	Address	Details	Town Council Response	Status
2024/3433	<i>Shepherds Huts Green Lane Off Banningham Road</i>	Placement of 2 shepherd huts (1 for holiday accommodation and 1 for a shower block) and change of use of land (retrospective)	No Objections	Pending
2025/1103	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	To be considered by committee
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	To be considered by committee
2025/1097	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and	Application supported	Pending (amended application submitted)

		erection of new single storey building		
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
2025/2777	<i>Abbots House, 25 White Hart Street, NR11 6HG</i>	Repair/replace existing sashes to all windows	No objections	Approval with conditions
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single-storey building.	No objections	Pending (amended application submitted)
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	Pending
2025/3401	<i>15 Red Lion Street, NR11 6ER</i>	Demolition of redundant	No objections	Pending

		outbuildings and erection of new single-storey building. Amended application (listed building consent)		
2025/3485	<i>Pendelfin, 1 Forster Way, NR11 6BE</i>	Removal of existing dead conifer hedges and replace with 6ft wooden fence.	No objections	Approval with conditions
2025/3162	<i>Land at Dunkirk</i>	Replacement office cabin constructed of steel and insulated cladding	No objections	Approval with conditions
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	Pending
2025/3641	<i>49 Sir Williams Close, NR11 6AP</i>	Single-storey ground floor shower room extension	No objections	Approval with conditions
2025/3282	<i>9-11 Hungate Street, NR11 6AA (Kings Kebab and Pizza)</i>	Rear extension, installation of extraction and ventilation equipment and minor external alterations.	No objections	Withdrawn
2025/3581	<i>14 Aegel Gardens, NR11 6GQ</i>	Single storey rear ground floor extension, ASHP and AC condenser unit in rear garden	Objection on the grounds of overdevelopment of the site. The area proposed for development is large compared to the size of the plot.	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	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

		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		
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
2025/3283	<i>9-11 Hungate Street, NR11 6AA (Kings Kebab and Pizza)</i>	Rear extension, installation of extraction and ventilation equipment and minor external alterations. Listed Building Consent	No objections	Withdrawn

2025/3732	10 Forster Way, NR11 6AA	Single-storey rear extension, demolition of the existing conservatory, partial conversion of the existing garage/store.	No objections	Approval with conditions
2025/3329	3 Holman Close, NR11 6DD	Removal of existing conservatory to rear, proposed wrap around ground floor extension and redesign to front porch area. Cladding of the existing house in a mixture of brick, render and timber. Amended application to show new design.	No objections	Approval with conditions
2025/4000	Land at Heydon Road	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.	Pending
2025/3845	Abbotts Hall Farm House, Drabblegate NR11 6LR	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	Abbotts Hall Farm House, Drabblegate NR11 6LR	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 infrastructure Listed Building Consent	No objections	Pending
2025/3581	<i>14 Aegel Gardens NR11 6GQ</i>	Single storey rear ground floor extension, ASHP and AC condensor unit in rear garden (Updated application – updated information about air source heat pump)	Original objections to the application on the grounds of overdevelopment of the site are retained. The area proposed for development is large compared to the size of the plot.	Approval with conditions
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.	Pending
2026/0043	<i>115 Stuart Road, NR11 6HN</i>	First floor extension over garden room.	No objections	Pending
2026/0100	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels.	No objections	Pending
2026/0273	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels. Listed Building Consent	No objections	Pending
2026/0006	<i>35 Hungate Street, NR11 6AA</i>	Proposal to move a beam in an existing chimney structure. Listed Building Consent	Application withdrawn	Withdrawn

7. 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>
2026/0174	<i>Land South of Richard Oakes Park</i>	6 Units (3 buildings) comprising 1859 m2 of (Class B2/B8/E(d)) with associated servicing and parking areas, landscaping and access (full)	The council supports this application for the economic benefits it will bring to the town, particularly local employment opportunities. As part of the offsite works, the town council would like to see improved pedestrian access to the site from Dunkirk, perhaps in the form of a trod. Norfolk County Council has already agreed to install formal bus stops on Banningham Road, close to Richard Oakes Road, which has been supported by the Town Council
2026/0175	<i>Land East of Richard Oakes Park</i>	18 Industrial, office buildings, storage units and a cafe comprising 4616 m2 (Class E(b)(c)(g), B2 & B8) for the site with associated servicing and parking areas, landscaping and access. (outline)	The council supports this application for the economic benefits it will bring to the town, particularly local employment opportunities. As part of the offsite works, the town council would like to see improved pedestrian access to the site from Dunkirk, perhaps in the form of a trod. Norfolk County Council has already agreed to install formal bus stops on Banningham Road, close to Richard Oakes Road, which has been supported by the Town Council
2026/0293	<i>37 Town Lane NR11 6HH</i>	Raised roof to create first floor with dormers (Amended application – change of description - Roof replacement to create a first floor for additional bedrooms)	The council is pleased that the revised plans show mitigation measures to allow privacy for both the residents of this property and for those of Wrights Close. If the LPA is minded to approve, the town council would still like to see a condition for a construction management plan to allow deliveries and trades for the construction to attend site safely without inconveniencing other residents in this narrow road with no pathway
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 (new application and description of development change)	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.

8. 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>
2025/3846	<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. FULL PLANNING PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
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 PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
2025/3979	<i>Abbotts Hall Farm House Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure FULL PLANNING PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
2026/0218	<i>Abbotts Hall Farm House Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure LISTED BUILDING PERMISSION AMENDED APPLICATION – Amended plans and updated heritage information	No objections
2026/0293	<i>37 Town Lane NR11 6HH</i>	Raised roof to create first floor with dormers Amended Plans	As previously discussed in item 7

9. To Receive any Updates on Large Town Developments

a. Norwich Road Site.

It was noted that the show house is now open.

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 Clerk is to chase the planning officer.

10. To Consider Response to 2026/0282 – Construct an Anaerobic Digestion (AD) plant, with landscaping, drainage and associated development, infrastructure and works

(Oulton Parish)

It was agreed that the Town Council would place a holding objection to this application until the following information is received:

- 1) The transport assessment only covers The Street in Oulton. It is likely that materials to and from the site will be transported via the most direct route - through Aylsham Town centre. The transport assessment should be extended to include the impact on Aylsham Town Centre. This should include number of vehicle movements, direction and size of vehicles.
- 2) The town council requires the raw data which made up the analysis in the Traffic and Transport report that determined a weekday average of vehicles along The Street as 1158 vehicles per day.

Once the Town Council is in possession of this information then further consideration can be given to the application.

Catherine Fletcher Left the Meeting for a Prior Council Engagement

11. To Receive Update on the Greater Norwich Local Plan

It was noted a call for sites commenced on 9th February, and would last until 23rd March.

12. To Receive Update on the Neighbourhood Plan

It was reported that a Workshop had been held on 25th February. The next meeting will be held on 25th March via Zoom.

13. To Receive Update on Community Resilience Planning

There was no update to this item.

14. To Note Items for Information or Future Agendas

Oulton Anaerobic Digester.

15. To Confirm the Next Meeting as Thursday 9th April 2026, 10am in the Town Hall

This was *agreed*.

16. To Consider a Resolution under the Public Bodies (Admission to Meetings) Act 1960 to Exclude the Press and Public for the Duration of Item 17 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

17. 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 11.45am

Signed _____ Date _____

Meeting of Aylsham Town Council Planning Committee
9th April 2026 - Item 5

PREVIOUSLY CONSIDERED APPLICATIONS

<i>Reference</i>	<i>Address</i>	<i>Details</i>	<i>ATC</i>	<i>Status</i>
<u>2024/3433</u>	<i>Shepherds Huts Green Lane Off Banningham Road</i>	Placement of 2 shepherd huts (1 for holiday accommodation and 1 for a shower block) and change of use of land (retrospective)	No Objections	Approval with conditions
<u>2025/1103</u>	<i>The Feathers 54 Cawston Road NR11 6EB</i>	Conversion of outbuilding to games room (retrospective) FULL PLANNING PERMISSION	No objections	Approval with conditions
<u>2025/1104</u>	<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
<u>2025/1097</u>	<i>15 Red Lion Street NR11 6ER</i>	Demolition of redundant outbuildings and erection of new single storey building	Application supported	Approval with conditions
<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	Pending

			of a barn construction. The town council would like to see this building forming part of a s106 agreement for community use.	
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 erection of new single-storey building. Amended application (listed building consent)	No objections	Approval with conditions
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 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
2025/4000	<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,</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure	No objections	Pending

	<i>Drabblegate NR11 6LR</i>			
2026/0218	<i>Abbots Hall Farm House, Drabblegate NR11 6LR</i>	Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure Listed Building Consent	No objections	Pending
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.	Pending
2026/0043	<i>115 Stuart Road, NR11 6HN</i>	First floor extension over garden room.	No objections	Approval with conditions
2026/0100	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels.	No objections	Approval with conditions
2026/0273	<i>43 Hungate Street, NR11 6AA</i>	Installation of a single row of photovoltaic panels. Listed Building Consent	No objections	Approval with conditions
2026/0079	<i>27 Oakfield Road, NR11 6AL</i>	Replacement French Windows. Listed Building Consent	No objections	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	Pending

			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	
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	Pending

			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	
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Meeting of Aylsham Town Council Planning Committee
9th April 2026
Item 6

NEW APPLICATIONS

Applications to be considered by the committee

<i>Reference</i>	<i>Address</i>	<i>Details</i>
<u>2026/0406</u>	<i>Land Adj. former Aylsham Lodge Hotel</i>	Transport Hub, car parking and cycle parking. Covered parking in some areas with solar panels.
<u>2025/4001</u>	<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)

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>