

**Keswick and Intwood Annual Parish Meeting was held on Wednesday 27th May 2026.
Minutes of the Meeting held at the Reading Room, Keswick at 19.00.**

Present: Janet Hill (JH) (Chair); Marguerite Russell (MR); Alex Gordon (AG); Adrian Spencer (AS); Mike Pilgrim (MP); Suzannah Billington (SB).

Also Present: Councillor Deborah Sacks (District Councillor); Councillor Daniel Elmer (County Councillor); Samantha Thurston (Parish Clerk); Lilly Dowe (Community Liaison Officer – Hornsea 3); Paul Ashworth (Project Manager – Hornsea 3) and 4 members of the public were also in attendance.

Apologies were received from: Monica Warmerdam (MW).

1. *To consider apologies for absence:* Apologies were received and agreed for Councillor Warmerdam.
2. *To welcome representatives from Ørsted and receive an update on the Hornsea 3 project:* PA provided a progress update and confirmed that the project remained on target to be completed within the planned timeline, with the converter station expected to go live by September 2026. Transport of the transformers were scheduled to begin on Sunday 7 June and would continue every Sunday for four weeks. PA confirmed that, after this, all major deliveries would have been completed. Current traffic movements were mainly related to the car park, temporary roads and ongoing construction works. Landscaping works would then follow. PA advised that planting was expected to be completed by the end of 2027, with the site fully completed by 2028.

Concerns regarding an ongoing humming noise disturbance was discussed. PA explained that they had thought this related to HV cable testing, during which the cables were tested at high voltage using large generators, and that once the system was fully live, the noise should no longer be heard. Councillors and parishioners explained that the noise was heard well into the evening, when no contractors were onsite. PA responded that generators should not have been operating at that time and agreed to investigate further. Concerns were also raised about visible lighting masts and lighting column generators. PA advised that lighting equipment should not have been operating during daylight hours and again agreed to investigate. PA offered to visit the area personally to identify the source of the disturbance. LD would also speak with the A11 communications team. Parishioners were asked to contact Lilly¹ if the humming noise continued so that PA could investigate on site.

MR asked whether the pending Battery Energy Storage System (BESS) planning application (2025/2275) and Ørsted were linked. It was confirmed that they were

¹ Community@hornsea3.co.uk

completely separate projects. Concerns were raised regarding fire risks at Keswick Hall. It was confirmed that Norfolk Fire and Rescue Service and Tesla had both been involved in assessing the system, including smoke mitigation and fire suppression measures. The fire service had assessed the equipment and the issue was discussed in detail. Questions were also raised about the number of battery projects being proposed in the area. AS noted that BESS Greenfield's fact sheet stated that the development was connected to the Hornsea project. PA confirmed that this was not the case.

One parishioner expressed concern about over development in the area, including data centres, battery storage and related infrastructure, asking at what point the community could say that it had made its contribution and refuse further applications.

DE responded that planning decisions must operate within the law. Reference was made to the South Norfolk Development Committee (SNDC) landscape susceptibility work and the issue of cumulative impact. While individual projects may be acceptable in isolation, the cumulative impact of multiple developments must also be considered as part of the planning process. DE explained that supplementary planning documents could be introduced, but any refusal of planning permission must be justified and may still be overturned by a Planning Inspector.

DS commented that there is currently no overall strategic plan and that the market-led system means different companies cannot effectively coordinate infrastructure development. DS added that, for infrastructure of this scale, the current market approach is inappropriate.

Parishioners raised concerns regarding the ongoing issue of flooding along the B1113. PA stated that 100% of site water had been directed into the attenuation pond. PA advised that the final drainage design would retain all drainage on site and that the ponds would remain in place. It was acknowledged that drainage was not well controlled in 2023, but measures were now fully controlled, with PA confirming that for the last 18 months water had been pumped directly into the attenuation pond. DE stated that there remained a dispute over responsibilities between Norfolk County Council (NCC) and National Highways regarding responsibility of the drainage system along the B1113.

Questions were raised about mobile telecommunications infrastructure. PA explained that installing another organisation's asset on site was more complicated than it may initially appear, but confirmed that they would continue to pursue options. DE asked whether this might become easier once the site is sold. PA responded that there is no technical reason preventing it and that it would be technically straightforward. Divestment of the site was expected to take place in April 2028.

The Parish Council thanked Lilly and Paul for attending the meeting.

Lilly and Paul left the meeting.

3. *To receive parishioner's questions on local issues:* A parishioner raised concerns regarding the increased traffic on Low Road due to the ongoing roadworks in the area.
4. *To confirm the minutes of the Annual Parish Meeting held on the 28th May 2025:* The minutes were confirmed as an accurate record and were signed by the Chair.
5. *To receive the annual report of from the Chair of the Council:* the report was received and is included in the appendix of these minutes (appendix 1). MR thanked the Chair for her hard work over the last year.
6. *To receive the County Councillors annual report:* no report received. Daniel Elmer pledged to continue with the projects that County Councillor Bills had started in Keswick, including the refuge along the B1113. MR enquired about progress with broadband coverage. Councillor Elmer agreed to discuss this with David Bills.
7. *To receive the District Councillors annual report:* Councillor Elmers report was received and is included in the appendix of these minutes (appendix 2). The traffic calming measures on Low Road were discussed, and Councillors enquired whether certain measures (e.g. village signage, 20mph limit) could go ahead as soon as possible, ahead of the works expected by *Future Built Ltd*. Councillor Elmer agreed to set up a meeting with Highways to discuss this further. The Clerk would write a letter to Councillor Elmer to this effect.
ACTION CLERK
8. *To receive an annual report regarding the parish reading rooms:* no report received.

The meeting closed at 19:59.

Signed:

Appendix

Appendix 1 – Chair's annual report

Keswick and Intwood Parish Council

Annual Parish Meeting: Chair's Report May 2026

Once again this has been a very busy year for the Parish Council and I would like to thank my fellow councillors for all their hard work and commitment together with their time and dedication in decision making.

Marguerite, Monica and Mike have continued with their hard work of litter picking throughout Keswick. Again, without their dedication trying to keep the village rubbish free, we would be saturated with the food wrappers and drinks cans casually thrown from vehicles as they pass through.

In September the PC were pleased to welcome and co-opt Adrian Spencer, who lives in Keswick, as a Parish Councillor. We now have a full complement of councillors.

I would also like to thank our Parish Clerk, Sam Henry for another year of her dedication, guidance and support for all things legal, financial and pertaining to local government issues. Sam also maintains the PC website.

The Reading Room Committee has resigned and the Parish Council is in the process of returning the lease to the Gurney Estate.

An extraordinary meeting of the Parish Council was arranged in August to discuss planning application 2025/2275. This application was for the construction and operation of a battery energy storage system (BESS). The Parish Council welcomed the applicant Greenfield to the meeting and their representatives gave a presentation outlining their plans. A question and answer session followed at which the PC and the 21 residents attending were able to ask questions and express their deep concerns regarding the planning application.

At the end of the meeting the Parish Council voted unanimously to object to the proposals and a letter was consequently sent to SNDC planning dept containing our reasons for objecting. The minutes from that meeting are available to view on the Parish Council website. At the time of writing this report, no planning decision has been made for this application by SNDC.

Low Road traffic has been very high on our agendas again this year for 2 reasons.

1. With increased traffic caused by roadworks on Thickthorn roundabout and the A47, commuters have been using Low Rd as an unofficial diversion. The road has suffered very badly from potholes and congestion as a result. Following complaints from both residents and the PC the potholes were repaired but some have already appeared again.
2. Following on from discussions between the PC and the developer of the industrial site, I am able to inform you that the developer has stated that he will carry out the agreed Highways approved traffic calming measures for Low Road, before he starts building on the site. I am unable to give you a date when this will happen as the developer is still in consultation with the planning department.

In 2024, the PC approached County Councillor David Bills requesting support for the provision of a safety refuge on the B1113 between the 2 bus stops. As the road has become busier over the years it has made crossing the road for residents very dangerous especially after dark in the winter. Over the last 2 years Cllr Bills has championed our cause with the County Council Highways dept and a feasibility study was finally carried out. I am very pleased to inform you that the plans were approved and are now on the schedule to be completed this financial year.

The PC wishes to thank Cllr Bills for all his help and support in this matter and wish him all the best for the future.

I would also like to thank our District Councillors for their support over the last year on important issues.

The PC raised the precept to £8421.00 this year to cover increased costs. An appropriate reserves policy is also maintained. Our accounts are audited and approved by an external auditor each year.

The PC also remains a member of the Norfolk Association of Local Councils as this continues to be seen as a necessary membership.

Lastly, but not least, I would like to mention and thank all of those residents who have attended our meetings this year to give their opinions and support us in the work we do. We need your opinions and help to shape Keswick and Intwood for the future. If you have ideas, concerns, or complaints you wish to air then come along to the meetings and have your say. You are all very welcome.

Jan Hill

(Chair)

Keswick and Intwood Parish Council

Appendix 2 – County Councillors annual report

Daniel Elmer - Cringleford, Colney, Keswick and Intwood Annual Report

Food Waste Rollout:

South Norfolk Council, following a government mandate, will begin rolling out food waste collections from July 2026, with a goal of all houses being served by the end of September 2026. Residents will receive a leaflet 5-6 weeks before the start date informing them of initiation, they will also receive:

- A small indoor kitchen caddy
- A 23 litre outdoor food waste bin
- Liners to keep your caddy clean

Local Government Re-organisation

The government has set out its intent to abolish Norfolk County Council and the seven District Councils (including South Norfolk), and replace it with three unitary authorities across Norfolk. Cringleford, Colney, and Keswick will all be included in Greater Norwich, with elections due to happen in May 2027 and the new authorities coming into effect from May 2028.

South Norfolk has set out its oppositions to these plans, citing concerns about the sustainability of the new East Norfolk unitary, and particularly in the case of Greater Norwich, concerns that settlements of the periphery of the council will become 'second tier citizens' to the urban core, and in particular that taxpayers in South Norfolk should take on liability for the City Councils higher debts and liabilities.

New Medical Centre

Work is progressing on creating a new surgery for the Humbleyard group in Hethersett, with the intention of relieving pressure on all three existing surgeries (Hethersett, Cringleford and Mulbarton). The land transfer is now complete, capital funding is allocated, and the Council is currently awaiting final sign off from the local ICB (Integrated Care Board) when work can then commence.

Changes to Planning

Shortly after taking office, the government revised its housing targets, which had the impact of increasing those for Norwich, South Norfolk and Broadland by c. 600 houses per annum. Failure to show a plan to meet this results in the area falling victim to predatory applications and local residents losing control over what goes where. Therefore, the Council is updating its local plan to address the shortfall. Concurrently, the government has introduced new rules that say if a council wants to reject a planning application of more than 100 houses, it must first consult with the Minister.

South Norfolk's priorities in this are clear, to protect the Southern Bypass landscape zone, and also the strategic gap between Hethersett and Cringleford.

Grant funding available for the coming year:

- Community Action Fund: Open until 16 August, bids can be up to £40k and is for the purposes of delivering new community infrastructure.
- Community Facilities Grant: Open until the 16 August, bids can be up to £40k to support and fund capital improvements to a community facility/building. These could be major refurbishments, adding solar panels, moving heat pumps etc.
- Nature Conservation Fund: Likely to be up to £20k to support projects that enhance biodiversity, sequester carbon, and are publicly accessible.
- Members Ward Funding: Up to £2k per district councillor for the coming year, can be used largely at members discretion.
- In Bloom: Up to £1 per resident in each parish in South Norfolk, this is to provide for immediate projects such as floral displays, landscaping, public art with planting schemes, support for community gardens, or initiatives to support pollinators.