WORKING GROUP MEETING NOTES – 25th March 2026

The meeting was held on Wednesday 25th March at Cantley Village Hall at 7.00pm.

Present:	Tony Johnson (Chair)	Apologies from:	Tim Drew
	Nicola Peck (Deputy Chair)		Dawn Aldous
	Dot Machin (Chair, Parish Council)		Sarah Drury
	Jan Davis (District & Parish Councillor)		Karen Campion
	Lucy Wood (British Sugar)		Chris Campion
	Steve Smith		
	Pat Bennett		
	Joe Aldous		
	Scott McClymont		
	Jonathan Winterton		
	Dawn George		
	Sue McNeil		
	Carole Grimes (Secretary)		

The main purpose of the meeting was to develop the vision and objective of the neighbourhood plan as part of our application for £6,000.00 grant funding from Broadland & South Norfolk District Councils. Our application needs to be submitted as soon as possible before a planning consultant can be appointed. The remaining £14,000.00 cost will be raised through the Parish Council's precept as part of the Council Tax.

Area designation has been approved and completed.

Recent changes to the National Planning Policy Framework will inform our overall process. It was suggested that we should be guided by the planning consultant. The Parish Council will try and extend the timescale for submitting the tender documentation.

The significant changes to the NPPF discussed at the meeting were:

2d. Presumption in favour of Suitably Located Development – development outside settlement limits if meeting an evidenced, unmet need (provided well-related to settlement), comprises major storage and distribution development, or mixed-use development that is within reasonable walking distance to railway stations.

2g. Stronger focus on sustainable transport and moving away from transport planning that can create unattractive environments dominated by cars.

It was considered that the current train service is not adequate for the needs of residents. A new timetable due to be published in May should increase frequency but there will still be onward journeys to places of work, particularly out of town business parks. There will still be a heavy reliance on the use of private cars. On the plus side, bus operators may deem it viable to provide a service.

2i. Diverse mix of homes – stronger support for rural social and affordable housing.
New national baseline requiring 40% homes to meet accessible standards.

There is currently an "unmet need" for affordable and accessible housing.

What do we wish to achieve with our Neighbourhood Plan (Key Objectives)?

- Keep the village "feel" and protect the rural character of Cantley and surrounding parish.
- Maintain the rural nature of the parish.
- Protect the farming community, particularly regarding the potential increase in dog ownership.
- Protect agricultural land use.
- Maintain the current parish boundaries with minimal new development on greenspace and agricultural land.
- Protect wildlife, ie deer and ground nesting birds, including nationally important breeding areas.
- Protect and enhance areas of high landscape value, such as woodland, any areas of special scientific interest and maintain natural views across the Broads and marshes.
- Ensure all services, ie electricity, water and sewerage, and infrastructure, such as Broadband provision, are at least adequate and fit for purpose.
- Encourage employment and new and small business opportunities for local people.
- Provide a mixture of design styles to reflect the vernacular of the parish.
- Promote only low-density housing to include affordable, social and accessible housing with provision for elderly residents and priority given to residents with local connections.
- Encourage the provision of environmentally friendly and renewable energy in new energy efficient properties.
- Promote footpaths, cycle ways and a safe highway network, and foot/cycle connectivity between the villages.
- Resist street lighting and light pollution.
- Encourage the provision of green spaces.

How do we plan to engage with residents, businesses, landowners in the development of our plan?

- Develop a page on Facebook
- Regular newsletters and leaflet drops, especially for residents who do not use social or other electronic media
- Community representatives for residents to talk to
- Regular drop-in sessions at accessible venues
- Community notice boards
- Visibility at village events

The next meeting is at 7.00pm on Thursday 30th April at Limpenhoe Village Hall.