



## BINHAM PARISH COUNCIL

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### MINUTES OF THE SPECIAL PARISH COUNCIL MEETING HELD ON FRIDAY 27 FEBRUARY 2015 AT THE MEMORIAL HALL TO DISCUSS THE PROPOSED NEW DEVELOPMENT AT WALSINGHAM ROAD / PRIORY CRESCENT

NB: This followed a consultation event which took place earlier in the day at which the plans for the development were presented by the Broadland Housing Group and comments invited from members of the public attending.

**Those Present** Amanda Able, Mike Bond, Liz Brown, Mike Chapman, David Frost (Chairman), & Tim Walduck  
Keith Leesmith (Clerk), Marie (& Mike) Strong (NCC)  
Ed Mumford-Smith & James Nash (Broadland Housing), Iain Hill (Planning Advisor to Broadland), Anthony Hudson (Architect) & 38 members of the public

**Apologies received:** William Wales, Peter Terrington (NNDC)

#### **Broadland Housing Group**

DF invited Broadland to outline their plans and to provide feedback from the consultation meeting:

Ed Mumford-Smith: Broadland looks after 5000 properties and has many in North Norfolk, being the second-largest housing provider in the area after Victory Housing. Their ethos is to develop local housing for local people. They aim to build to a high standard, and a recent development at Fulmondeston won a national award for the best affordable housing scheme in 2014. They had had a favourable response from many people at the consultation event, but many of the attendees had taken their questionnaires away for later return by post. The current plan was for discussion only and may well be altered in the light of consultation and dialogues with people such as Highways. The eventual number of houses could be smaller, but would not increase.

Anthony Hudson: The plan was to build 28 houses, 14 being for market sale, and 14 being affordable. Of the affordable houses, 10 were for rent, and 4 for part-ownership. The architectural team had looked at existing properties in Binham and in view of the many lokes/yards had adopted the idea of two separate areas with greens in the middle of each area. These would provide a play-space. There would be pedestrian access to the green footpath at the back of the development, and to the rest of Priory Crescent, but no vehicular access, so that a “rat run” would not exist. It was planned to use building materials normally seen in the area, such as pantiles, red bricks and flint panels. All the houses would be insulated to a high standard.

Iain Hill:

The current consultation exercise is to enable Broadland to present their initial views on the development of the site. The plans may be subject to modification following this consultation. Views are also being sought on subjects such as whether there should be street lighting, and whether existing services have enough capacity.

## Public Questions/Comments

**NB In the following; questions asked or comments made are shown in standard type. Where answers have been given, these are shown in italics.**

What is the proposed time frame for the development?

*We are still early in the process. It is hoped that a pre-application can be made to planners in the next couple of weeks. Market research needs to be done on the market housing in particular to discover what size of housing units are desired in the area. It is hoped to present a full planning application towards the end of May, which is likely to be available for comment the following month. If the planning committee approves the application (unlikely before the autumn), a start would be made on the development in the summer of 2016. It is then likely to be built in phases with 5 or 6 houses being built in each phase. Each phase would take about 6 months, although they could overlap. The first phase would be market housing, as the sale of these is required to finance the affordable housing.*

Because of a lack of local services (doctors, schools, public transport) it is likely that each house will require a car, if not two.

Are there any local people who want the affordable housing?

*The NNDC housing register has 89 people currently wanting a house in the area (Binham and the immediately adjacent Parishes).*

Are these employed people or people on benefits?

*There is a mixture of both. However, many of the employed people have relatively low salaries and therefore cannot afford a local property at the market price (purchased or rented). Over 1 in 4 people in North Norfolk currently spend more than 25% of their income on energy, which is why we build with a high standard of insulation.*

When I was younger I couldn't afford to live here and had to move away so that I could earn enough to come back and get a house. I don't see why other people cannot do the same.

The development is being proposed on very narrow roads with a dangerous corner, and could add up to another 50 cars.

*We have looked at traffic numbers and estimate that the site could add 25-30% to traffic on the Walsingham Road. Highways have asked us to widen the road and add a footpath for the length of the development. The biggest problem is the junction of the Walsingham Road with the Hindringham Road/Front Street where sight lines are bad. With Highways, we will be looking at whether we can improve sight lines and/or calm approaching traffic.*

What happens if you cannot improve the junction?

*Apart from the five houses fronting Walsingham Road, we will have to re-work the plans so that all the houses can be accessed from Priory Crescent.*

What are you going to call the development? If it is all called Priory Crescent we could get a lot of traffic trying, and failing to access houses via the existing road and then having to turn around.

*We will consider that problem when we consider naming.*

Do you think that you would like streetlights?

Definitely not.

**Councillor Questions/Comments**

TW – Where are the people who want these additional houses?

*In the Parish of Binham and the immediately adjacent Parishes.*

MB – Since using the Speed Monitor we have a good idea of both the numbers of vehicles using the roads and also the speeds that they are doing. Our preliminary results show 200 cars per day using the Walsingham Road and 500 cars per day using the Hindringham Road. Both of these figures are for one direction only. It is therefore very important to improve the junction if the development goes ahead. The main aim should be to slow the traffic on the Hindringham Road.

At this point it was decided that it would be advantageous for the Parish Council to organise an early meeting with Highways, in order to discuss the various highway-related problems and how they might be overcome. Marie Strong would arrange this.

MC – Is there any possibility of the market housing being restricted to full-time use only; to prevent them becoming second homes?

*Broadland are aware of this problem in the area and are currently discussing it. It will not be easy to solve. One problem is that mortgage lenders would not like such a restriction.*

At this point DF thanked everybody for attending and closed the meeting.

**Meeting closed at 2058**