



Watton

Neighbourhood Plan

2021-2036

Your chance to shape our future

Consultation Statement

October 2022



Watton Town Council

Watton Neighbourhood Plan Consultation Statement

October 2022

Prepared for Watton Town Council by
Places4People Planning Consultancy

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Watton Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
 - explain how they were consulted
 - summarise the main issues and concerns raised by the persons consulted
 - describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Watton as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 In April 2017 the Town Council agreed to prepare a Neighbourhood Plan that will, when complete, form part of the statutory town planning framework for the area. A Neighbourhood Plan Steering Group was established, comprising Town Councillors and volunteers.
- 2.2 On 4 August 2017, in accordance with the Neighbourhood Planning Regulations, Breckland Council formally designated the whole of Watton parish, as illustrated on Map 1, as a Neighbourhood Plan Area. Details of the application, publication and designation can be viewed on Breckland Council's website under Neighbourhood Planning in Watton. There are no other designated neighbourhood plan areas within this boundary and the Town Council is the "qualifying body", as defined by the Localism Act 2011, and responsible for the preparation of the neighbourhood plan for this area.
- 2.3 This draft Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Watton Town Council. The Town Council approved the Plan for pre-submission public consultation and for submission to Breckland Council.

Map 1 - The Neighbourhood Plan Area



3. How the plan was prepared

3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and meetings, to ensure that the Neighbourhood Plan reflects the aspirations of the community.

Evidence gathering

3.2 Work to prepare the Neighbourhood Plan began in April 2017 with a promoted series of Community Engagement events held at various locations around the Town. The first event was well attended with over 150 attendees, held at the Sports Centre to discuss the idea of engaging with the Community and for the public to consider what issues they would like to address in and around the Town.

3.3 Four further public meetings were held at various locations and a fifth was held on 1 December 2017 at Queens Hall in the centre of Watton and included a presentation by George Freeman MP on planning matters including the potential for a Watton Neighbourhood Plan.

3.4 Support was secured by way of the Government's Neighbourhood Plan support programme run by Locality, which has enabled a Town Centre Master Plan to be prepared, as referred to later. The same support package also provided a Site Assessment which considered the suitability of sites that were potentially appropriate for the infrastructure that residents wanted to see in the Town such as Retail Centre, Business Centre, Country Park etc.

3.5 Locally, the Working Group enabled the preparation of a Character Area Appraisal to include areas of historical interest and buildings of significance across the whole Town. The Working Group decided to involve local residents in the process by training them in the process of Character Area Appraisal. This developed the skills not only to produce the Character Area Appraisal but also to engage more effectively in future planning and development considerations for the Town.

3.6 In addition, and as part of the Government's Neighbourhood Plan support programme run by Locality, a Site Assessment was prepared by AECOM to consider sites put forward by the Town Council for a range of potential uses. The final report is available to view on the Neighbourhood Plan pages of the Town Council website <https://www.wattontowncouncil.gov.uk/>.

Key Community Involvement Events and Dates

- April 2017 Public Meeting at Sports Centre
- July 2017 Public Meeting at Charlotte Harvey Trust
- September 2017 Public Meeting
- October 2017 Public Meetings at Community Centre
- December 2017 Public Meeting at Queen's Hall (George Freeman, MP present)

- January 2018 Short Presentation at Chamber of Commerce Business Breakfast at Broom Hall
- March 2018 Meeting with Trustees of Queen's Hall
- April 2018 Meeting with Men's Shed
- May 2018 Meeting with Diabetes Support Group
- May 2018 Meeting with Air Cadets

In addition, a questionnaire was hand delivered to all homes with the option of completing it online. The hand delivered questionnaires resulted in a 27% of overall responses which is better than the average

Steering Committee Meetings

- 3.10 The Neighbourhood Plan Steering Group has met on a regular basis and notes of all meetings are available on the Neighbourhood Plan pages of the Watton Town Council website.

4. Regulation 14 Pre-submission Consultation

- 4.1 On 14 December 2021 the formal pre-Submission Draft Plan was approved for publication by the Town Council. The statutory consultation on the Pre-Submission Draft Neighbourhood Plan commenced on 18 February 2022 and ran until 8 April 2022, a period of 7 weeks.

How we publicised the consultation

- 4.2 In order to ensure that all residents and others operating in the Neighbourhood Area were aware of the consultation, a leaflet publicising the consultation and how to view and comment on the draft Plan was distributed to all households and known businesses in the Neighbourhood Area. A copy of the leaflet is available to view as Appendix 1 of this Statement. Due to the ongoing Covid19 restrictions, it was decided not to hold face-to-face exhibitions, but rather ensure that the leaflet provided a comprehensive overview of the content of the Plan.
- 4.3 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Breckland District Council, were consulted. The full list of bodies consulted is shown in Appendix 2 and the email wording used to notify them is included at Appendix 3
- 4.4 The Plan was made available on the Neighbourhood Plan pages of the Town Council's website together with the supporting documents that had been prepared to inform the content of the Plan. The Plan and comments forms were made available to inspect at the Town Council's offices and the Town Library. Comments forms were also available for downloading and an online version was also available, and residents were encouraged to comment online.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

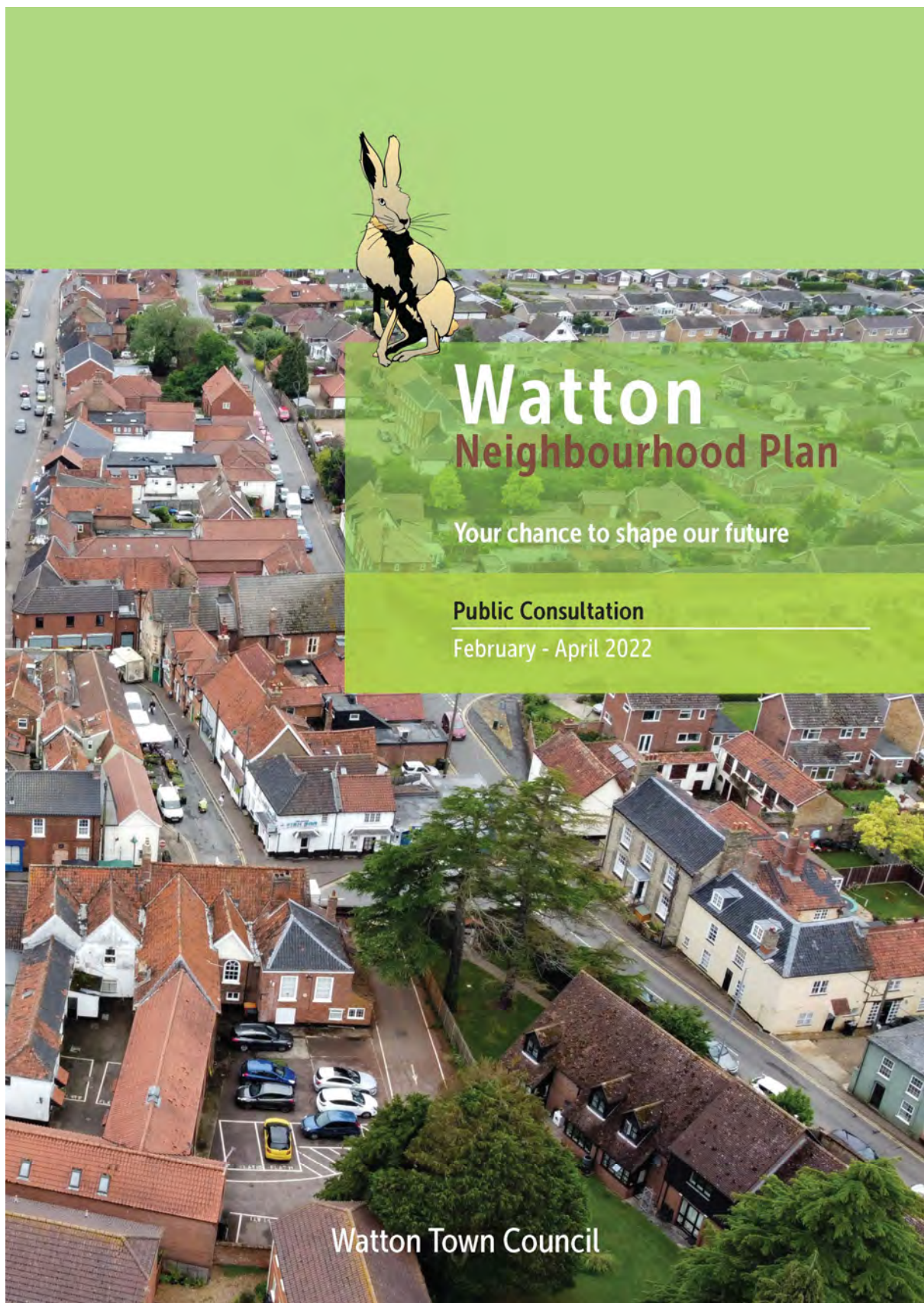
5.1 Individuals and organisations that responded to the Pre-Submission Consultation are listed below.


D Mitchell	A Thompson	S Johnson
G Scott	P Matthews	K Wilcox
Y Coker	E James	J Bradbury
T Teesdale	P Read	N Phillips
R Bell	K Miles	G Collins
C Simoes	S Osborn	S Smith
N Bartram	A Osborn	M Adams
R Bone	M Trench	D West
A Turner	K French	Mr & Mrs Beeny

Wayland Partnership Development Trust
The Ramblers, Norfolk
Tezni Properties
Andrew Francis Funeral Services
One Planning Consultants on behalf of Laxander Property Ltd
Norfolk Wildlife Trust
Carbrooke Parish Council
Avison Young on behalf of National Grid
Historic England
Natural England
Norfolk and Waveney Integrated Care System
Norfolk County Council
Breckland District Council

5.2 A summary of responses to the consultation questions is contained in Appendix 4 and the schedule of all comments received (as submitted) and the responses of the Parish Council are set out in Appendix 5 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date. Appendix 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – Consultation Leaflet





Watton Neighbourhood Plan

Your chance to shape our future

Public Consultation

February - April 2022

Watton Town Council

A Neighbourhood Plan for Watton

Your chance to shape the future of our town

A Neighbourhood Plan is a way of helping local communities to positively influence the planning of the area in which they live and work. It means you can:

- have a say where new developments should be built and what they should look like
- make sure there are enough community facilities for current and future residents
- protect the local character and landscape, including important green spaces

Neighbourhood plans were introduced through the Localism Act in 2011. Once complete, the Neighbourhood Plan will form part of the statutory development plan, and this means that Breckland District Council must use the Neighbourhood Plan as a starting point when considering new planning applications. But a neighbourhood plan cannot stop development that already has planning permission.

Background to the Neighbourhood Plan

Work to prepare the Neighbourhood Plan began in April 2017 with community events to seek opinion and identify matters that needed considering. A Working Group was established by the Town Council whose membership has fluctuated throughout the process with a core of members involved until the Plan is complete.

Support was secured by way of the Government's Neighbourhood Plan support package which has enabled a Town Centre Master Plan to be prepared. The same support package also provided a Site Assessment which considered the suitability of sites that were potentially appropriate for the infrastructure that residents wanted to see in the Town such as a Retail Centre, Business Centre, Country Park etc. The same support package enabled the Town Council to commission specialist town planning support from Ian Poole of Places4People Planning Consultancy, to help with the preparation and drafting of the Plan.

Locally, the Working Group enabled the preparation of a Character Area Appraisal to include areas of historical interest and buildings of significance across the whole Town.

The Draft Neighbourhood Plan

We've now reached a major milestone with the consultation on the Draft Plan. Consultation will last until **Friday 8 April**, a period of just over six weeks. It's your chance to say whether or not you support the content of the Plan or would like to see some changes. The final page of this summary leaflet explains how you can comment. It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved. This leaflet briefly explains what each topic area covers, including the coverage of planning policies and the proposed "community actions" to deliver better services and facilities.

You can view the full Neighbourhood Plan by visiting the Town Council website at

<https://www.wattontowncouncil.gov.uk/neighbourhood-plan/> or paying a visit to the Town Council offices or Watton library.



The Process

From now on, the Neighbourhood Plan must follow set Stages, as illustrated:



The Referendum on the Plan, as amended by the Examiner, will be open to all on the Electoral Roll in Watton. A simple majority in favour of the Plan will mean that it can be used by the District Council when making decisions on planning applications.

Vision for Watton 2036

Watton will maintain its reputation as a vibrant, helpful and friendly Town with a cohesive and inclusive community. It will be regarded as a welcoming town for business and residents alike with facilities serving the needs of all sectors whilst maintaining its Market Town character.

Watton will have ample open and formal spaces for health and recreation and a strong sense of place with links to surrounding landscapes.

Watton will have strong links with but an identity separate from other Brecks towns celebrating both its own unique history and demonstrating its future sustainable development.

It will provide equal opportunities for living, working and learning for all its residents during their healthy, safe and prosperous lives.

Plan Themes

The Neighbourhood Plan covers the subjects illustrated. Within each subject chapter, the Plan identifies the issues and proposes planning policies and, where necessary, local "community actions". The planning policies can only relate to matters that require planning permission. These have to conform to national and local planning policies. Community actions cover matters that do not necessarily relate to planning but address issues that have been raised during the preparation of the Plan which we feel can be resolved.



Neighbourhood Plan Content

Infrastructure and Services

Objectives

- To ensure that any new development does not cause surface water flooding on site or elsewhere in the parish and that foul sewers are of a size that is fit for purpose.
- To support the provision and maintenance of social health and wellbeing services and infrastructure.
- To establish new burial facilities.

It is really important that there are sufficient and appropriate levels of services and facilities to meet the needs of residents. At one of the first consultation events it became evident that major issues affecting existing development and infrastructure was suffering from poor planning and maintenance along with a lack of clear lines of responsibility for the surface water and sewerage systems serving the Town.

It is essential that an appropriate level of services continues to be provided in the town to reduce the need to travel. The provision of adequate capacity in essential services to meet the demand of additional development has been identified as an important consideration when preparing the Neighbourhood Plan.

The Plan contains planning policies for:

- managing flood risk
- providing new infrastructure



Community Actions

The community actions for Infrastructure and Services involve the Town Council working with others to:

- mitigate flood risk and the surcharging of foul sewers.
- set up a flood alert system, to train flood wardens, to purchase relevant equipment and devise a flood emergency plan.
- find ways to reduce the amount of grass cuttings being washed into the highways drains as these provide all the surface water drainage in many of the estates in the town.
- encourage good practice in water and waste issues where problems are identified.
- promote the work of charity service providers within Watton. Where appropriate, it will seek to work with and support charities which provide local services that contribute to the well-being of Watton residents.
- improve existing play areas, encourage the provision of new play areas and to work with the Trustees of the Wayland Academy to improve the site bordering Thetford Road.
- work with the Watton Medical Practice and its Patient Participation Group to ensure that all funds available from planning obligations are accessed and that services not provided by GPs are well publicised and available to patients of the Practice.
- support charitable efforts to provide support for the residents of Watton where a deficit of provision is identified and it falls under the remit of the Town Council.
- work with the relevant agencies to see if additional health and wellbeing provision can be established.
- meet local need to establish a new cemetery located within 5 miles of the town.

Development Design

Objectives

- Ensure that new development respects the local character and scale, historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce and enhance the distinctiveness of Watton and a strong sense of place.
- New development should be sympathetic to the existing form, scale and character of its location and be appropriate to its rural context. Development should respond to the character of both the built and natural environment. Materials and boundary treatments should be sympathetic to the character and landscape of the part of the Parish area in which they are proposed.

The design of any new development can have a lasting impact on the surrounding areas as well as those that live in or use what is built. We want future new development to be designed to the highest quality as well as limiting the impact of the proposal on the environment. Sustainable development aims to ensure a better quality of life for everyone, now and in the future. The principles of sustainable development should form the basis for individual decisions which people take regularly about where to live, work, shop, where to travel, how to dispose of waste, how to use energy and other natural resources efficiently.

There are certain broad requirements which all development should meet if it is to be acceptable in the relationship between the natural environment and built development, reflecting:

- the typical patterns of built form that contribute positively to local character;
- the street pattern, their proportions and landscape features;
- the proportions of buildings framing spaces and streets;
- the local vernacular, other architecture and architectural features that contribute to local character.

The Plan contains planning policies for:

- the design and impact of all new development
- the design and provision of outdoor space for new housing development

Community Actions

The community actions for Development Design matters involve the Town Council working with others to:

- ensure the density of residential and commercial development respects the gradual increase in density associated with the setting of Watton as a rural town on all approaches.
- see if the desires of the community for a retail centre, a Country Park, Centralised Health and Wellbeing Centre can be met.
- pursue remedial action or enforcement for all development considered not to comply with Local District and Neighbourhood Plan objectives and planning conditions.
- highlight the Breckland District Council the relevant planning policies and relevant material considerations when considering planning applications.

Housing

Objectives

- To ensure any new housing is available, appropriate and accessible to people of all ages and circumstances in order to maintain a balanced and diverse population.

Breckland's Local Plan makes provision for new housing development to meet the Town's needs up to 2036. Our consultation with residents carried out in the preparation of the Neighbourhood Plan identified that the following types of housing were needed in the Town:

- More starter homes
- Family Homes 1-3 bedroom
- Bungalows 1-3 bedroom
- Warden Assisted
- Retirement and Care homes

Across Breckland there is a need for three bedroomed dwellings, both in market housing and affordable housing schemes. Additionally, for affordable housing one third of the need is for two bedroomed homes.

It is recognised that the alteration of houses to flats and self-contained bedsitters can make a valuable contribution to our housing stock provided that public health standards are maintained, including the provision of amenities, means of escape in case of fire and intensity of occupation. However, over recent years, there have been instances where the conversion of residential properties to "Houses in Multiple Occupation" (HMO) has impacted adversely on the amenity of residents in surrounding properties.

The Plan contains planning policies covering:

- Housing mix (numbers of bedrooms)
- Houses in multiple occupation

Community Action

The community action for Housing involves the Town Council working with others to:

- work proactively with developers/builders of new sites to ensure that the types of housing needed for the Town are implemented.

Natural Environment

Objectives

- Minimise the impact of development on international, national and local natural environment designations.
- Seek, where appropriate, to deliver net biodiversity gains in new development proposals.
- Ensure access routes are created with and between new developments and improve the quality of access to and use of countryside route-ways for non-vehicle users, for both recreational and local travel opportunities.
- Ensure that existing green spaces are retained and their quality improved, and that sequences of green spaces are maintained to protect the visual amenity of all green spaces that contribute to the identity of the town.

The town is located in the vicinity of a number of international, national and locally important wildlife sites. Development will have to take account of these designations and make sure that we protect them from the adverse impacts of development.

Across the town there are also a range of locally important open spaces that are proposed for protection as Local Green Spaces. These are:

1. George Trollope Road
2. South of South Road
3. Merton Road crescent
4. Memorial Green, Memorial Way
5. Open space at Ventura House
6. Langmere Road
7. Stokes Avenue
8. Bridle Road
9. Heron Way
10. Youth and Community Centre
11. Between Queensway and Edinburgh Close
12. Jubilee Road

13. Allotment Gardens off Thetford Road
14. Play area, Bowes Close
15. Open Spaces, Bowes Close/Byfords Way
16. Balancing pond, Byfords Way
17. Vicarage Walk / Chestnut Road
18. Whitebeam Crescent
19. Dye Road
20. Lovell Gardens Play Area
21. Lovell Gardens Open Space
22. Lovell Gardens Amenity Spaces
23. Akrotiri Square Amenity Space
24. Shire Horse Way / Horse Shoe Close Amenity Spaces
25. Harvest Road / Blenheim Way Open Space
26. Badger Drive Open Space
27. Wheatcroft Drive Open Space
28. Cemetery
29. Allotments
30. Loch Neaton
31. Field Maple Road
32. Church Walk

The Plan contains planning policies covering:

- The designation of Local Green Spaces
- The future delivery of a Country Park

Community Actions

The community actions for the Natural Environment involve the Town Council working with others to:

- improve and maintain the quality of pedestrian and cycle route-ways through and around Watton.
- have existing green spaces protected in the Adopted Local Plan by an addendum to the Plan.
- enhance relevant land/premises.
- encourage the creation of access routes linking new development with existing routes around the town expressly for pedestrian and cycle use.
- encourage the provision and improvement of links to the countryside surrounding the town expressly for pedestrian and cycle routes.
- seek improved and consistent signage of local character to encourage the use of non-vehicle route ways to access facilities and services within the town.
- actively seek opportunities to preserve existing tree cover and work to increase the green canopy throughout the administrative boundary in order to improve the visual appearance of the town, the environment in general, its flood resilience and its biodiversity. The planting of trees of varying species will be encouraged in appropriate locations on both public and private land.
- work with partner agencies to establish the residents desire for a country park.

Town Centre and the Economy

Objectives

- Preserve the Market Town character of Watton, including the spatial balance between the rural and built environment, historical assets and Town Centre whilst improving design based on surrounding character.
- To support opportunities for expansion and growth of existing Watton businesses in precision engineering (metals, wood and plastics); food processing, packaging and delivery; agri-technology and farming, retail, traditional foundry and stone masons; tourism and the hospitality industry
- To attract and encourage new business in line with key investment opportunities (New Anglia LEP Economic Plan; Cambridge-Norwich Tech Corridor (CNTC)) particularly agri-technology and food processing, and digital and creative media
- To encourage and support all appropriate new and existing opportunities for business and employment in the parish arising out of development along the designated A47 and A11 corridors

The Town Centre

So that Watton can be in a position to manage the impact of change and to seek opportunities for the improvement of the Town Centre, two separate reports were commissioned as part of the Neighbourhood Plan preparation process, both funded by the Government Neighbourhood Plan support programme. The first looked at the Market and its operating conditions concluding that the preferred option would be to relocate it to Middle Street and Old Dereham Road. The second provided detailed design guidance for the High Street against which future planning applications will be considered.

The Plan contains planning policies for:

- Design of new development in the Town Centre

Jobs

The Local Plan identifies three "General Employment Areas" in the town, namely Norwich Road Industrial Estate, Breckland Business Park and adjoining properties north of Norwich Road, and Cranswick Country Foods. In addition, the Threxton Road Industrial Estate adjoins the Parish. Policy EC 03 of the Local Plan guides what type of development will be accepted on them. Outside the General Employment Areas, proposals for business and employment uses will have to have regard to the potential impact of the proposal on its surroundings and the amenity of existing residents in the area.

Community Actions

The community actions for the Town Centre and for Jobs involve the Town Council working with others to:

- maintain and enhance the shopping and retail experience in the High Street, the development and growth of the Wednesday Market.

- encourage and promote the provision of business opportunities within the town. It recognises the importance of existing businesses in the areas of precision engineering (metals, wood and plastics); food processing, packaging and delivery; agri-technology and farming, retail, traditional foundry and stone masons; tourism and the hospitality industry.
- support strategies designed to maximise opportunities that attract and encourage new businesses in line with identified key investment strategies, at present these are agri-technology, food processing and digital and creative media. These have been identified within the new Anglia LEP economic plan and the Cambridge – Norwich Tech Corridor (CNTC).
- promote the provision and development of youth oriented social facilities an upgrade of existing buildings or new build. The design of new provision will include access to physical and e-sports activities, space for youth-oriented clubs, societies, training and skills development in innovation and entrepreneurship, particularly relating to digital and creative media.
- establish safe places for the Youth of the Town to socialise.
- support the Wayland Chamber of Commerce and the Wayland Partnership in its work with the Delivery Board of the Cambridge/Norwich Tech Corridor.
- support and encourage the development of opportunities to enable residents to maximise their employment potential.
- support and encourage the provision and development of youth orientated facilities aimed at improving the educational and employment opportunities of young people, including the obtaining of recognised practical qualification.

Built Heritage

Objectives

- To protect and enhance the historic assets of the Town and take every opportunity, through design and materials, to reinforce and enhance the distinctiveness of Watton.
- To promote the Character of Watton as an Historic market Town.

Listed buildings, conservation areas and scheduled monuments are collectively known as "heritage assets" and are protected from development harm by Government legislation. The preparation of the Neighbourhood Plan has identified a number of buildings and structures in the town that are of local significance. These buildings and structures form part of our heritage which is viewed as an essential part of the Town's character and distinctiveness. These include:

The National School
Loch Neaton
Queen's Hall
Site of the Old Cattle Market
Old Brewery
The Alms Houses
The Old Infant School, Church Walk
Disraeli House
Burleigh House
108 Dereham Road (from 1470)

4 Merton Road (Suffolk Pink House)
 85 and 87 Dereham Road (Railway Heritage)
 15 Church Road (Railway Heritage)
 Former RAF Officers Mess (Ventura House)

The Plan contains planning policies for:

- the retention and protection of local heritage assets and buildings of local significance



Community Actions

The community actions for the Built Heritage involve the Town Council working with others to:

- pursue the registration of non-designated heritage assets that are of local significance as Local Heritage Assets with the District Council so that they are recognised as Local Heritage assets.
- maintain and enhance the quality and appearance of buildings on the High Street.
- request or, where necessary, enforce compliance with appropriate regulations relating to High Street design/building infringements.
- promote the heritage and historic assets of the Town.
- seek and provide, where appropriate, improved signage of local character within the town

Transport and Travel

Objectives

- Reduce the impact of vehicular traffic flows throughout the town.
- It is important that the increased provision of non-vehicle travel options is supported throughout the town.
- To encourage increased provision of non-car travel options in and around the parish including cycle paths and secure cycle racks.

The Neighbourhood Plan is limited on what it can do to improve travel and our roads as most projects are within the highway and do not require planning permission.

Community Actions

The community actions for Transport and Travel will involve the Town Council working with others to:

- reduce the impact of vehicular traffic flows throughout the town. This will initially concentrate on peak periods and the impact of large vehicles.
- in the long term, support the introduction of traffic management systems that balance residents and business needs and improve all aspects of the environment.
- seek to influence opportunities to improve public transport.
- improve and increase pedestrian and cycle access around the town linking residential and commercial areas away from the main traffic routes.
- preserve and improve transport links to and from key employment, commercial, recreational, amenity and residential areas.

Community and Social Facilities

Objectives

- To encourage, support and promote initiatives aimed at improving health, well-being and social cohesion within our community; particularly those which make best use of our current amenities, public spaces and recreational facilities.
- Look to provide facilities and services that promote and provide for the health, physical and mental wellbeing of the community.
- To publicise information in relation to events and services within the town.
- To work towards a more sustainable future.

The Town is well placed to provide for most day-to-day facilities which are required by residents and businesses. However, demands change and decisions made by external bodies and operators can have a direct impact on both the quality and level of services.

Community Actions

The community actions for Community and Social Facilities will involve the Town Council working with others to:

- support existing activities such as the Park Run and provide new opportunities aimed at the general physical health and mental wellbeing of residents.
- ensure residents know what medical services and facilities are available.
- promote facilities and services provided at the Community Centre by the Charlotte Harvey Trust and its partners and establish a community hub for all ages and sectors of the community.
- provide a live "What's on in Watton" notice board with all forthcoming activities and events advertised.
- improve the dissemination of information regarding clubs, facilities and services within the town by making better use of digital media platforms and improving its own website and continuing to support the provision of Wayland Chamber of Commerce's resident's information book.
- expand facilities for recycling, the reduction of waste and the reuse of goods and materials

How to view the full Neighbourhood Plan and comment

The full version of the Plan is available to download at <https://www.wattontowncouncil.gov.uk/neighbourhood-plan/> where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the Town Council Office and The Library where there will also be collection boxes for written comments.

Opening times

Town Council Office: Monday to Friday 9.00am to 1.00pm

Watton Library:

Monday: 10am-1pm and 2-5pm; Wednesday: 10am-1pm and 2-6pm;

Thursday: 10am-1pm and 2-5pm; Saturday: 10am-2pm

Full versions will also be available to borrow by appointment from the Town Council at Wayland Hall, Middle Street

How to comment

During the consultation period the Neighbourhood Plan pages of the Town Council website will have an online survey form which you can complete.

The above venues and contacts will also have printed response forms which you can complete and leave in the post boxes provided or post back to the Town Council.

We want your comments, even if you support everything in the Plan.

**COMMENTS MUST BE RECEIVED BY FRIDAY 8 APRIL
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME.**



Appendix 2 – Statutory Consultees Notified of Regulation 14 Consultation

Age UK Norfolk	Network Rail Infrastructure Ltd
Anglia Water	New Anglia Local Enterprise Partnership
Breckland District Council	NHS England Midlands and East
Cadent Gas	NHS Property Services Ltd
Carbrooke Parish Council	NHS2
CCG South Norfolk	Norfolk Archaeological Trust
Church of England	Norfolk Biodiversity Partnership
Community Action Norfolk	Norfolk Chamber of Commerce
Councillor Gilbert	Norfolk Community Foundation
Councillor Kiddell	Norfolk County Council
CPRE Norfolk	Norfolk Deaf Association
Diocese of Norwich - Education	Norfolk Local Access Forum
District and County Councillor Bowes	Norfolk Police Community Engagement Officer
EE / BT Openreach	Norfolk Police Crime Prevention and Architectural Liaison Officer
Environment Agency	Norfolk Rivers Trust
Equal Lives (Norfolk Coalition of Disabled People)	Norfolk Wildlife Trust
Fed Small Businesses East	Ovington Parish Council
Federation of Small Businesses - East of England	Places4People Planning Consultancy
Friends of the Earth	Ramblers Association
Friends, Families and Travellers (FFT)	RSPB
Greater Norwich Development Partnership	Saham Toney Parish Council
Griston Parish Council	Sport England
Hastoe Group	The Norfolk and Norwich Association for the Blind
Highways England	The Traveller Movement
Historic England	Thompson Parish Council
Homes England	Transco National Grid
Keystone Development Trust	UK Power Networks
Little Cressingham Parish Council	Visit Norfolk-Norfolk Tourism Team
Merton Parish Council	Water Management Alliance
Mobile Operators Association	Watton & Wayland Tourist Info Centre
National Farmers Union East Anglia	Wayland Chamber of Commerce
National Federation of gypsy liaison groups	Wild Anglia
National Grid	Woodland Trust
National Trust	
Natural England	

Appendix 3 – Statutory Consultee Consultation Notice

Dear

WATTON (NORFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION
(REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Watton Town Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. Breckland District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.




The full plan and supporting documents can be viewed here together with information on how to send us your comments.




This Pre-Submission Consultation runs until Friday 8 April 2022




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/WattonNP/> or, if that is not possible, please send them in a reply to this email.




Watton Town Council

Appendix 4 – Summary of Responses to Consultation Questions




1. Do you support the content of Sections 1, 2, 3 and 4?			
Answer Choices		Response Percent	Response Total
1	Yes		65.52% 19
2	No		17.24% 5
3	No opinion		17.24% 5
		answered	29
		skipped	4

2. Do you support the Vision and Objectives in Section 5?			
Answer Choices		Response Percent	Response Total
1	Yes		68.97% 20
2	No		13.79% 4
3	No opinion		17.24% 5
		answered	29
		skipped	4




3. Do you support Policy WTN1 – Managing Flood Risk?			
Answer Choices		Response Percent	Response Total
1	Yes		66.67% 18
2	No		11.11% 3
3	No opinion		22.22% 6
		answered	27
		skipped	6

4. Do you support Community Action 1 – Mitigating Flood Risk?			
Answer Choices		Response Percent	Response Total
1	Yes		67.86% 19
2	No		7.14% 2
3	No opinion		25.00% 7
		answered	28
		skipped	5




5. Do you support Community Action 2 – Flood Alert System?

Answer Choices		Response Percent	Response Total
1	Yes		72.41% 21
2	No		3.45% 1
3	No opinion		24.14% 7
		answered	29
		skipped	4




6. Do you support Community Action 3 – Managing Surface Water Drainage?

Answer Choices		Response Percent	Response Total
1	Yes		79.31% 23
2	No		3.45% 1
3	No opinion		17.24% 5
		answered	29
		skipped	4




7. Do you support Community Action 4 – Local Services?

Answer Choices		Response Percent	Response Total
1	Yes		62.07% 18
2	No		17.24% 5
3	No opinion		20.69% 6
		answered	29
		skipped	4




8. Do you support Community Action 5 – Use of Planning Funds for Improved Medical Services?

Answer Choices		Response Percent	Response Total
1	Yes		75.86% 22
2	No		10.34% 3
3	No opinion		13.79% 4
		answered	29
		skipped	4




9. Do you support Community Action 6 – Support for Charities?

Answer Choices			Response Percent	Response Total
1	Yes		65.52%	19
2	No		3.45%	1
3	No opinion		31.03%	9
			answered	29
			skipped	4




10. Do you support Community Action 7 – Additional Health and Wellbeing Provision?

Answer Choices			Response Percent	Response Total
1	Yes		75.86%	22
2	No		6.90%	2
3	No opinion		17.24%	5
			answered	29
			skipped	4



11. Do you support Community Action 8 – Cemetery Provision?

Answer Choices			Response Percent	Response Total
1	Yes		72.41%	21
2	No		3.45%	1
3	No opinion		24.14%	7
			answered	29
			skipped	4




12. Do you support Policy WTN2 – Infrastructure Provision?

Answer Choices			Response Percent	Response Total
1	Yes		65.52%	19
2	No		17.24%	5
3	No opinion		17.24%	5
			answered	29
			skipped	4




13. Do you have any additional comments on Section 6 – Infrastructure and Services?

Answer Choices			Response Percent	Response Total
1	Yes		60.00%	15
2	No		40.00%	10
			answered	25
			skipped	8




14. Do you support Policy WTN3 – Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		64.29%	18
2	No		14.29%	4
3	No opinion		21.43%	6
			answered	28
			skipped	5




15. Do you support Community Action 9 – Residential Density?

Answer Choices			Response Percent	Response Total
1	Yes		64.29%	18
2	No		21.43%	6
3	No opinion		14.29%	4
			answered	28
			skipped	5




16. Do you support Community Action 10 – New Community Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	21
2	No		7.14%	2
3	No opinion		17.86%	5
			answered	28
			skipped	5




17. Do you support Community Action 11 – Enforcement of Planning Conditions?

Answer Choices		Response Percent	Response Total
1	Yes		79.31% 23
2	No		6.90% 2
3	No opinion		13.79% 4
		answered	29
		skipped	4



18. Do you support Community Action 12 – Commenting on Planning Applications?

Answer Choices		Response Percent	Response Total
1	Yes		82.14% 23
2	No		7.14% 2
3	No opinion		10.71% 3
		answered	28
		skipped	5




19. Do you support Policy WTN4 – Residential Amenity Space?

Answer Choices		Response Percent	Response Total
1	Yes		75.86% 22
2	No		10.34% 3
3	No opinion		13.79% 4
		answered	29
		skipped	4




20. Do you have any additional comments on Section 7 – Development Design?

Answer Choices		Response Percent	Response Total
1	Yes		26.92% 7
2	No		73.08% 19
		answered	26
		skipped	7




21. Do you support Policy WTN5 – Housing Mix?

Answer Choices			Response Percent	Response Total
1	Yes		58.62%	17
2	No		13.79%	4
3	No opinion		27.59%	8
			answered	29
			skipped	4



22. Do you support Community Action 13 – House Types?




Answer Choices			Response Percent	Response Total
1	Yes		65.52%	19
2	No		6.90%	2
3	No opinion		27.59%	8
			answered	29
			skipped	4




23. Do you support Policy WTN6 – Housing in Multiple Occupation?




Answer Choices			Response Percent	Response Total
1	Yes		48.28%	14
2	No		31.03%	9
3	No opinion		20.69%	6
			answered	29
			skipped	4




24. Do you have any additional comments on Section 8 - Housing?

Answer Choices			Response Percent	Response Total
1	Yes		40.74%	11
2	No		59.26%	16
			answered	27
			skipped	6



25. Do you support Policy WTN7 – Country Park?				
Answer Choices			Response Percent	Response Total
1	Yes		79.31%	23
2	No		10.34%	3
3	No opinion		10.34%	3
			answered	29
			skipped	4

26. Do you support Policy WTN8 – Local Green Spaces?				
Answer Choices			Response Percent	Response Total
1	Yes		63.33%	19
2	No		23.33%	7
3	No opinion		13.33%	4
			answered	30
			skipped	3




27. Do you support Community Action 14 – Play Areas?				
Answer Choices			Response Percent	Response Total
1	Yes		76.92%	20
2	No		3.85%	1
3	No opinion		19.23%	5
			answered	26
			skipped	7

28. Do you support Community Action 15 – Site Enhancement Opportunities?				
Answer Choices			Response Percent	Response Total
1	Yes		75.00%	21
2	No		7.14%	2
3	No opinion		17.86%	5
			answered	28
			skipped	5




29. Do you have any additional comments on Section 9 – Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		42.31% 11
2	No		57.69% 15
		answered	26
		skipped	7




30. Do you support Policy WTN9 – Watton Town Centre?

Answer Choices		Response Percent	Response Total
1	Yes		59.26% 16
2	No		22.22% 6
3	No opinion		18.52% 5
		answered	27
		skipped	6




31. Do you support Community Action 16 – Enhancing the Retail Experience?

Answer Choices		Response Percent	Response Total
1	Yes		66.67% 20
2	No		16.67% 5
3	No opinion		16.67% 5
		answered	30
		skipped	3




32. Do you support Community Action 17 – Encouraging Business Opportunities?

Answer Choices		Response Percent	Response Total
1	Yes		71.43% 20
2	No		7.14% 2
3	No opinion		21.43% 6
		answered	28
		skipped	5




33. Do you support Community Action 18 – Opportunities for Organised Youth Activities?

Answer Choices			Response Percent	Response Total
1	Yes		67.86%	19
2	No		10.71%	3
3	No opinion		21.43%	6
			answered	28
			skipped	5




34. Do you support Community Action 19 – New Community Venues?

Answer Choices			Response Percent	Response Total
1	Yes		55.17%	16
2	No		13.79%	4
3	No opinion		31.03%	9
			answered	29
			skipped	4




35. Do you support Community Action 20 – Cambridge/Norwich Tech Corridor?

Answer Choices			Response Percent	Response Total
1	Yes		50.00%	13
2	No		15.38%	4
3	No opinion		34.62%	9
			answered	26
			skipped	7



36. Do you support Community Action 21 – Improving employment opportunities?

Answer Choices			Response Percent	Response Total
1	Yes		71.43%	20
2	No		3.57%	1
3	No opinion		25.00%	7
			answered	28
			skipped	5




37. Do you support Community Action 22 – Improving the educational and employment opportunities of young people?

Answer Choices			Response Percent	Response Total
1	Yes		75.86%	22
2	No		3.45%	1
3	No opinion		20.69%	6
			answered	29
			skipped	4




38. Do you have any additional comments on Section 10 – Town Centre and Economy?

Answer Choices			Response Percent	Response Total
1	Yes		34.62%	9
2	No		65.38%	17
			answered	26
			skipped	7




39. Do you support Policy WTN10 - Buildings of Local Significance?

Answer Choices			Response Percent	Response Total
1	Yes		71.43%	20
2	No		10.71%	3
3	No opinion		17.86%	5
			answered	28
			skipped	5




40. Do you support Community Action 23 – Designation of Local Heritage Assets?

Answer Choices			Response Percent	Response Total
1	Yes		60.71%	17
2	No		7.14%	2
3	No opinion		32.14%	9
			answered	28
			skipped	5




41. Do you support Community Action 24 – High Street Buildings?

Answer Choices			Response Percent	Response Total
1	Yes		73.08%	19
2	No		3.85%	1
3	No opinion		23.08%	6
			answered	26
			skipped	7




42. Do you support Community Action 25 – Design and Building Compliance?



Answer Choices			Response Percent	Response Total
1	Yes		68.97%	20
2	No		6.90%	2
3	No opinion		24.14%	7
			answered	29
			skipped	4




43. Do you support Community Action 26 – Promoting Heritage Assets?




Answer Choices			Response Percent	Response Total
1	Yes		66.67%	18
2	No		7.41%	2
3	No opinion		25.93%	7
			answered	27
			skipped	6




44. Do you support Community Action 27 – Improved Signage?

Answer Choices			Response Percent	Response Total
1	Yes		67.86%	19
2	No		7.14%	2
3	No opinion		25.00%	7
			answered	28
			skipped	5



45. Do you have any additional comments on Section 11 – Built Heritage?				
Answer Choices			Response Percent	Response Total
1	Yes		16.00%	4
2	No		84.00%	21
			answered	25
			skipped	8

46. Do you support Community Action 28 – Reducing the Impact of Traffic?				
Answer Choices			Response Percent	Response Total
1	Yes		75.86%	22
2	No		10.34%	3
3	No opinion		13.79%	4
			answered	29
			skipped	4




47. Do you support Community Action 29 – Public Transport, Cycling and Walking Initiatives?				
Answer Choices			Response Percent	Response Total
1	Yes		76.67%	23
2	No		6.67%	2
3	No opinion		16.67%	5
			answered	30
			skipped	3

48. Do you support Community Action 30 – Transport Links?				
Answer Choices			Response Percent	Response Total
1	Yes		77.78%	21
2	No		3.70%	1
3	No opinion		18.52%	5
			answered	27
			skipped	6




49. Do you have any additional comments on Section 12 – Access and Transport?

Answer Choices		Response Percent	Response Total
1	Yes		26.92% 7
2	No		73.08% 19
		answered	26
		skipped	7




50. Do you support Community Action 31 – Supporting Wellbeing?

Answer Choices		Response Percent	Response Total
1	Yes		75.00% 21
2	No		7.14% 2
3	No opinion		17.86% 5
		answered	28
		skipped	5




51. Do you support Community Action 32 – Availability of Medical Services?

Answer Choices		Response Percent	Response Total
1	Yes		82.76% 24
2	No		3.45% 1
3	No opinion		13.79% 4
		answered	29
		skipped	4




52. Do you support Community Action 33 – Community Centre?

Answer Choices		Response Percent	Response Total
1	Yes		68.97% 20
2	No		10.34% 3
3	No opinion		20.69% 6
		answered	29
		skipped	4




53. Do you support Community Action 34 – Community Information?

Answer Choices			Response Percent	Response Total
1	Yes		72.41%	21
2	No		10.34%	3
3	No opinion		17.24%	5
			answered	29
			skipped	4



54. Do you support Community Action 35 – Information Sharing?

Answer Choices			Response Percent	Response Total
1	Yes		62.96%	17
2	No		7.41%	2
3	No opinion		29.63%	8
			answered	27
			skipped	6



55. Do you support Community Action 36 – Waste Reduction and Recycling?

Answer Choices			Response Percent	Response Total
1	Yes		75.86%	22
2	No		3.45%	1
3	No opinion		20.69%	6
			answered	29
			skipped	4



56. Do you have any additional comments on Section 13 – Community and Social Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		14.81%	4
2	No		85.19%	23
			answered	27
			skipped	6

57. Do you have any additional comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		16.67%	4
2	No		83.33%	20
			answered	24
			skipped	9

58. Do you have general comments on the Plan?

Answer Choices			Response Percent	Response Total
1	Yes		57.69%	15
2	No		42.31%	11
			answered	26
			skipped	7

Appendix 5 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Due to the extensive nature and complexity of their comments, Breckland District Council's response is set out in a separate table at the end. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

No changes have been made to the comments and they are as received.

Name	Organisation	Comment (as submitted)
Sections 1, 2, 3 and 4		
N Bartram		Apart from the fact the sections in the plan put through my door are not numbered.
R Bone		<p>Para 3.2 Flooding - The flooding indicated is most recent and therefore likely to be more frequent as climate change will impact our region. Not enough is being done to prevent this reoccurring.</p> <p>3.3 - The action group and Anglia Water are not doing enough to prevent future flooding. Recently I had to call out Anglia water several times when the pump at the end of my road could not cope with the amount of rain fall, and water draining from other parts of the area. We was told by the professional that Anglia Water are not making enough investment to improve and increase the drain capacity to prevent internal flooding. The drains in place cannot cope, this will not improve till more long term solutions are sorted. Drains in my area have not been cleaned out, I don't recall seeing any vehicle in Watton jetting. It is clear as the paragraph highlights that it 'should' prevent. We know for a fact that this has not been successful.</p> <p>3.4 This is more of a concern and has been before COVID hit in 2019. Breckland Council have not made any investments within the Town Centre, the place looks drab, tired with derelict buildings scaring the towns display. Watton has some very old unques buildings which unfortunately have marred by obscene modern 1960's build which does not fit into the landscape. With the council not at that time taking pride in the town, we are now left with a complete shambles of mismatch building. It certainly doesn't promote or welcome new business opportunities. Watton is suppose to be a market town, which is quite frankly a joke. The market has been declining, Covid highlighted very strongly the need to have local shops, offering a choice of products. We have no farmers market shops, shops offering local produce made within the area. I noticed the other day Watton use to have a brewery.</p> <p>4.2 The housing plans do not meet the needs of the area or the infrastructure which currently is place. More housing has not provided any benefits to the region, the population has grown beyond recognition causing strain on local amenities. Breckland have not taken in consideration the adverse affects this has had. Walking down Church Lane use to be a quiet</p>

Name	Organisation	Comment (as submitted)
		<p>environment to walk with young children. Now it is constantly has vehicle travelling this route more often. This is due to the heavy traffic that now fills the Norwich road to the crossroads. The traffic can be so severe that it can take anything from 10-15 minutes just to get out of my junction. (this does not take into account school traffic)</p> <p>The planning has not improved pavements making walking to schools/high street more pleasurable. There are no considerations for bike paths leading to green areas to enjoy. The only one that has been of benefit is the Griston Path which provides a safe walk way for all.</p>
A Turner		As regards planning for new housing, the mitigation of flood risk, drainage and impact on the infrastructure (traffic passing through, in-town parking, public transport) of the town MUST be placed before profit.
A Thompson		The plan does not contain enough details, to give any informed decision
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		<p>NO as you CANNOT lump 4 disparate sections in this way with a YES/NO. IN fact a lot within the sections is expensive eyewash, from persons who do NOT know Watton. We do NOT want pie in the sky for fancy ideas we want MAINTENANCE of what we have got.</p> <p>Why is MAINTENANCE a dirty word??</p>
K Wilcox		While I agree with Sections 1,2 and 4, I feel Section 3 'Our Population' needs to include a wider number of issues, such as schools, doctors and dentists which are needed to support the growing population of Watton.
G Collins		The content of these sections is difficult to object to, since it is so broad.
M Adams		<p>3 issues</p> <p>3.3 Has Anglian Water, LLFA & NCC Highways completed the flood mitigation actions committed to?</p> <p>3.4 Wednesday market area needs to be improved - road/path tiles, seats plus High St pavements at top end need improvement.</p>
Wayland	Partnership Development Trust	<p>1. Sections 2.5 on p 9, 2,6, 2.7, 2.8, 2,17 first sentence and 2.18 are all direct lifts from the 'Capturing Our Wayland Heritage' book on Watton written by Julian Horn and published by The Wayland Partnership. We, the Partnership, hold the copyright to the book and at no time have we been asked to grant permission to use such extensive tracts from the book nor has our ownership been acknowledged. Lifting text in the manner also places the sections outside the context of the whole original history. Other history books about Watton are referred to in the document but no mention is made of the Wayland Partnership one used as a source.</p> <p>ACTION SUGGESTED: Contact Wayland Partnership for written permission to use extracts. Acknowledge the source and copyright ownership in the document. Direct readers to original source to read in context.</p> <p>2. Unsure why much is made of RAF Watton history, especially as much of the former base is in Carbrooke parish.</p>
<p>Town Council's Response The Town Council apologises for the error and overlooking the copyright in Chapter 2 and the matter will be rectified in the Submission version of the Plan.</p>		

Name	Organisation	Comment (as submitted)
There are no further significant matters raised in these chapters.		
Proposed Changes to Neighbourhood Plan Amend Chapter 2		
Vision and Objectives		
K Hawkins	The Ramblers, Norfolk	We strongly support Objective 9: Ensure access routes are created with and between new developments and improve the quality of access to and use of countryside route-ways for non-vehicle users, for both recreational and local travel opportunities
N Bartram		We all want Watton to be visually and practically attractive to residents.
R Bone		5.1 Where please point out is Watton vibrant? It is not inclusive, the other nationalities which live in the Watton area do not want to mix and have remained separate. They have not immersed and blended within the local culture. There is no market town character, how exactly is the council going to encourage and attract businesses within this area? Unfortunately the Council have allowed Breckland to allow housing to take precedence taking away ample open spaces for recreation. Looking at the old map of Watton, it use to have a cricket green and pavilion, this is no longer in existence, our neighbouring villages have cricket greens. What exactly is making Watton different to other neighbouring towns? Poor planning from previous years has damaged Watton historic buildings, some are now left derelict. Current new builds have caused major traffic concerns, this is already having an impact on local residents, what and how do the council intend to deal with this? Especially as more housing is planned?
A Thompson		Green space areas have already been destroyed by mass, poorly designed housing. Again no firm details or design information to make an informed decision. Watton High St has no character and i fail to see via the Neighbour Hood Plan how this can be achived? There has not been at any time during all the mass building any plan to ensure wildlife need are catered for, eg Hedgehogs pathways , birds and bats boxes and I fail to see any change in the information given.
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		Once more a load of NONSENSE endless claims of intentions with NO specific action. ie we need MAINTENANCE of what we have. 2036-Who will be resident here in 15 yrs time? The older ones will be Dead while the younger ones will be on to better things in better places.
S Johnson		Points 17-20 are particularly important.

Name	Organisation	Comment (as submitted)
K Wilcox		With Reference to Sections 17-19, Access and Transport, I strongly agree with the need to reduce the impact of traffic through the town (S17) and increase non-vehicle travel options (Sections 18 & 19)
J Bradbury		It would be good to include mention of the environment in the main vision. Natural environment 8 - perhaps some idea of how biodiversity gains are going to be made?
S Whitley	Tesni Properties	<p>'Land to the south of Mallard Road, Watton' has outline approval for up to 177 dwellings and is currently subject to an active reserved matters application. Following a detailed review of the Draft Neighbourhood Plan, it is clear that the development proposals for the referenced site continue to adhere to the visions and objectives set out by the town council within the draft neighbourhood plan.</p> <p>Therefore, with Tesni's ongoing interest in the site we wish to provide comments on the relevant objectives highlighted within the Draft Neighbourhood Plan in continued support of future development of the land. These objectives include:</p> <ul style="list-style-type: none"> • Infrastructure & Services • Development Design • Housing • Natural Environment
M Adams		<p>Transport: A rail connection to main line should be included.</p> <p>Surgery: Should include significant improvements to current services + better dental care for NHS patients.</p>
	Norfolk and Waveney Integrated Care System	<p>We recognise and support the extent to which the plan identifies the need for health development in the Watton area and we welcome the plan set out, with particular focus on:</p> <p>Page 15 - Objective 2: 'To support the provision and maintenance of social health and wellbeing services and infrastructure'.</p>
<p>Town Council's Response</p> <p>The Neighbourhood Plan is limited in what matters it can address through planning policies and the Town Council has limited statutory powers to deliver projects. It therefore must rely on its lobbying powers and liaison with the District and County Councils and other bodies to seek to rectify problems and to seek future investment in projects.</p> <p>In terms of planning decisions, the Town Council, like all local councils, is only a consultee in the planning application process and does not make the final decision on planning applications. Putting a neighbourhood plan in place that reflects local issues and aspirations means that Breckland Council will have to take note of it in making decisions on applications.</p> <p>Recent Government legislation will require, when implemented, development to deliver a 10% net gain in biodiversity.</p> <p>There are no further significant matters raised in these chapters.</p>		

Name	Organisation	Comment (as submitted)
Proposed Changes to Neighbourhood Plan None proposed		
Policy WTN1 – Managing Flood Risk		
A Turner		Anlian Water and Breckland Council must still be engaged and 'pressurised' to improve draining channels i.e. rivers, ditches, pipework capacity to correct defects that are obvious by the fact that flooding still happens outside of extreme weather events. A regular programme of capacity improvement MUST be established, rivers and ditches cleaned and dredged etc.
A Thompson		again this plan does not give information to give an informed decision, lack of planning before planning permission given to large scale development has caused this problem ! Developers have been allowed to build on flood planes regardless of local concerns and again ido not seen any changes in this plan . Watton and Breckland fail to take any notice before this plan and are only interested in building on unsuitable land.
K Miles		Speaking from experience regarding flooding I think this ill be very beneficial. I would like to point out that my flooding was due to poordesign of drainage on the part of the builders. My back garden sloped down towards the back of the house but no drainage to allow for water to escape.
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		Stop CONSIDERING and do something.
J Bradbury		Protection of flood plain area of the Watton Brook
	Norfolk County Council	The Lead Local Flood Authority welcome the following: <ul style="list-style-type: none"> • The numerous appropriate references to flood risk as a whole and specific references to drainage, surface water flooding and fluvial flood risk throughout the submitted Plan, with specific reference to Section 6 and 'Policy WTN1 – Managing Flood Risk'. We further welcome the emphasis and concerns demonstrated within the Plan regarding these issues, including the details provided in Appendix 1. We would advise our wording is referred to (highlighted in grey below) to address flood risk from surface water, groundwater and ordinary watercourses. • The specific references to Sustainable Drainage Systems (SuDS) within the Plan. • The reference to meeting the standards set in technical guidance issued by the Norfolk County Council (NCC) as LLFA; DEFRA's Non-Statutory Standards for Sustainable Drainage; and the CIRIA SuDS Manual in Policy WTN1. • The numerous references to multiple Risk Management Authorities (RMAs) throughout the Plan. • The inclusion of allowances for climate change in Policy WTN1. • To the best of our knowledge, the NCC as the LLFA for Norfolk has not adopted the order of priority 'Assess, Avoid, Manage and Mitigate' as stated in Policy WTN1. We advise referencing the origin of this order of priority or removing the affiliation with the LLFA. The LLFA also note the following:

Name	Organisation	Comment (as submitted)
		<ul style="list-style-type: none"> • We note that the flood maps for fluvial and surface water flooding mentioned in Policy WTN1 are published by the Environment Agency, not the government as currently stated. • According to LLFA datasets (extending from 2011 to present day), we have 68 records of internal flooding and 106 records of external/anecdotal flooding in the Parish of Watton. The LLFA highlight the importance of considering surface water, groundwater, and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. • The LLFA advise that NCC as the LLFA for Norfolk, publish completed flood investigation reports here. • The LLFA are aware of AW DG5 records within the Parish of Watton however, this will need to be confirmed by/with Anglian Water. <p>• According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Watton. We welcome the inclusion of Map 3; 'Environment Agency map of areas liable to surface water flooding'.</p> <ul style="list-style-type: none"> • If needed, further information on this and associated tools/reference documents can be found at: <ul style="list-style-type: none"> ▪ GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map ▪ Norfolk County Council (NCC) – Flood and Water Management Policies ▪ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p>3.2. Whilst it is welcomed that surface water flood risk has been well represented within the Plan, the LLFA would recommend the following to be included, with regards to surface water flood risk, where appropriate: The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.</p> <p>Any new development or significant alteration to an existing building within the Parish of Watton should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate 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. • Have a neutral or positive impact on surface water drainage. • Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as: <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). ▪ Where appropriate undertake sequential and /or exception tests. ▪ 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 proposals (SuDS) with an appropriate discharge location.

Name	Organisation	Comment (as submitted)
		<ul style="list-style-type: none"> ▪ Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS 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. ▪ Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.
<p>Town Council's Response The Local Plan (adopted in November 2019) already contains a comprehensive policy that addresses flood management issues of the nature raised by the County Council. As such, when combined with Policy WTN1 and the provisions of the NPPF, it is not considered that the wording put forward by the County Council is necessary. In relation to development in the floodplains, the Neighbourhood Plan does not contain specific proposals for development in the floodplains.</p>		
<p>Proposed Changes to Neighbourhood Plan None</p>		
<p>Community Action 1 – Mitigating Flood Risk</p>		
R Bone		This is more important now than in previous years.
A Turner		See comments under 3. above.
A Thompson		More need to be done again lack of detail ! There are better ways to stop flooding from the mass building including tanking the surface water for reuse , porous driveways, etc
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
<p>Town Council's Response The comments are noted</p>		
<p>Proposed Changes to Neighbourhood Plan None</p>		
<p>Community Action 2 – Flood Alert System</p>		
R Bone		I'm surprised this is not in place already, as Watton has been flooded at least 3 times.
A Thompson		as above
S Osborn	Concerned Watton Resident.	It's all utter rubbish
<p>Town Council's Response The comments are noted</p>		

Name	Organisation	Comment (as submitted)
Proposed Changes to Neighbourhood Plan		
None		
Community Action 3 – Managing Surface Water Drainage		
R Bone		However feel more should be done in this area, it's not just grass cuttings .
A Turner		And funding should be found for drainage channels to be maintained regularly and kept free of debris and 'sludge' build-up.
A Thompson		as above
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
D West		(6.5) if council appointed grass cutters collected the grass they cut, then grass cuttings washed into drains would be substantially reduced preventing domestic flooding.
Town Council's Response		
The comments are noted		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 4 – Local Services		
-		We need one or two more supermarkets and more shops
R Bell		Not entirely as no mention is made of schools. With plans to increase population there is no reference to improve education by building at least one new school. Highways improvement with the potential for a ring road isn't mentioned. This would take the strain off the Town Centre and provide new opportunity for a better quality High Street.
N Bartram		The plan makes no specific mention of disabled and mobility. I have on a number of times criticised the town not ensuring hedges do not block or restrict footpaths restricting mobility for wheelchair and mobility scooter users. It should not be down to residents to report these issues.
R Bone		Support all local services and not just charities. If we've learnt anything from the pandemic is that local shops and produce is important.
A Thompson		There is a lack of local services and green places yet again no details. Local objections have not been taken into account previously and this plan does not give any reassurance. The new Bennetts mass badly designed estate on Thetford Rd is a very good example of all what is wrong ,Wayland Wood will be over run with all the new estate, dog walkers upsetting wild life, land flood plan, Watton local people objections over run, again lack of through given to wildlife who has lost valuable space etc plus all this also applies to the 2 new estates on Norwich Rd.

Name	Organisation	Comment (as submitted)
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		Is there any local services?
S Johnson		The Town Council needs to be clear and transparent about what it feels are local services that should provided by charities and what should be state burdens.
Town Council's Response <ul style="list-style-type: none"> • The Plan does not preclude proposals for supermarkets on suitable sites but the decision to provide them is very much that of the developer/operator. • The planned growth in Watton would not require additional schools to be built. • Proposals for new roads are matters for the County Council to demonstrate that a need exists and secure funding. • The Town Council will seek to identify ways of ensuring the relevant landowners do not allow hedgerows to restrict the width of footways • In terms of the provision of additional services and green spaces, the Neighbourhood Plan seeks to put in place matters that will be taken into account when Breckland District Council determines planning applications. 		
Proposed Changes to Neighbourhood Plan None		
Community Action 5 – Use of Planning Funds for Improved Medical Services		
-		We need dentist!!!
Y Coker		Easy access to any medical treatment is essential. So far for minor procedures we had had to go to Bury St Edmund, near Great Yarmouth and Thetford. Not everyone has access to their own transport.
T Teesdale		This is most urgent, everyone I know complains that its almost impossible to see a doctor, the lack of doctors and the lack of care by those we have is shocking, most of them wont see anyone and are still working from home, we need more doctors and we need doctors that care about their patients instead of seeing them as a nuisance. better healthcare in this town should be a top priority.
R Bone		This does not go far enough for local residents and does not address the issues currently in place. A weak commitment
A Turner		And the medical facilities available at the Watton Medical Practice should be expanded to provide residents with access to services that might, at present, only be available at a hospital. Further, consideration should be given to building a second Medical Centre/Practice to create capacity for the further growth of the town - in anticipation of growth, rather than reacting to it.
K Miles		Watton Medical Practice is no longer large enough to sustain the growing population of Watton. It needs another practice or some kind of Health Centre. Watton is growing considerably but the facilities are not.
S Osborn	Concerned Watton Resident.	It's all utter rubbish
M Trench		Providing its what the residents want/need and not what been told they will get because it makes someone look good who has come up with some all signing and dacing thing, that is dropped after a year

Name	Organisation	Comment (as submitted)
K French		If supported by the community
M Adams		This is required soonest
	Norfolk and Waveney Integrated Care System	We recognise and support the extent to which the plan identifies the need for health development in the Watton area and we welcome the plan set out, with particular focus on: Community Action 5 – Use of Planning Funds for Improved Medical Services. 'The Town Council will seek to work with the Watton Medical Practice and its Patient Participation Group to ensure that all funds available from planning obligations are accessed as well as publicising services not provided by GPs but available to patients of the Practice.'
Town Council's Response		
<ul style="list-style-type: none"> The Community Action seeks to increase the level of services, including dentists, in the town. The expansion of services would be a matter for the practice and the health service providers. 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 6 – Support for Charities		
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		Is there any?
S Johnson		The town council should not attempt to pass off on charities duties that it should be performing itself, however it should be open to working with existing charities and enabling them and if appropriate contributing funding to appropriate ones, yes.
Town Council's Response		
<ul style="list-style-type: none"> The Town Council has limited responsibilities and duties and sometimes charities are best placed to deliver services and the Town Council can help to make this happen. 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 7 – Additional Health and Wellbeing Provision		
T Teesdale		biggest priority.
R Bone		Again this is does not go far enough. The wellbeing of provisions within Watton is virtually non- existent. The pandemic highlighted national issues in this area, this affects people of all nationalities and ages.
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		I/WE have never seen any Well-being Provision.

Name	Organisation	Comment (as submitted)
M Trench		again providing its what the residents want/need not what just hits a target or ticks a box
K French		As long as its not time limeted and covers a whole week, not M-F 9-5 especially for elderly and disabled who's problems are 24/7 365 days
S Johnson		This item does not have any measurable outputs and therefore is not an acceptable action point. It needs more definition and commitment in its wording.
	Norfolk and Waveney Integrated Care System	The Norfolk and Waveney ICS would also welcome supporting community actions 7 and 32 to seek additional health and wellbeing provision and to ensure residents are aware of the medical services available to them.
Town Council's Response		
<ul style="list-style-type: none"> The Town Council is limited in what it can do concerning the provision of health services. 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 8 – Cemetery Provision		
R Bone		Why was it not agreed for St Mary's to extend the current burial site to the next field? Once again Breckland decision impacting our local community with no care or thought.
S Osborn	Concerned Watton Resident.	Watton Town Council has been asked for years to find more burial land. What have they done nothing.
A Osborn		The Town Council has known of a shortage of Cemetery land for over 10 yrs but has talked and done nothing about it. It did have many Thousands of ponds for this. It has misappropriated the money!
M Trench		Providing is for the community and not framed out to these big corporate operators who use it for income generation and have no idea of the local community or wish to, this is based on other parts of the County where this has happened.
A Francis	Andrew Francis Funeral Services	<p>I feel Watton has a unique opportunity to really up the game in the facilities It can offer the town by looking just outside the town to a mixed woodland and open are of land.</p> <p>Funerals are changing with a massive move to direct cremation, which still leaves the need to bury the ashes, by offering a woodland or lawn option you would be taking on the large facilities of Colney Wood in Norwich and Breckland Crematorium.</p> <p>With the correct environment this is considerable opportunity to increase revenue.</p> <p>As an example I would say the field next to where the Circus normally goes, with a few acres of the woodland(bluebell wood) that would be space for many many years, with the changes to gas in the coming years a water cremation facility could even be built there, zero carbon footprint, £300k outlay but the only facility of its kind in the county. Obviously with you cemetery</p>

Name	Organisation	Comment (as submitted)
		<p>coming to an end, his idea has been bouncing around in my mind to consider as a business venture, but i don't have the power of compulsory purchase etc.</p> <p>Councils need revenue and to achieve that they need assets to create that revenue, I feel the council has an opportunity to create something special, and bring in non residential ashes etc because of the facilities, Colney Wood has ashes from all over the country because of what it is, at nearly £1000 a time, not including another £1000 plus for eco friendly memorials etc.</p>
G Collins		A new cemetery should be located considerably closer than "5 miles" from the town. Please revise this to read a much shorter distance.
Town Council's Response <ul style="list-style-type: none"> The Town Council is always willing to look at appropriate land as opportunities arise 		
Proposed Changes to Neighbourhood Plan		
Policy WTN2 – Infrastructure Provision		
Y Coker		Yes, but sounds wishywashy!
R Bell		Not specific enough
R Bone		<p>the infrastructure is available before the development. (The provision of adequate capacity in essential services to meet the demand of additional development has been identified as an important consideration when preparing the Neighbourhood Plan) I would say is essential.</p> <p>To date the council have completely got this wrong and have not placed this as a priority.</p>
A Turner		100% agree with this - please see my previous comments under 1.
A Thompson		Fail to see how this can change due to the lack of planning previously in the estates,
S Osborn	Concerned Watton Resident.	It's all utter rubbish.
A Osborn		What infra structure, present facilities are very poor, so how about fixing what we have before think of more?
M Trench		Need to get developers to provide the finance before they begin any building works or as like many occasions the builder has no money at the end of the project or liquidates and then iots the residents are left without i.e Blenheim Grange debacle!
K Wilcox		I strongly agree with this policy - sufficient infrastructure is key to the health and well-being of the community of Watton.
Town Council's Response <ul style="list-style-type: none"> The timing of the provision of new infrastructure capacity is guided by the providers Financial contributions are based upon development viability and it is unreasonable to ask for money upfront when the development has not generated any income. 		
Proposed Changes to Neighbourhood Plan		

Name	Organisation	Comment (as submitted)
None		
Section 6 – Infrastructure and Services		
K Hawkins	The Ramblers, Norfolk	In order to ensure focus on objectives to promote access to and use of countryside route-ways for non-vehicle users, we would suggest appointing a (voluntary) Community Access Warden (by whatever title).
-		Too much homes but no shops and supermarkets in Watton
G Scott		Parking restrictions are being ignored in the High Street particularly but not only by foreigners. The occasional traffic warden is no deterrent and needs to be increased. There is sufficient parking around the town but laziness is rife where cars are left outside the places being visited. Check the betting shops and fast food places. Traffic will continue to increase making the problem worse. Also the permissible double parking around Gary's Place and opposite is dangerous and an accident waiting to happen where cars try to pass each other with no right of way. It needs to be reassessed and rectified.
Y Coker		We need access to dental treatment without having to wait months for an appointment. We need easier access to hands on, face to face doctor appointments.
R Bell		As expressed above...this town is looking more of a dump by the day ! The outline report says only some of the needs and generally is a cut and paste woolly affair.
R Bone		Before ramping up the population it is about time the council listen to the local people. For years we have been shouting out for more support in facilities, traffic control, schools, health care centres etc and still nothing has transpired.
A Turner		Dialogue should be established with the National Rail Network to explore the feasibility of building a railway station in/near Watton to create additional transport options for the town and villages outside town - as I've said previously, growth should be anticipated and planned for rather than reacting to a situation when the system is already 'creaking'.
A Thompson		only money talks and nothing local people say will make any difference previously or in the neighborhood plans .
E James		Will Watton Town Council work with adjoining parish councils reference the suitability of neighbouring planning applications, and the potential issues of exacerbating flooding, (e.g. Nilefields in Saham Toney)?
K Miles		Infrastructure really needs attention as it is very inadequate for a rapidly growing town. Retail park would be very welcomed and would encourage more businesses. We need more clothes and shoe shops.
S Osborn	Concerned Watton Resident.	WTC & BDC do nothing for this Town.
A Osborn		MAINTENANCE is what we need of what we have. The present Town is scruffy, dirty, with empty shops and pubs. Please sort these before pie in the sky ideas that cannot happen.
K Wilcox		In Section 6.6 I suggest adding 'Food Bank' to the list of local charities mentioned - this is a vital support these days. There is a typo in Section 6.3, Map 3 illustratesas 'recoded' by the Environment Agency.
	Norfolk and Waveney Integrated Care System	We recognise and support the extent to which the plan identifies the need for health development in the Watton area and we welcome the plan set out, with particular focus on:

Name	Organisation	Comment (as submitted)
		Page 18 - 6.8: 'Retention and expansion of the range of health care facilities in the town will be essential to the wellbeing of residents'.
Town Council's Response		
<ul style="list-style-type: none"> • The Town Council is limited in what it can do concerning the provision of additional services. • Where these issues can be appropriately addressed, they will be taken into account 		
Proposed Changes to Neighbourhood Plan		
None		
Policy WTN3 – Design Considerations		
Y Coker		Can't see any evidence of this.
A Thompson		No more new large estates,
S Osborn	Concerned Watton Resident.	It is all utter rubbish.
A Osborn		No matter what we say builders and developers will do as they please. Breckland DC Planning depart is incapable of doing what the public want/need.
S Johnson		Point IV, c. Is particularly important
K Wilcox		<p>I hope that this policy ensures that the views of the countryside from Church Walk and the views of the Church from the countryside are maintained.</p> <p>There is a typo in Section 7.3 The Watton Character Appraisaland available to view on Neighbourhood 'Pan' pages</p>
J Bradbury		<p>This section implies maintaining the status quo when it comes to landscape/environment. I would like to see this go further to IMPROVE the quality of environment in town eg "maintain AND ENHANCE the town's sense of place..." "ADD to and INCREASE areas which make significant contribution to the character and appearance of that part of the town.."</p> <p>"ADD to important landscape characteristics including trees and ancient hedgerows and other prominent topographic features; and</p> <p>IMPROVE important views into, out of, or within the town;</p>
S Whitley	Tesni Properties	<p>Tesni always aim to provide bespoke house types and design which are sensitively designed according to the character of the surrounding area. As a result of this, each of our developments are unique and reflect the character and local vernacular of the site location.</p> <p>Throughout the reserved matters application Tesni have worked with the local authority to develop the design, mix and style of our house types in order to ensure that the development respects the local character and fits in with the surrounding townscape. The general form of the proposed buildings have been designed to reflect those from the surrounding context; a variety of materials will be used, bringing interest to the street scene and providing the house types with some individuality</p>

Name	Organisation	Comment (as submitted)
		to their neighbours. The scale and massing of dwellings throughout the masterplan have also been considered in response to the surrounding streetscape.
Town Council's Response		
<ul style="list-style-type: none"> The policy can only be applied to proposals for development that require planning permission, therefore there is limited scope for landscape improvements when such sites are outside the Settlement Boundary defined in the Local Plan, where there is a presumption against new development. The Neighbourhood Plan does not seek to identify specific views that should be protected but the setting of heritage assets, such as the Church, are matters that are taken into account when making decisions on planning applications. 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 9 – Residential Density		
R Bell		The town has lost its identity by the additional density that's being forced on us.
R Bone		Watton is classed as a small town lets keep it that way.
S Osborn	Concerned Watton Resident.	The Plan is utter rubbish.
A Osborn		Housing density is far too dense.
M Trench		There is no mention of making shop fronts open and welcoming, the shops that have their windows blanked out, do not look welcoming and also are adding to the ozone as the need to use electric lighting even during daylight.
G Collins		I support the proposal but do not believe that the Town Council can affect anything which a determined "developer" wishes to do.
M Adams		only if in line with existing medical/Dental/Schools services
Town Council's Response		
<ul style="list-style-type: none"> The Plan does not make specific provision for additional house building but recognises that there will be further house building opportunities on sites within the town and the Town Council seeks to ensure that the density of development is appropriate for its location 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 10 – New Community Facilities		
Y Coker		Yes if it materialises
R Bone		Must enhance open spaces, promoting health and wellbeing, encouraging non-use of vehicles
S Osborn	Concerned Watton Resident.	The Plan is utter rubbish and a complete waste of money.
A Osborn		We can't MAINTAIN our present Community facilities so what is the point of talking about new ones?
K French		providing are accessible and open to all, as in the equality act 2010
M Adams		Existing community space (Not used) should be serviced

Name	Organisation	Comment (as submitted)
	Norfolk and Waveney Integrated Care System	<p>We recognise and support the extent to which the plan identifies the need for health development in the Watton area and we welcome the plan set out, with particular focus on:</p> <p>Community Action 10 – New Community Facilities 'The Town Council will seek to work with partner agencies to address the desires of the community for a retail centre, a Country Park, and Centralised Health and Wellbeing Centre.'</p>
Town Council's Response <ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan None		
Community Action 11 – Enforcement of Planning Conditions		
R Bell		Enforcement as a term I hate..hence my vote
S Osborn	Concerned Watton Resident.	There is absolutely no Planning Enforcement with BDC this has been proved time and time again.
A Osborn		There is NO ENFORCEMENT.
S Johnson		<p>This has been a significant failing so far on the part of local and district councils, leading to a public perception of corruption and bias. This action underpins the whole process and is absolutely VITAL to any faith in the systems and processes of planning approval.</p> <p>Planning funds must NEVER be waived after completion.</p>
Town Council's Response <ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan None		
Community Action 12 – Commenting on Planning Applications		
N Bartram		<p>HMO s are a problem in watton as many are on the high street. Main problem is lack of proper DISCREET provision for wast disposal with bins screened from public view. Sorting this alone would make the town a nicer place.</p> <p>The other issue bringing the town down is lack of effort to sort derelict properties like the Bull and kebab shop at entrance to the town. They need to be occupied by owner or sold to someone with a renovation plan. Frontages should be subject to local by laws and enforce rigorously and this would make residents really feel that the town is being improved.</p>
A Thompson		The planning Dept need to ensure they fully take account of objections, but as before that will never happen as Breckland are only interested in meeting targets ,not ensuring houses are built better insulated, solar panels , water run off tanking, etc

Name	Organisation	Comment (as submitted)
S Osborn	Concerned Watton Resident.	When Watton Residents say No we don't want & Watton Town Council say No we don't want, Breckland DC say yes and pass the plan.
A Osborn		Very little point, BDC Planning takes no notice. Time and again the builder/developer gets what he wants over the opinion of locals
Town Council's Response <ul style="list-style-type: none"> The Community action recognises the enforcement problems and seeks to improve it Government regulations do not allow the District Council to require sustainable measures to be provided in homes, although the Building Regulations are changing to make more stringent requirements. Breckland DC have to take into account valid planning reasons for refusing an application. "We don't want" is not a valid reason for refusing planning applications. 		
Proposed Changes to Neighbourhood Plan None		
Policy WTN4 – Residential Amenity Space		
Y Coker		They need to be free from vandalism, intimidating behaviour and foul language
S Osborn	Concerned Watton Resident.	The Total Plan is a complete waste of money.
A Osborn		It might be very nice if we had some??? Watton has been below the National standard for years. A partial future answer came about in 2014. It is still NOT achieved WTC and Breckland FAIL to pursue this issue.
J Bradbury		Amenity space should also be required to take account of wildlife - we are lucky to have a good hedgehog population in Watton - all residential green spaces should link via hedgehog doors/wildlife corridors and new developments must include these at the planning stage.
S Whitley	Tesni Properties	<p>Policy WTN 4 of the draft neighbourhood plan highlights the importance of new development proposals including access to both shared and private amenity space. The following landscape areas will be created within the scheme for public use:</p> <ul style="list-style-type: none"> The Green – an area of open space located in the heart of the development The Water Meadow The Pond The Playspace (LEAP); <p>All residential dwellings will also include private rear gardens, with private Juliet balconies also proposed for the apartment buildings.</p>
M Adams		Could be improved
Town Council's Response <ul style="list-style-type: none"> The comments are noted 		

Name	Organisation	Comment (as submitted)
Proposed Changes to Neighbourhood Plan		
None		
Section 7 – Development Design		
D Mitchell	Mitchell's Plumbing & Heating	All new houses should have solar PV, there is absolutely no reason why any new house built today should not have solar PV on the roof to help with the owners fuel bills and to generate clean green energy
N Bartram		As mentioned aesthetics should be an important consideration. Look of key streets, hiding bins and property maintained to a good standard.
A Thompson		More information needed?
S Osborn	Concerned Watton Resident.	The complete Plan is complete pie in the sky.
K Wilcox		I hope that Policy WTN3 ensures that the views of the countryside from Church Walk and the views of the Church from the countryside are maintained.
S Whitley	Tesni Properties	The proposals for the site also clearly recognise and address key landscape features to be retained and enhanced as part of the proposed masterplan, as highlighted within Policy WTN 3 of the Draft Watton Neighbourhood Plan. A detailed Landscape Strategy has been prepared by CW Studio as part of the reserved matters application, which outlines extensive landscape proposals for the site in detail. To summarise, the key landscape elements within the strategy include: <ul style="list-style-type: none"> • Retained trees and existing field boundary hedgerows; • Tree strategy setting out a hierarchy of tree types; • Native hedge planting with scattered hedgerow trees • Seasonal bulbs and wildflower swathes; and • Ponds and associated landscaping • Landscaped streets and verges
G Collins		With the greatest respect, all this is smoke and mirrors - "developers" will do whatever they want to and the Town Council has almost no power to stop them.
Town Council's Response		
<ul style="list-style-type: none"> • Compelling all new houses to have solar PV panels would require a change in national planning regulations. • The Neighbourhood Plan does not seek to identify specific views that should be protected but the setting of heritage assets, such as the Church, are matters that are taken into account when making decisions on planning applications. 		
Proposed Changes to Neighbourhood Plan		
None		
Policy WTN5 – Housing Mix		
Y Coker		Too much of this. If you get a bad neighbour and your own home is well cared for.

Name	Organisation	Comment (as submitted)
N Bartram		<p>Too many developers building 4/5bedroom homes and if you want a bungalow you have to wait until someone dies then sped a fortune on renovation.</p> <p>Also the council should take action where good domestic properties are left to rot by their owners rather than sold. A good example is 17 Churchill Close, which has been unoccupied for more than 3 years. They should be compulsory purchased and auctioned.</p>
R Bone		Should be assessed regularly and not presumed that housing mix is required. Each plan should be analysed meticulously .
S Osborn	Concerned Watton Resident.	The Plan is a complete waste of time.
A Osborn		Housing mix is fine provided those in social housing were complied to decent standards-perhaps brought about by Breckland DC?
S Johnson		With an emphasis on affordability for private purchase, not social or premium housing
S Whitley	Tesni Properties	<p>Policy WTN 5 indicates that in all housing developments in excess of ten dwellings there should be an emphasis on providing a mix of dwellings in accordance with the needs identified in the Central Norfolk Strategic Housing Market Assessment (2017). The proposals for Land off Mallard Road include a vast mix of dwellings including 1, 2, 3, 4 and 5 bedroom homes, with 40% of the dwellings constituting affordable housing. The draft neighbourhood plan also highlights a need in Watton for more starter homes and family homes between 1-3 bedrooms, which is adequately provided for in these proposals.</p> <p>As highlighted in the draft plan, the Central Norfolk Strategic Housing Market Assessment (2017) identified that the main need across Breckland was for three bedroomed dwellings, both in market housing and affordable housing schemes. Additionally, for affordable housing one third of the need is for two bedroomed homes. Proposals for Mallard Road will provide 80 three bedroom open market homes, as well as 12 three bedroom affordable homes, making a large contribution to this outstanding requirement. Additionally, for affordable housing, one third of the need is for two bedroom homes, of which this development will provide 23 affordable two bedroom homes.</p>
<p>Town Council's Response</p> <ul style="list-style-type: none"> • The Town Council does not have compulsory purchase powers • Other comments are noted 		
<p>Proposed Changes to Neighbourhood Plan</p> <p>None</p>		
<p>Community Action 13 – House Types</p>		
N Bartram		Yes see previous comments.
S Osborn	Concerned Watton Resident.	Waste of time Breckland will let Developers do just what they like.

Name	Organisation	Comment (as submitted)
S Whitley	Tesni Properties	A varied mix of house types will be provided as part of the development including 1, 2, 3, 4 and 5 bedroom homes.
G Collins		Good luck with "working with developers/builders"
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Policy WTN6 – Housing in Multiple Occupation		
Y Coker		Parking problems
N Bartram		No objections to these properties if the are well maintained and have sufficient bins provided in a screened position.
R Bone		This does not fit into Watton social environmental surrounding. The negative impact far outways any benefits the council may think. Watton is a rural town and multiple occupation does not fit into the peaceful and tranquil surroundings. The lack of police presents is already a concern with other areas in Watton having to put up with anti-social behaviour.
A Turner		In addition, these type of properties MUST have sufficient parking capability (and visitor spaces), to avoid 'clogging up' the High Street, car parks and causing nuisance to local already established residents.
S Osborn	Concerned Watton Resident.	Rubbish Plan.
A Osborn		HMO are a disgrace. Mostly due to a language and attitude barrier and failure of authorities to pursue.
Mr & Mrs Beeny		CRANSWICK COUNTRY FOODS attracts many seasonal and temporary workers, who currently are faced with living in sub-standard conditions. So a solution, would be, that the company takes responsibility and provide adequate housing for its seasonal employees.
Town Council's Response		
<ul style="list-style-type: none"> As the Plan notes, many instances of conversion do not require planning permission. Where conversions do require planning permission, standards concerning car parking provision should be applied by Breckland Council. Planning policies cannot require an employer to make provision for accommodation for its employees. 		
Proposed Changes to Neighbourhood Plan		
None		
Section 8 – Housing: Other comments		
R Bell		Don't forget as you seem to have the need for schools..vital !
N Bartram		See previous comments
R Bone		We don't need anymore
A Thompson		Better eco house, more bungalows, less dense housing.

Name	Organisation	Comment (as submitted)
E James		Question 23 - Housing in Multiple Occupation. "Appropriate management arrangements" WHO would manage these premises?
S Osborn	Concerned Watton Resident.	The Plan mentions needing Green Space. By the time BDC allow all the building there will be no green space.
A Osborn		Planning enforcement does NOT exist. BDC does not take any notice of the public's concerns/needs.
K French		make roads wide enough so parked car don't need to park on pavement as most new properties only have pne parking space and is not unusual for two adults having a car each as well as older children. This is due to poor public transport not meeting the needs of todays working hours.
J Bradbury		It would be great if new housing could take more account of wildlife - bat roosts, swift/swallow nesting site as well as hedgehog doors in fences.
S Whitley	Tesni Properties	It is acknowledged that 'Land to the south of Mallard Road, Watton' is identified in this section of the neighbourhood plan as a site with outline planning permission, which will contribute 177 homes towards Watton's future housing provision. Tesni can confirm that this site is available and deliverable at the earliest opportunity as soon as the current reserved matters application is approved.
Mr & Mrs Beeny		As the population of Watton continues to grow, examples 180 homes on Wayland Fields by Barratts and the Watton Medical Centre together with Dental Practice "Clarence House" full to capacity. How will the people in this town cope. Urgent consideration must be given to this housing expansion!!
Town Council's Response <ul style="list-style-type: none"> Houses in Multiple Occupation are licensed under the Housing Act 2004 and the District Council is responsible for enforcing that they comply with the licence. New development has to comply with the standards for highway design and parking provision set by the Highways Department Local planning policies and the new Natural Environment Act 2021 ensure that wildlife habitats are protected and enhanced The provision of additional medical capacity is a matter for the health services providers 		
Proposed Changes to Neighbourhood Plan None		
Policy WTN7 – Country Park		
E James		See comment at end of section.
S Osborn	Concerned Watton Resident.	Pie in The Sky.
A Osborn		No idea where what this is. Watton Country Park-never heard of it.
J Bradbury		But where would this be?
Town Council's Response <ul style="list-style-type: none"> The policy supports the creation of a new country park as there is not one in Watton at present 		

Name	Organisation	Comment (as submitted)
Proposed Changes to Neighbourhood Plan		
None		
Policy WTN8 – Local Green Spaces		
D Mitchell	Mitchell's Plumbing & Heating	More greens spaces are needed and even the ones mentioned are ignored, even when residents want to pay themselves to enhance existing green space with more trees and are refused permission with the most silly reasons by the town council. I have proof of this multiple times....you say one thing and do the other
Y Coker		Keep then rubbish free, dog mess free and safe for all ages
A Turner		I can't see WTN8 puts forward any policy proposals? But, yes, these must be preserved and maintained with access to all, especially disabled users.
A Thompson		more required.
M Philpot	One Planning Consultants on behalf of Laxander Property Ltd	Policy WTN 8 and Appendix 2 of the WNP identifies site No 31 'Field Maple Road' as being a 'Local Green Space'. The site is private land and is fenced off to members of the public. No right of public access to this land is granted by the land owner and the site is not formally designated open space and is not subject to obligations relating to open space pursuant to any Section 106 Agreements. Allocating private land as Local Green Space would serve no purpose and would fail to achieve the desired policy objective as it has no prospect of being used as public open space. It is requested that the site be removed from policy WTN 8.
S Osborn	Concerned Watton Resident.	Waste of time. All the green space has already or will be built on by the way planning is going.
A Osborn		Most green spaces are not MAINTAINED so become just a doggy poo area. they are mostly banned form ball games so are no USE to the community. They often become rutted car parks.
K Wilcox		Is it possible to include the fields by Watton Sports Centre in the list of Local Green Spaces within policy WTN8?
J Bradbury		Several green spaces have been omitted. There is an important dog walking area on the old RAF sports pitches. This area of rough grassland is used for hunting by barn owls. I would hate to see this area manicured or lost. There is valuable green space adjacent to the play area on Portal Avenue Also there is a quiet green with benches behind the houses on Portal Avenue, adjacent to the water tower
M Jones	Norfolk Wildlife Trust	Whilst policy WTN 8 defines the Local Green Spaces for the plan, the policy wording does not include text that would secure the retention of green spaces required in the Natural Environment objectives set out on p26 of the draft plan. In addition, we are concerns at the recent encroachment of the settlement towards our Wayland Wood nature reserve. Proximity of housing to the woodland (and other areas of local green space) results in a reduction in the value of that green space for wildlife and we recommend that the policy wording is updated to ensure that they are safeguarded from inappropriate development. We recommend that the policy wording for WTN 8 is updated as follows: 'Local Green Spaces are important for the safeguarding of local wildlife and for their value to the local community. Wayland Wood SSSI is particularly vulnerable to the proximity to housing, and therefore, in order to safeguard Wayland Wood for the

Name	Organisation	Comment (as submitted)
		current and future generations that live in Watton, any further expansion of the built settlement towards the woodland will not be permitted. A number of important areas of Local Green Space, identified on the maps in Appendix 2, have also been designated. In order to ensure that they are retained, proposals which would result in the direct loss of these spaces, or would result indirectly in significant impacts, will also not be permitted. 1.'
G Collins		How is it possible to "support" a list of places?
<p>Town Council's Response</p> <ul style="list-style-type: none"> • The policy seeks the protection of these spaces from inappropriate development • The Government's Planning Practice Guidance states that Local Green Space does not have to be publicly accessible as long as it meets the criteria set out in Para 102 of the NPPF • The sports pitches at the Leisure Centre are already protected through planning policy • The open space east of Portal Avenue is covered by planning permission for new homes and is allocated for development in the Local Plan. Until the development is complete it is not possible to identify the extent of the potential Local Green Space. • The play area near the water tower is already protected in the Local Plan. • The designation of Local Green Spaces means that, in accordance with the NPPF, development proposals will be considered in accordance with Green Belt policies. The additional wording suggested by NWT is not in conformity with the NPPF. 		
<p>Proposed Changes to Neighbourhood Plan None</p>		
<p>Community Action 14 – Play Areas</p>		
Y Coker		Again, must be maintained as rubbish free, dog mess free and safe
R Bone		More areas that encourage health activities for both children and adults is needed (available at Thetford Castle park)
S Osborn	Concerned Watton Resident.	No green space left to put Play Areas.
J Bradbury		There are two additional green areas/play areas 1 - adjacent to the Blenheim families club on Portal Avenue 2 - A fenced play area behind the houses on Portal avenue adjacent to the water tower. This area has a children's play area with swings/slide etc and did have football goals that the children used. There is a great area of hardstanding that could have a basketball hoop. These areas are likely to be lost if they are not designated as important.
S Whitley	Tesni Properties	The development of 'Land to the south of Mallard Road, Watton' will provide a new play area space as part of the development proposals, which will contribute to the provision of new play areas within Watton. Designed in line with requirements for 'Local Equipped Area for Play' the playspace will contain a mixture of formal play

Name	Organisation	Comment (as submitted)
		equipment pieces (swings, slide, seesaw etc.) alongside natural play elements including balancing logs, boulders, mounding and planting. Mounding and planting will be used to edge the playspace with a scattered fruit trees.
M Adams		Could be improved
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted The Community Action will be amended to reflect the need to protect and improve spaces 		
Proposed Changes to Neighbourhood Plan		
Amend the Community Action to state "protect and improve"		
Community Action 15 – Site Enhancement Opportunities		
R Bone		More commitment is needed to push to get this achieved
S Osborn	Concerned Watton Resident.	Nonsense. Site Enhancement?? WTC & BDC can't maintain what we have already
A Osborn		If we MAINTAINED what we have this would cover this.....
S Whitley	Tesni Properties	The development of 'Land to the South of Mallard Road, Watton' will seek to enhance the sites current use in order to benefit the local community. The site is currently in private ownership, however once developed will provide various areas of public open space and a new play space, as well as improving permeability between spaces in the local area.
Mr & Mrs Beeny		The top end of Watton's High Street (crossroads) has a very "Shabby look" it is shameful that the owners of these properties have been allowed to neglect these, whether occupied or not!
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Section 9 – Natural Environment		
R Bone		Early in the booklet you have said that Watton needs to maintain its open spaces, but in this section you have said that open space is limited. We do not have enough open spaces in Watton what space we did have has now got housing which has caused restrictions. Allowing housing to go ahead very close to Wayland Wood for one. This should never had been agreed.
A Thompson		more info need, as no notice of natural environment previously taken
E James		Question 25 - Do you support Policy WTN7 - Country Park?

Name	Organisation	Comment (as submitted)
		A qualified yes - if the chosen site was not sited too close to housing. Ref dog walking - appropriate dog-fouling management.
S Osborn	Concerned Watton Resident.	Yes clean up all the Cig Butts and rubbish strewn along the B1108 entrance road to Watton.
K Wilcox		Is it possible to include the fields by Watton Sports Centre in the list of Local Green Spaces within policy WTN8?
J Bradbury		"Seek, where appropriate, to deliver net biodiversity gains in new development proposals" I do not think this goes far enough. In order to really improve our environment we should be outlining areas for particular biodiversity net gain - this could be done in conjunction with Norfolk Wildlife Trust/ Natural England and other agencies. Protecting the land around Wayland Wood should be included, as well as consideration of additional woodland planting and corridors linking the wood to other treed areas/woods. The plan identifies that there are few ancient trees in Watton and those we have should be identified and protected. New tree planting could be proposed. Local wildlife areas identified and celebrated. Wildlife/circular footpath routes created and advertised in areas where the landscape is robust enough to do so.
M Jones	Norfolk Wildlife Trust	Norfolk Wildlife Trust have previously commented on visitor pressure issues regarding the recent permitted housing on Thetford Road, near our Wayland Wood nature reserve. We strongly support the ambition for a new country park as part of the Neighbourhood Plan, which would increase the opportunities for the community to experience wildlife-rich open space, whilst relieving some pressure from the sensitive ancient woodland habitats of Wayland Wood. We would be happy to discuss potential ideas for the new country park and offer suggestions for its integration into the wider landscape to help maximise its potential for local wildlife.
G Collins		Every one of the building sites around Watton in the last 2 or 3 decades has damaged wildlife habitat. If Wayland Wood is in the Neighbourhood Plan Area (as on map 1) it is doomed, SSSI not with standing.
Mr & Mrs Beeny		Provide a safe access for pedestrians to reach Wayland Wood and ensure that the wood is not used as a DOG WALK! the sign at the entrance clearly states NO DOGS, but it is not observed! Complete the non-existing footpath from Saddlers Rise (Hopkins Estate) to leading to FP7 (Barn Ruche) A trod was promised last year (2021)!!
<p>Town Council's Response</p> <ul style="list-style-type: none"> • These are sports pitches and already protected under planning policies • Future developments will, when the regulations implementing the Environment Act 2021 are implemented, require a minimum 10% biodiversity net gain in developments • Norfolk Wildlife Trust's comments concerning the pressure on the ancient woodland habitats at Wayland Wood are noted • Paragraph 9.14 and Community Action 14 will be amended to reflect the Town Council's desire to protect and improve green and open areas. • Remaining comments are noted 		
<p>Proposed Changes to Neighbourhood Plan Amend paragraph 9.14 and Community Action 14 to refer to protecting and improving the green and open areas.</p>		
<p>Policy WTN9 – Watton Town Centre</p>		

Name	Organisation	Comment (as submitted)
R Bone		The High Street should have major investment changing all shop frontage, to entice, welcome shoppers but also businesses. Having a specific theme running through the town, i.e Victorian, Georgian, reflect some of Watton heritage.
S Osborn	Concerned Watton Resident.	Watton High Street has several disgusting empty shops this plan states it will improve all those but WTC & BDC say they can't do this so we dream on.
A Osborn		MAINTAIN what we have. Reduce the dirt, litter, dog ends, clean runnels, mend gutters, paint shabby shops, remove 'tripmees'. Get closed shops back into use.
K French		Its not detailed enough and don't feel there has been targeted consultation with the businesses that it will affect and local support groups for young, elderly, disabled etc
J Bradbury		It would be good if The Bull pub could be reinstated for accommodation and food - or as a last resort the building repurposed without losing its character.
G Collins		WTN9 is perfectly acceptable - but how does the Town Council propose to stop, or police, or monitor, any unauthorised departure from the aspirations delineated in the 2nd paragraph?
Mr & Mrs Beeny		Unless the Wednesday Market can attract a more diverse number of stall holders, there is no valid reason to invest vast amounts of money enhancing Middle Street + Dereham Road. What is the attraction to place proposed seating among private residences, a funeral parlour. hairdressers?
Town Council's Response <ul style="list-style-type: none"> • Changing shop fronts is reliant on the owners investing in their properties and potentially local authorities securing grants to assist with improvements • The policy can only be applied where planning permission is required and does allow applicants to depart from the design guidance where they can provide reasonable justification. • Remaining comments are noted 		
Proposed Changes to Neighbourhood Plan None		
Community Action 16 – Enhancing the Retail Experience		
S Osborn	Concerned Watton Resident.	WTC & BDC can't maintain the disgusting High Street now so how in the earth do they propose to Enhance the Retail Experience in the future.
A Osborn		WHO is going to do this?????
M Trench		I have thought about this and have also spoken a couple of business people, especially Middle St, it seems that all what has been discussed with the council has been ignored and today I see in Watton & Swaffham Times front page "Plans Revealed for market towns, Watton being one of them.....so that means this consultation is flawed and the decision has been made! I also noticed that on the market plan it states that Middle St has low traffic use? I don't know how this was measured, but there is a flow of traffic, especially mornings and late afternoon, most of this is using the street as a turning point to head back down the High St anyone wishing to park on a Thursday or Friday evening has no chance as both sides of the road have parked cars due to people collecting there take aways or going to the shop on the corner, this has been going for the past few years and often see pushchairs and wheelchairs having to use the road to walk in. I would also like to know where

Name	Organisation	Comment (as submitted)
		the on street parking will be relocated if Middle St is closed, the High St ones are too far down if carrying items and the same goes for the car parks, blue badge holders could park in the High St, for three hours I suppose, but would cause traffic delays as the street is not wide enough this end of town, maybe the Council should prove that they have consulted with Older and disabled peoples groups for their input?
K Wilcox		I agree with the relocation of the Wednesday Market in Middle Street - this provides a much more relaxed environment, encouraging social interaction.
G Collins		What on earth is a retail experience?
S Smith		See back page. (Comments)
Town Council's Response		
<ul style="list-style-type: none"> The Town Council acknowledges that achieving improvements will be a challenge and that it can't deliver this ambition on its own. Remaining comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 17 – Encouraging Business Opportunities		
N Bartram		Plenty of takeaways but no relaxed family dining and places at least as good as Costa or Subway or McDonalds, all of which increase local footfall. You can see by the few cafes that exist they are well supported.
A Turner		There needs to be a mix of business and opportunities that are 'exciting' and are designed to attract visitors to the town and encourage setting-up of complimentary businesses that feed off each other and create additional employment opportunities.
S Osborn	Concerned Watton Resident.	I just feel totally negative towards this Plan which has cost £50k to produce, what a complete waste of good money.
A Osborn		WHO is going to do this?????
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 18 – Opportunities for Organised Youth Activities		
R Bone		Should look to utilise and upgrade existing buildings within the area. Breckland business Park has many empty building spaces.
S Osborn	Concerned Watton Resident.	All good words but I say again this Town Plan has been a waste of money.

Name	Organisation	Comment (as submitted)
A Osborn		We have done this in the past, the Youth of the town destroyed the facilities.
S Johnson		I think 'digital and creative' media could be dropped from the action.
G Collins		Why encourage innovation and entrepreneurship particularly relating to digital and creative media? why particularly these themes? Are they more important than other activities?
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 19 – New Community Venues		
S Osborn	Concerned Watton Resident.	This Plan is total rubbish.
A Osborn		More pie in the sky
G Collins		If the Town Council supports the establishment of "safe places" for the Youth of the Town to socialise, then the Youth of the Town will probably go somewhere else.
Mr & Mrs Beeny		A new Community Centre? on the lines of some excellent structures in the surrounding villages, such as Thompson, Saham Toney and many more.
Town Council's Response		
<ul style="list-style-type: none"> The comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 20 – Cambridge/Norwich Tech Corridor		
S Osborn	Concerned Watton Resident.	Rubbish
A Osborn		NOT NEEDED
G Collins		What is a "Tech Corridor"?
M Adams		Watton Town should be included, otherwise No
Town Council's Response		
<ul style="list-style-type: none"> The Tech Corridor is a regional initiative to pull some of the hi-tech industries and associated businesses away from Cambridge and along the A11 towards Norwich Other comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		

Name	Organisation	Comment (as submitted)
Community Action 21 – Improving employment opportunities		
R Bone		How do you plan on achieving this?
S Osborn	Concerned Watton Resident.	Plan is a waste of Money.
A Osborn		What more HMO and foreign workers??
K French		especially if public transport is staying as it is.
G Collins		Of course i support it - I just dont see that the Town Council can do anything, nor do i believe that it is actually in the Town Council's remit.
Town Council's Response		
<ul style="list-style-type: none"> • The Town Council has a lobbying role to bring various agencies together to seek to improve employment opportunities. • Other comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 22 – Improving the educational and employment opportunities of young people		
R Bone		Again how is this going to be achieved seeking doesn't go far enough.
S Osborn	Concerned Watton Resident.	All pie in the sky.
A Osborn		How does this happen?
Town Council's Response		
<ul style="list-style-type: none"> • The Town Council has a lobbying role to bring various agencies together to seek to improve the educational and employment opportunities of young people. • Other comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Section 10 – Town Centre and Economy		
N Bartram		Just clean it up and keep it clean. Planters are ok but polishing a turd. Don't put icing on the cake until cake is made. No one will browse and buy if the have to fight their way round overloaded bins and rubbish and they will not linger if a lack of food outlets with seating. The crown too focused on sky sports and kings arms a nice pub but no food offering. Willow house needs to be more attractive with better quality food to get repeat business.
R Bone		There are many opportunities to change Watton but with out adequate investment it will be only a half hearted attempt. Watton has a rich history but unfortunately this is not clearly seen throughout the town. No representation of the WWII RAF base, Wayland Wood 'Babes in the Wood' can be seen visually anywhere in town centre. nothing is on display to say we are proud of this...

Name	Organisation	Comment (as submitted)
P Matthews		The Centre of Watton is desperate for a clean up in many areas. This for me would be priority before anything else is set in motion.
K Miles		I think with more choice of shops and updating the high street more in line with the increasing population, this will give more opportunities to increase economy and provide more jobs for locals and young people.
S Osborn	Concerned Watton Resident.	If WTC & BDC can't or will not maintain our High Street now, how is this plan going to change anything.
A Osborn		MAINTAIN what we have, clean the roads, remove the dog ends, clean up the litter. empty the bins correctly. Get closed shops open. Get rubbish buildings repaired. get gutters repaired, get runnels swept.
M Trench		Proper consultation to be carried out, with accessible formats of all types of information, i.e., easy read, large print, spoken or brail versions being offered and printed versions of the document to be taken away, not everyone has the time to stand in the council office or library to read and this would have to be during opening hours, so not accessible to all?
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Policy WTN10 - Buildings of Local Significance		
T Teesdale		Far more important that money is spent on the things that are urgently needed before worrying about preserving older buildings, if the money is available after everything else is sorted out then that is fine.
S Osborn	Concerned Watton Resident.	All a waste of time.
A Osborn		Yes but they need MAINTENANCE.
Wayland	Partnership Development Trust	<p>The buildings of significance which do not have listed status but worthy of inclusion seem to be a very random selection and there are others in the town not mentioned e.g. Police Stations (including the original one at the junction of the old Thetford Rd), or the narrow alleys behind the shops in the block bordered by Middle Street, High St and Dereham Road (where The florists is situated) which are clearly indicative of the original market place; the old Gas House mentioned in the Character Appraisal but not the Plan. Two properties are mentioned (Disraeli House and Burleigh House) but it is not clear why these are chosen as significant.</p> <p>ACTION SUGGESTED: This inconsistency regarding what is considered a 'buildings of significance' needs resolving. Both police stations need to be included in the plan. Those mentioned above are examples but there are others. We suggest you consult with those, such as Julian Horn, who has an expert and detailed knowledge of the heritage buildings in the town and has studied the history of Watton for many years. Add his suggestions to the plan along with those already named above and explain why Disraeli House and Burleigh House are significant buildings.</p>
Town Council's Response		
<ul style="list-style-type: none"> The identification of Buildings of Local Significance does not require funding from the public sector 		

Name	Organisation	Comment (as submitted)
<ul style="list-style-type: none"> All comments are noted and buildings identified in the Plan will be reviewed 		
Proposed Changes to Neighbourhood Plan Amend Policy to include a list of all buildings identified as Non-designated Heritage Assets. Amend Appendix 3 As necessary		
Community Action 23 – Designation of Local Heritage Assets		
R Bone		There are a few other buildings which as you say not listed but should be protected
S Osborn	Concerned Watton Resident.	I feel negative about this whole plan.
A Osborn		Waste of time when they are in disgusting condition.
G Collins		Will you inform the residents of these "Assets" that they contribute to "Local Heritage"? i ask this because i live in one, but no one has ever spoken to me about its significance.
Town Council's Response <ul style="list-style-type: none"> All residents occupying the identified Non-designated Heritage Assets have been notified Other comments are noted 		
Proposed Changes to Neighbourhood Plan None		
Community Action 24 – High Street Buildings		
N Bartram		Improved attractive frontages and heavy fines for cars that park on footpaths or yellow lines.
R Bone		Most definitely the shop frontage of shops in the high street can be improved no end, we want people to come and enjoy the experience as if stepping back in time.
S Osborn	Concerned Watton Resident.	I have been asking WTC & BDC to smarten up our High Street for getting on for a year -- nothing has happened. So how all of a sudden is this plan going to change anything.
A Osborn		Yes They needs MAINTAINING .
K French		Needs to be realistic
Town Council's Response <ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan None		
Community Action 25 – Design and Building Compliance		
S Osborn	Concerned Watton Resident.	Plan Total rubbish.
A Osborn		Wast of time builder/developers do as they please.

Name	Organisation	Comment (as submitted)
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 26 – Promoting Heritage Assets		
R Bone		Why not, other places take pride in their historical culture.
S Osborn	Concerned Watton Resident.	All rubbish.
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 27 – Improved Signage		
P Matthews		And keeping visible and clean the signs that already exist upkeep is vital.
S Osborn	Concerned Watton Resident.	All rubbish.
A Osborn		Signage is mostly installed by Norfolk County Council, they effectively refuse to MAINTAIN signs
M Adams		Watton High needs enforced speed limits
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Section 11 – Built Heritage: Other comments		
R Bone		Changing shop fronts, making building/shop owner responsible for looking after the fabric of the shops to draw in visitors and shoppers will benefit the whole community.
S Osborn	Concerned Watton Resident.	Heritage is being eroded. WTC & BDC just do not care other wise they would have done something already.
	Norfolk County Council	2.1. The Neighbourhood Plan does not mention the buried remains aspect of the historic environment as historic buried remains are known and are significant within the parish. For example, parts of a regionally important Roman farmstead have recently been excavated at Town Green Road. These are as much 'heritage assets' as those listed in paragraph 11.1 and do need to be included. The County Council Historic Environment Service's planning advice team will continue to offer advice to Breckland District Council on the impact and any necessary mitigation of any new planning applications within the parish.

Name	Organisation	Comment (as submitted)
		<p>2.2. We would like to offer the following advice for when the plan is being prepared: Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted, please visit https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, it is also suggested that the authors of the Neighbourhood Plan follow the steps indicated below:</p> <ol style="list-style-type: none"> 1) Study Historic England's published guidance and consider how the Neighbourhood Plan can take its advice on board. 2) Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the Neighbourhood Plan area. The NHER can be contacted at heritage@norfolk.gov.uk. 3) Consider the full range of heritage assets within the Neighbourhood Plan area and identify those they feel are most significant. The Neighbourhood Planning group may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.
	Wayland Partnership Development Trust	<p>section 11.1 page 34 mentions a number of buildings with listed status but fails to note that the High Street area, which is at the heart of many of the proposals, contains a number of listed premises, many of which date from the earliest days of the High Street. These are mentioned in the Character Appraisal but not clear in the Neighbourhood Plan.</p> <p>ACTION SUGGESTED: Make this reference to the High Street Listed Buildings mentioned in Watton Character Appraisal clear in the document in section 11.1,</p>
<p>Town Council's Response</p> <ul style="list-style-type: none"> • Paragraph 11.1 will be amended to note that archaeological sites are also Heritage Assets and that the Norfolk Historic Environment Record should be consulted when preparing planning applications. • Paragraph 11.1 does identify many of the listed buildings which are in the High Street. • Remaining comments are noted 		
<p>Proposed Changes to Neighbourhood Plan Amend paragraph 11.1 to note that archaeological sites are also Heritage Assets and that the Norfolk Historic Environment Record should be consulted when preparing planning applications.</p>		
<p>Community Action 28 – Reducing the Impact of Traffic</p>		
C Simoes		<p>It will be difficult to reduce the amount of traffic but it should be easier and straightforward to reduce the speed at which traffic crosses through Watton. No one drives at 30 Miles/Hour and especially during the evening when roads are quieter. Anything that reduces traffic noise including an appropriate road surface and perhaps limiting the very noisy motorbikes and cars.</p>
N Bartram		<p>On some days diesel fumes and squeals and smell of animals going to die is off putting.</p>

Name	Organisation	Comment (as submitted)
R Bone		However traffic is an issue on the Norwich Rd a large long stretch of road which has become more congested with new housing and with a possible Lidl on site. For pedestrians it makes crossing the road difficult but also for care drivers to get out of side roads.
A Turner		This is important. The town is regularly 'blocked' and traffic flow slowed by large vehicles seeking to navigate around illegally parked cars, a solution must be found to police this more effectively to dissuade this selfish practice and to divert, where possible, commercial and agricultural vehicles to drive around the town rather than through it where they have no business in the town itself just because 'it's the quickest route'.
P Matthews		Yes if possible but traffic volume will rise as housing rises, which is fine. But enforcement of speed limits will only work with the public's assent and with education, not only with enforcement.
S Osborn	Concerned Watton Resident.	If we stop traffic we will become a complete ghost town. People do not want to come to Watton now as it is so dilapidated.
K French		if it impacts on service provision and peoples mobility
Mr & Mrs Beeny		Traffic congestion is a MAJOR problem in Watton High Street. Watton is a market town set in a rural Norfolk and farming equipment moves through it as would be expected, but when private cars, delivery vans and lorries and public transport come
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 29 – Public Transport, Cycling and Walking Initiatives		
R Bell		Cycle lanes cause more harm and annoyance than good. Waste of money !
N Bartram		But more emphasis please on disabled and mobility access and action on overgrown hedges. The design of the town and lack of decent alternative route make Merton Road a nightmare when town is closed off especially due to parked cars by the terraced properties.
S Osborn	Concerned Watton Resident.	Plan a waste of money.
A Osborn		Yes but there is minimal space for cycle-ways which are NOT MAINTAINED. Pavements are refused even when there is a need. Several places have muddy walkways through greenery or on the road ie no Pavement when it is needed, so how can you support initiatives when what you have is NOT MAINTAINED?
M Trench		Without improved and reliable public transport most of this plan will not work, especially times available and areas covered if want to work in or out the area and does not include M-F 9-5 hours
D West		The roads in and around Watton are too narrow to introduce cycle lanes. Paragraph 13.1 states that 1/3 of population over 65 and thus unlikely to cycle and even of 20% if the remaining 2/3 cycle, thats only 13.2% of population, so cycle lanes very expensive for a tiny minority.

Name	Organisation	Comment (as submitted)
	Norfolk and Waveney Integrated Care System	Community actions 29 and 30 will support residents being able to access the health services better and also support community health staff when conducting visits to patients.
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 30 – Transport Links		
N Bartram		Watton has quite good public transport links but would be nice if there were a few more express town to town links without the village detours.
S Osborn	Concerned Watton Resident.	Plan a complete waste of money.
A Osborn		IT IS CALLED A BUS. The powers that B closed the Railway years ago.
	Norfolk and Waveney Integrated Care System	Community actions 29 and 30 will support residents being able to access the health services better and also support community health staff when conducting visits to patients.
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Section 12 – Access and Transport: Other comments		
N Bartram		Lack of public electric car charging which should also be accessible by disabled.
K Miles		There needs to be more bus services tween surrounding villages and also to Thetford. Unless you drive which I am fortunate enough to do you cannot get to Thetford. The services need to be more frequent for those that rely on them.
S Osborn	Concerned Watton Resident.	Watton is the forgotten one of the five Market Towns. Tidy it up and people may want to come here.
A Osborn		Nothing changes, never likely to either.
K Wilcox		I highly agree with the need to reduce the impact of vehicle traffic flow through the town and increase provision of non-vehicle travel options.
G Collins		<ol style="list-style-type: none"> Employ an efficient warden system Always give parking tickets to people parking illegally

Name	Organisation	Comment (as submitted)
		3. Establish a 20 mph speed limit between the traffic lights by the Queens Hall to the roundabout at the western end of town.
Mr & Mrs Beeny		into the mix, it becomes very dangerous for both pedestrians and drivers. So a solution to this problem would be to make a new pedestrian crossing in the zone facing the Royal Mail Post Office and to create a bay area for public transport in front of CHASTON PLACE, where passengers are safe to alight on board the buses without causing congestion on the High Street. There is adequate space to make this improvement. Please give this proposal consideration!
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 31 – Supporting Wellbeing		
S Osborn	Concerned Watton Resident.	Plan a waste of time.
A Osborn		Yes but what and when?
G Collins		This is the responsibility of individuals, families and other organisations including charities and the state - not a Town Council
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 32 – Availability of Medical Services		
R Bone		We still do not have enough doctors, the operating hours is out of touch. People do not work a 9-5 Monday-Friday jobs, the NHS need to start offering weekend appointments, and evenings.
P Matthews		With population growth this too is priority.
K Miles		As mentioned previously ,needs another surgery at the very least
S Osborn	Concerned Watton Resident.	We must have more Dr & Dentists.
A Osborn		Watton's medical service has always been rubbish-what will change now?
K French		again, no point M-F 9-5 especially for workers
	Norfolk and Waveney Integrated Care System	The Norfolk and Waveney ICS would also welcome supporting community actions 7 and 32 to seek additional health and wellbeing provision and to ensure residents are aware of the medical services available to them.

Name	Organisation	Comment (as submitted)
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 33 – Community Centre		
S Osborn	Concerned Watton Resident.	Maintain the ones we have please.
M Trench		If is made more welcoming and run down
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 34 – Community Information		
N Bartram		We need to be able to sign up to weekly what's on e mails
S Osborn	Concerned Watton Resident.	I feel so negative towards this plan it is rubbish.
G Collins		Will this be a genuine notice board or some electronic excuse for one?
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 35 – Information Sharing		
R Bone		There is other technology out there like Monitor boards which can be displayed down the high street, and key buildings
S Osborn	Concerned Watton Resident.	Questions are a waste of time. Maintain what we have.
Town Council's Response		
<ul style="list-style-type: none"> All comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Community Action 36 – Waste Reduction and Recycling		
N Bartram		Yes as long as facilities hidden

Name	Organisation	Comment (as submitted)
R Bone		This could also link to new recycle businesses, that make other products out of recycle waste.
S Osborn	Concerned Watton Resident.	There should be no charge for taking anything to a Recycling Centre then this will reduce Fly Tipping.
A Osborn		SO WHEN are going to get this right??? Far too much Fly tipping, due to charges at the tip-wrong.
J Bradbury		I would like to see more opportunity for the repurposing/reusing of people's cast off furniture/goods. Perhaps an occasional kerbside swap programme?
Town Council's Response		
<ul style="list-style-type: none"> Charging at Recycling Centres is a matter for the operators to decide rather than this Neighbourhood Plan Remaining comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Section 13 – Community and Social Facilities: Other comments		
Y Coker		We need a swimming pool. Watton is growing. Too far to go to Dereham or Thetford if no own transport. Bus timetable may not fit in with swimming session times
S Osborn	Concerned Watton Resident.	It is up to WTC & BDC & NCC to maintain our Town. That will enhance the community.
Town Council's Response		
<ul style="list-style-type: none"> Comments are noted 		
Proposed Changes to Neighbourhood Plan		
None		
Appendices		
S Osborn	Concerned Watton Resident.	Plan all a complete waste of time.
M Trench		Too small am guessing to cut down on printing costs!
K French		need to be bigger so could see the detail
K Wilcox		On p48 of Appendix 2 'Local Green Spaces', the block marking of Church Walk, site 32, is rather faint and could be clearer.
G Collins		Appendix 3 1. The map for building No. 3 is the same as the map for building No.1 2. Building No.11 is not the former RAF Officers Mess. That was demolished about 10 years ago. It is a barrack block for junior ranks (corporal and below)
	Partnership Development Trust	3. In Appendix 3, the maps showing historical buildings have a number of errors.

Name	Organisation	Comment (as submitted)
		<p>A) Maps 1 & 3 are identical but one purports to show the old school and the other the Old Brewery. The Old Brewery map is erroneous in that the building is not in the location but is on the north side of the High Street opposite Wayland House and the junction of George Trollope Rd with the High Street.</p> <p>B) Ventura House is claimed to be the remains of the former Officers' Mess and the only remaining H block. It is not and never was the Officers' Mess. This was on the opposite side of Norwich Rd closer to the former Officers' married quarters and the old airfield. It was demolished a few years ago. There are in fact 4 H blocks remaining on Norwich Rd, which can easily be viewed via Google Maps. Two each are located wither side of what is now Read's carpets, of which Ventura House is one. Reads Carpets is the former Airmen's Mess.</p> <p>ACTION SUGGESTED: Replace incorrect map of brewery site with correct location. Remove claim that Ventura House is former RAF Officers' Mess and remove location map. Maps attached to email))</p>
<p>Town Council's Response</p> <ul style="list-style-type: none"> Comments are noted and the maps will be corrected 		
<p>Proposed Changes to Neighbourhood Plan</p> <p>Amend maps in Appendices 2 and 3 to reflect corrections and improve clarity as appropriate</p>		
<p>General Comments</p>		
Y Coker		<p>Will anything ever get done? A more 'we are going to do this for you' would be better than endless recommendations.</p>
T Teesdale		<p>We desperately need another supermarket, this town is growing so quickly and already it cant support the population with the facilities that are here, more shops, supermarkets, restaurants and most importantly more good medical facilities. Trees with preservation order on them should be maintained by the council, many of them are dying through lack of care and are becoming dangerous through lack of pruning.</p>
R Bell		<p>Plans are fine but so many turn into..just plans ! Watton needs urgent action and not more talking. The town,compared to when I first came fifteen years ago now just looks rundown and poor. It's also obviously a very poor neighbour to both Swaffham and Dereham. Thetford ; s disgusting so no further comment is necessary. Watton High Street is a disgrace ! Boarded up shops and more space given over to betting shops and fast food enterprises do not suggest anyone truly cares about the town. It's downright sad ! I would be willing to participate further if required as this is a subject I really care about.</p>
N Bartram		<p>Generally in favour apart from comments made</p>
R Bone		<p>How far out is the council allowing Watton to expand?</p>
P Matthews		<p>What a terrific document into which has gone so much good work and preparation. Follow up is now the key, however long it all takes, years I am sure. But many congratulations sp far to all involved.</p>

Name	Organisation	Comment (as submitted)
K Miles		I am pleased that consideration is being given to Watton. It does need a lot of improvement and will take a lot of time but it is a reasonably nice place to live and deserves a bit of a makeover to make it even better for future generations.
S Osborn	Concerned Watton Resident.	This Plan is a Complete waste of time and money. Watton is not maintained. Some of the shop fronts are absolutely disgusting and yet WTC & BDC say they can not do anything about it. So how in the earth is this Plan going to change anything with regard to cleaning up town. We have rude graffiti on buildings and yet WTC & BDC say they have not got the authority to get it removed. I am sure if this was on the walls near the Sandringham Estate it would be removed before the paint was dry, so why do the residents of Watton have to view it every day. This answering process is so complicated I am sure the great majority of residents will not bother. There were only approx 70 people at the Sports Centre Meeting regarding this plan out of a Watton population of over 10,000. I have never felt so negative about anything in my life but the only term that comes to mind as a summing up of this £50k plan is "Work Wonders & **** Miracles.
A Osborn		£50K wasted. The people want a cleaner MAINTAINED town. NOT this PIE IN TH SKY. Full of grand words of what we should, what would be nice, but what we have is disgusting!!
M Trench		As previously mentioned, it has not been made widely accessible to the whole community in all formats.
K French		Why was it not the minimum 12 week consultation period and the focus groups not run during this time also. There were no printed versions available to take away or in any other formats.
S Johnson		I'm pleasantly surprised by the depth and breadth of the plan. I'm sceptical that much of it will actually result in real world results and action. The town council does need to be seen to hold all bodies including itself accountable for actions and absence of such.
K Wilcox		It's good to see the draft copy of the Plan and, when published, I hope it supports the Town Council is enabling Watton to maintain its heritage and individuality in years to come. My thanks to everyone who has been involved in putting it together and also the tireless efforts of the Watton & Saham Flood Action Group.
S Whitley	Tesni Properties	The purpose of these comments is to provide representations to Watton Town Council in respect of residential development site located at 'Land to the South of Mallard Road, Watton'. The referenced site benefits from Outline Planning Consent for up to 177 Dwellings (Ref: 3PL/2015/0254/0), and is currently the subject of an ongoing reserved matters application with Breckland Council (Ref: 3PL/2019/0991/D). In summary, 'Land to the south of Mallard Road, Watton' is available and deliverable to contribute towards new housing within Watton, as referenced within the Draft Watton Neighbourhood Plan. The proposals for the site, as outlined in the reserved matters application (Ref: 3PL/2019/0991/D), adhere to the policies and guidance set out within the Draft Neighbourhood Plan, and should continue to be supported by the Town Council.
N Phillips		May I suggest that you examine this document CLOSELY and then annotate it with the correct details/facts/information as required. I enclose pages 50 - 51 as an example regarding the above. How many mistakes can you find therein?!

Name	Organisation	Comment (as submitted)
G Collins		Well, not general comments but specific ones regarding the very smart and, no doubt, quite expensive booklet about the plan, produced by a company called "Places4People" Planning Consultants. The first 3 maps in the booklet have the words "not to scale" in the description. Actually, they are to scale. Its just that the scale is not stated, and they are not all to the same scale. They are, nevertheless to scale. Also the drawings and descriptions in Appendix 3 are not necessarily accurate or complete. If this really smart booklet is clearly not entirely accurate, is what it is attempting to convey to the reader also inaccurate?
S Smith		<p>As a Business in Middle Street, while i accept the market being there (all 3 stalls) on a Wednesday and the road closed. I strongly object to any complete road closure.</p> <p>Having the road closed for COVID absolutely showed the area became a dead zone and a fast track for cyclists to cut through. Im not quite sure why Watton people would want to come and sit in Middle Street, Maybe the over spill from the pub or the unsavory element of Watton that like to sit and drink and throw all their takeaway food everywhere behind my business premises now.</p> <p>This then begs the question could there be potential damage to shop fronts. Im not sure where the idea that Middle Street is a "low traffic street" comes from, it is a well used and extremely busy street - used for parking for all the customers of all the businesses that reside in Middle Street. A new road surface and proper clear parking bays is paramount but Middle Street has to remain for parking accessible to the customers of all the businesses as a large proportion of those customers are elderly and disabled.</p> <p>Looking at the proposed market design, again potential stalls being placed completely in front of all 4 shop fronts, blocking light and access, so not only are people not able to park but again the elderly and disabled will have to fight to get through the market stalls to enter shop premises.</p> <p>I believe the High Street will always remain central to people.</p>
	Carbrooke Parish Council	Thank you for the consultation. From what we can see we are happy to support your plans.
	Norfolk and Waveney Integrated Care System	<p>I write following the above consultation on behalf of the Norfolk and Waveney Integrated Care System, incorporating Norfolk & Waveney CCG, Norfolk Community Health and Care NHS Trust (NCHC), Norfolk and Norwich University Hospital NHS Foundation Trust, and Norfolk and Suffolk NHS Foundation Trust.</p> <p>The local Primary Care Network (PCN), the Breckland Alliance, covering Watton is a collaboration between primary, secondary, community, social, voluntary, and mental health care providers to form an integrated health and social care service to our patients.</p> <p>The Watton Surgery serves a registered population of 13,500 patients from the town and surrounding villages. The Watton Surgery utilises the Norfolk and Norwich Hospital for most of its secondary care. The Norfolk Community Health & Care (NCH&C) Trust provide community nursing and therapy services for Watton, and Norfolk and Suffolk NHS FT cover the mental health needs, with many of these services delivered into patients homes, remotely or from central resources.</p>

Name	Organisation	Comment (as submitted)
		<p>Watton is currently serviced by Watton Medical Practice and Watton Health Clinic. In terms of premises space any current capacity will quickly be consumed through new developments in the area. The PCN are looking at ways to better integrate with the community teams who are currently based in poor accommodation at the Watton Health Clinic.</p> <p>We have reviewed the information available and note that there is reference to Watton residents feeling that with the development of new homes in and around the town centre there has been no benefit of additional infrastructure. It is also noted that there is ambition to retain and expand on the range of health care facilities in the town as this will be essential to the wellbeing of residents.</p> <p>The Norfolk and Waveney ICS agree with these comments and support the plan in principle, and as per the Planning in Health protocol, we will provide a single health response to all planning applications, reiterating the importance by which planning applications are sent to us so that mitigation can be sought through CIL/S106 contributions. The exact nature and scale of the contribution and the subsequent expenditure by health care providers will be calculated at an appropriate time as and if schemes come forward over the plan period to realise the objectives of the Neighbourhood Plan. This will support community action 12 making representation to the local planning authorities to highlight planning policies and raise material considerations.</p> <p>We would welcome the addition of a simple statement, to confirm that Watton Town Council will support the ICS in ensuring suitable and sustainable provision of Healthcare services for the residents of Watton. It should also be noted that, if unmitigated, the impact of developments on healthcare within the Watton area would be unsustainable, including that of Primary Care, Community Care, Mental Healthcare, and the Acute Trusts.</p> <p>If you have any queries or require further information, please do not hesitate to contact ICS Estates team.</p>
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Watton Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan and are pleased to note that the historic environment of Watton is given detailed consideration. We particularly welcome the incorporation of policies protecting local non-designated heritage assets, and those reinforcing Watton's historic character. We do not consider it necessary for Historic England to be involved in the further detailed development of your strategy, however, but would refer you to our recently updated advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p>

Name	Organisation	Comment (as submitted)
		<p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>
National Grid	Avison Young	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p>

Name	Organisation	Comment (as submitted)
		Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.
	Natural England	<p>Thank you for your consultation on the above dated 17 February 2022</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex [NOT ATTACHED TO THIS APPENDIX BUT AVAILABLE FROM THE TOWN COUNCIL ON REQUEST] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>
	Norfolk County Council	<p>1.1. The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of the emerging Neighbourhood Plan.</p> <p>1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.</p>
Wayland	Partnership Development Trust	<p>Initial comment is that creating a 2 column document to be read on line makes reading the document very difficult. Two columns is fine for a paper version but requires constant scrolling for an online version.</p> <p>ACTION SUGGESTED: Amend formatting to one column across the page.</p> <p>4. Several mentions are made of Digital and Creative Media, but little mention is made of the role of the Wayland Partnership and Wayland House in the plans instigated by the Chamber of Commerce to create a centre which have been under discussion with Norfolk County Council, Breckland Council, Hethel Innovation, Norfolk Police, Wayland Partnership and Chamber of Commerce for approximately 3 years, with considerable progress. These plans are aimed at being a part of the regeneration of the High Street and therefore worthy of mention.</p> <p>ACTION SUGGESTED: A planning policy to support the redevelopment of the Wayland House site and include on a map. Include as part of the town regeneration. (Map attached to email)</p> <p>5. To my knowledge there has been little attempt to involve/ consult with the Wayland Partnership despite the considerable contribution the charity has made to the town over the past 20 plus years. Watton Town Council is a Partner of the Wayland Partnership.</p>

Name	Organisation	Comment (as submitted)
		<p>ACTION SUGGESTED: Hold specific meetings with the partnership such as those listed which took place with other town organisations.</p> <p>Page 51 the link to the Watton Society web page is erroneous and therefore will not link. ACTION SUGGESTED: The link needs amending.</p>
<p>Town Council's Response</p> <ul style="list-style-type: none"> • The general comments are welcomed and noted • The Town Council has sought to produce a document in various forms to enable residents to access it. • The Plan was available in paper form and the summary leaflet sent to all households identified what planning policies and community actions are contained in the Plan itself. • Errors in the Plan will be addressed in the Submission version of the Plan • Community Action 19 addresses new community venues and it will be amended to refer to opportunities for digital creative media 		
<p>Proposed Changes to Neighbourhood Plan</p> <p>Amend link to Watton Heritage Society to http://wattonsociety.org.uk/watton-heritage-trail</p> <p>Amend Community Action 19</p>		

Breckland District Council comments

We welcome the production of this plan. We believe this is, in general, a well laid out and presented plan and covers a breadth of issues impacting Watton and its future. However, there remains general concern about the limited evidence and phrasing of the planning policies, as well as the types of community action points, particularly where they could benefit from being included as planning policies and their resulting statutory weight. These strategic issues have been set out in Table 1 below. Table 2 includes more detailed comments on these issues, both on the planning policies and supporting text, and Table 3 deals with the presentation and formatting of the Plan that will improve its overall presentation, as well as the Summary Leaflet (Table 3).

The aim of these comments is to be constructive and are made to assist the Town Council in considering the next version of the Plan. As this is the first opportunity Breckland Council has had to view a complete version of the Neighbourhood Plan e.g. with all the graphics in it, as this had limited the range of comments that were previously able to be made at the informal stage.

KEY

NPPF - National Planning Policy Framework

CA - Community Action

The Plan - Neighbourhood Plan

Table 1: Key Comments

Page and Policy/ Paragraph No	Comment	Justification	Breckland DC Suggested Amendment	Town Council response
GENERAL STRATEGIC POLICY COMMENTS				
Policies – phrasing	There appears to be an inconsistent approach to the policies phrasing, which gives the impression that they have been written by different authors e.g. coming from other 'made' Plans. A number of policies are negatively phrased, which is not consistent with national guidance, and some are positively phrased, and there is a lack of local	Positively - 16 b) Plans should: be prepared positively (NPPF).	See examples under the specific comments section.	Noted

Page and Policy/ Paragraph No	Comment	Justification	Breckland DC Suggested Amendment	Town Council response
	evidence for some of the policies (See table 2 for details).			
Evidence	There is concern that too often the approach is to make statements about without any evidence to justify them. Although there is some reference to public consultation and questionnaires e.g. there have been ten public consultation events and questionnaires, but there is limited reference to the findings which would provide the required evidence (See table 2 for details).	Evidence - "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence". - Para 31 NPPF (2021).	Provide evidence e.g. X% of residents stated.....	All planning policies are considered to be in accordance with Para 35 b) of the NPPF and "based on proportionate evidence." It is not considered necessary to provide specific details of residents' comments to satisfy the NPPF requirement.
Community Action	The purpose of writing a Neighbourhood Plan is to produce <u>planning policies</u> to guide development. There is concern that there are almost four times as many CA (non-planning) policies than planning policies within this statutory planning document. It is unclear as to the role of the CA and their role within this statutory planning document.	2nd para "A <i>neighbourhood plan should ... contain policies for the development and use of land</i> " & 3rd para " <i>Wider community aspirations</i> "	Clarify the informal status and role of the CA's compared to the statutory planning policies as advised in comments re Page 7, para 1.9.	Para 1.5 addresses this

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	This approach risks causing confusion with the public regarding the role and purpose of this document. The current approach is not considered to meet the requirements of national guidance and therefore the 'basic conditions (Also see comments re Page 7, para 1.9).	... <i>if set out as part of the plan, would need to be clearly identifiable...</i> ". Paragraph: 004 PPG on Neighbourhood Plans.	3rd para "(for example, set out in a companion document or annex)". Paragraph: 004 PPG on Neighbourhood Plans.	
Community Action (continued)	A number of CA address planning issues concerning the development and use of land. If they are considered important it would be better if they were expressed as planning policies and have the benefit of statutory weight if written in this way. There can be both a CA and planning policy on the same issue. For example, Policy WTN10 & CA 23 deal with the same issue concerning non-designated heritage assets.	2nd para "A neighbourhood plan should, however, contain policies for the development and use of land" Para: 004 PPG on Neighbourhood Plans.	Review and consider which could be developed into planning policies e.g. CAs 7-10, 13,15,19, 22 & 33.	The purpose of the community actions is addressed in Para 1.5
Community Action (continued)	In addition to the above, it is not clear the purpose of CA's 11, 12 & 25 when these are actions covered by planning legislation and regulations and therefore are not necessary.	Purpose	Delete	The Town Council does not consider this is necessary
CHAPTER 1				
Page 8, Diagram	The timings being proposed in the timetable appear very optimistic and are also not consistent with the dates included in the summary leaflet, which seem more up-to-date. As Breckland Council has legal responsibility to process most of these stages it is important that the future timetable is agreed with the District Council.	Clarity	To discuss with Breckland Council the realistic timing of the remaining plan preparation stages.	The timetable will be amended in the Submission Plan but, by using seasons, is considered realistic.

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CHAPTER 2 – About Watton				
Chapter	We have been advised that large sections of this chapter have been copied from a document which has not been acknowledged in any form e.g. No footnote or reference or that it is subject to copyright (See table 2 for details).	Copyright	This must be resolved with both the author and owner of the copyright before we can accept this document for formal submission (Reg.15).	This matter will be addressed in the Submission Plan.
CHAPTER 6 – Infrastructure and Services				
Page 17, Policy WTN1 – Managing Flood Risk	2nd para - Making reference to other policy or guidance in the policy risks the policy becoming out of date sooner, when the other guidance is revised. This also considered unnecessary as it duplicates national and local guidance and policy.	"16. Plans should: f) ... avoiding unnecessary duplication of policies ..." NPPF	As this already applies, delete all text before "proposals for major development" and move deleted text (the reference to local policy or guidance) to the supporting text.	This policy has been prepared in the context of the policy in the Saham Toney NP
Page 19, Community Action 7 – Additional Health and Wellbeing Provision	The use of the word 'provision' does not make it clear whether it is referring to a service or facility or both. This has implications for whether this should be a planning policy and therefore the weight that should be attached to it.	Clarity & a planning issue.	Clarify and amend as advised.	This is not considered necessary
Page 19, Community Action 8 – Cemetery Provision	An inconsistent approach is being taken towards planning land use matters e.g. Policy WTN 8 supports a new Country Park, but this facility is just being dealt with by a CA.	Consistency & a planning issue.	Suggested policy wording: Proposals for a new cemetery within 5 miles	A planning policy worded in this way would not satisfy the

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	<p>By changing this to a planning policy, this approach will have the benefit of giving it statutory weight in planning terms.</p> <p>If a CA is still required, it could be rephrased as follows: CA 9 - Cemetery Provision Opportunities to establish a site for a new cemetery to meet local need will be explored by the Town Council.</p>		<p>of the town will be supported by the Town Council. The design of any new provision should include designated areas for a range of burial options.</p>	<p>Basic Conditions as neighbourhood plans cannot make provision for development outside the Neighbourhood Area.</p>
CHAPTER 7 – Development Design				
Page 20, para 7.3	<p>This only makes reference 'Watton Character Appraisal' and does not address what "the distinct built characteristics of the centre of the town" are.</p>	Detail	<p>Either refer to where in the Appraisal can "the local characteristics and circumstances" be found or produce a summary checklist of the key characteristics of the town that a development should respond to.</p>	<p>This is not considered necessary</p>
Page 21, Policy WTN 3 – Design Considerations	<p>1st para, 2nd sentence - Making reference to other policy or guidance in the policy risks the policy becoming out of date sooner, when the other guidance is revised. This will not have the same impact when such a specific reference is made in the supporting text. Also a space is missing between the words 'regard' & 'to'.</p>	<p>The suggested approach (making general reference to appropriate guidance) has already been taken in the 1st sentence of policy WTN1.</p>	<p>"They should also demonstrate regard to the National Model Design Code (July 2021)". Make reference to the current guidance in the supporting text e.g. para 7.5 where the</p>	<p>Reference to the National Model Design Code is already made in Paras 7.1 and 7.4</p>

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			relevant Local Plan policy is referred to.	
Page 21, Policy WTN 3 – Design Considerations	ii. - Where is the guidance on density found as there is no reference to this in the Watton Character Appraisal?	Clarity	Clarify as advised.	This is not considered necessary
Page 22, Community Action 9 – Residential density	As this is a planning issue, this could be written as a planning policy, to give it statutory weight.	A planning issue. See Saham Toney NP policy 3B: Density of residential developments.	Amend as advised.	This is not considered necessary
Page 22, Community Action 10 – New Community Facilities	It is not clear why this CA has been included in this chapter, rather than the previous one which deals with Infrastructure and Services and includes CAs on specific facilities e.g. CA8. Also this approach is inconsistent as they all deal with planning issues but are deal with differently - the Retail Centre and Centralised Health & Wellbeing Centre are not written as planning policies where the one on a Country Park is and as such the former lack any statutory weight. (Also see comments on the previous chapter (6) heading).	Accuracy and consistency re a planning issue.	Move and amend as advised.	AGREE. Move Community Action 10 to before Para 6.9 in the Infrastructure and Services Chapter
CHAPTER 8 - Housing				
Page 24, Policy WTN 5 - Housing Mix	1st para - As advised above, making reference to other policy or guidance in the policy risks the policy becoming out of date sooner, when the other guidance is revised. It is more effective to include it in the supporting text.	This approach (making general reference to appropriate guidance) has been taken in the 1st sentence of policy WTN1.	"...the needs identified in the Central <u>latest</u> Norfolk Strategic Housing Market Assessment (2017) unless it can be ..."	This is not considered necessary as part ii. of the policy addresses

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				this circumstance.
Page 25, Community Action 13 - House Types	As this is a planning issue, this could be written as a planning policy, to give it statutory weight.	A planning issues.	Amend as advised.	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation	1st para - As advised above, making reference to other policy or guidance in the policy risks the policy becoming out of date sooner, when the other guidance is revised. It is more effective to include it in the supporting text.	This approach (making general reference to appropriate guidance) has been taken in the 1st sentence of policy WTN1.	<i>"... (sui generis) as defined The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), will be..."</i> Move deleted text to new para 8.8.	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation	i. 'over-concentration' has not been clarified in the supporting text, so it is not clear what would trigger a lack of support e.g. more than xx HMO's in a row and/or xx% of HMO's in a road? Also does this apply to both licensable and non-licensable HMO's? If so, how will the information on numbers will be sourced if they are non-licensable?	Clarity	Clarify as advised.	This is not considered necessary
CHAPTER 9 – Natural Environment				
Page 27, Biodiversity	The purpose of this section is not clear as there is no evidence to suggest this is an issue that requires any policy or CA; it just contains statements about the issue.	Evidence	Delete or include a policy or community action on this area.	This is not considered necessary

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Page 28, Policy WTN 7 – Country Park	ii) There is concern that this is focuses on providing enhanced measures for just dog walking rather than having circular walks for all, particularly as there is no evidence to support the need for this approach for dogs.	Evidence	Either provide the evidence for this requirement or amend to cover a wider audience. Alternatively having dedicated “dogs off lead” areas.	The Norfolk Wildlife Trust have, in their comments on the Plan, identified the sensitivity of Wayland Woods to disturbance and Policy ENV 03 of the adopted Local Plan notes that “Plan level Habitats Regulations Assessment has identified the potential for increased disturbance to Nightjar, Woodlark and Stone Curlew as a result of recreation, and the potential for other urban

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				effects such as increased fire, litter and eutrophication to significantly affect Breckland SPA and SAC."
Page 28, para 9.12/13	Although para 9.12 clearly identifies the criteria for Local Green Spaces, para 9.13 fails to provide any evidence in the plan to justify the policy. Although Reference is made to a 'Local Green Space Assessment', there is no reference to where this is found, and it has not been made available on the Town Council website to review. Without this, the Council is not in a position to make any comments on any site's suitability in this consultation.	Evidence Website – see p34, para 11.4.	Provide summary evidence in the plan (either in the main body or as an appendix) for the sites in policy WTN 8. See Table, on p57 in the Croxton, Kilverstone and Brettenham Joint Neighbourhood Plan for an example, but also clarify which type of 'particular local significance' applies to the site e.g. Beauty, Historic significance, Recreational value, Tranquillity, Richness of wildlife.	The Local Green Spaces Assessment will be published with the Submission Plan.

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Page 28, Policy WTN 8 – Local Green Spaces	As previously advised, it would be 'good practise' to clarify where the following sites are located, particularly for those not familiar with the local area e.g. in what road - Sites 5. Open space at Ventura House; 10. Youth and Community Centre; 28. Cemetery & 29. Allotments & 30. Loch Neat N.B. The 9.11.21 version of the Plan had the title 'The Charlotte Harvey Trust Youth and Community Centre' which gave some clarity about where it was located, but this has now been deleted.	Clarity	Add road names to those sites identified with this missing information. (Also see comments on Maps in Appendix 2).	The majority do have street names but additional street names will be added where necessary
Page 29, Community Action 15 - Site Enhancement Opportunities	This would benefit from listing at least the sites mentioned in para 9.15, as otherwise this could apply to anything. Also as this is a planning issue, it is not clear why this is not written as a planning policy, identifying relevant sites, to give it some statutory weight.	Clarity and a planning issue.	Amend as advised.	This is not considered necessary
CHAPTER 10 – Town Centre and Economy				
Page 33, Community Action 19 - New Community Venues	As this supports venues, this could be written as a planning policy?	A planning issue.	Amend as advised.	This is not considered necessary
Page 33, Community Action 22 - improving the educational and employment	As this supports facilities, this could be written as a planning policy?	A planning issue.	Consider including a policy on this issue.	This is not considered necessary

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opportunities of young people				
CHAPTER 11 – Built Heritage				
Page 35, Policy WTN 10 – Buildings of Local Significance	2nd para - There is concern that this applies to 'any works' and any 'loss', which is not consistent with national guidance, as well as not having any evidence to support this approach.	"Any requirements need to be proportionate, relevant and necessary". Writing Planning Policies (Locality)	"... to the significant loss of ...".	The policy is considered to be consistent.
CHAPTER 13 – Community and Social Facilities				
Page 37, Community Action 33 – Community Centre	As this supports facilities, this could be written as a planning policy?	A planning issue.	Amend as advised.	This is not considered necessary

Table 2 – Detailed Comments on Planning Policies & Supporting Text

This table has more detailed comments on the planning policies and supporting text including the limited evidence and phrasing in the plan.

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
GENERAL COMMENTS				
Language - terminology	Some of the language used would still benefit from reviewing and rephrasing into 'Plain English' to help the general public understand what is being referred to, given the average reading age of the UK public.	Readability data suggest that the average reading age of the UK population is 9 years https://www.ascento.co.uk	See examples under the specific comments section. e.g. p9, para 2.1 replace 'expounded' with 'explained' and 'compilation' with 'production'.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Language - definitions	A large number of basic planning terms are used, but the Plan takes a very inconsistent approach when defining them in the Glossary. e.g. Listed buildings and Scheduled monuments are not defined, but Conservation Areas are.	Definitions	Check and define all planning terminology.	This is not considered necessary
Language - consistently	Throughout the plan different phrasing is used for the same issue. For example, reference to the local planning authority is made using a number of different terms which is likely to cause confusion among the general public e.g. reference to 'Breckland District Council' is made in para's 1.3, 1.4, 1.8, 1.15, Community Action (CA) 3; & 7.2; also the 'District Council' para's 1.5, 9.1 & CA 23.	Consistency	Make reference to 'Breckland Council' when referring to the local planning authority. Also see other examples below.	This is not considered necessary
Abbreviations	The Plan uses a number of abbreviations that have not been explained. It is normal practise for this to be clarified at the first time of their use.	Clarity	As advised e.g. p8, para 1.14 AECOM; p10, para 2.16, B.E.F; para 2.18, B.G.; p12, para 3.3, LLFA & NCC etc	AECOM is the name of a company These changes are not considered necessary
References	This is remains very limited and developing this would help provide the evidence for the statements being made throughout the plan that omit this and add clarity to the statements being made.	Evidence	As advised e.g. make reference to other sources e.g. NCC Market Town Retail report (2021)	This is not considered necessary
Other legislation	To meet the requirements of the 2010 Equalities Act, it would be helpful to confirm that the Plan will be available in other visual formats on request.	Legislation requirements.	Amend as advised.	

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Proofing	As previously advised, a further basic proofing is needed to address all the errors identified in some of these comments.	Clarity	Amend as advised.	
1. Introduction				
Page 6, para 1.3	2nd sentence - "...which contains all or part of the administrative area of a town or parish council..." – This is not accurate as in Breckland it is more likely to include part of another parish area, rather than only part of an administrative area.	Accuracy	"...which normally contains all or part of the administrative area of a town or parish council...".	
Page 6, para 1.3	3rd sentence - "Neighbourhood Plans cannot contradict the main government planning policies..." as Neighbourhood Plan need only needs to 'take account' of national planning policies, it is not clear how they 'cannot contradict' with its requirements.	Accuracy	"Neighbourhood Plans cannot contradict the main need to take account of government planning policies or and confirm with the strategic policies...".	
Page 6, para 1.3	3rd sentence - It is more accurate to refer to 'Breckland Council' than 'Breckland District Council' here and throughout the Plan.	Accuracy	As advised. (Also 1.4, 1.8, 1.15, CA's 3; & 7.2 etc).	This is not considered necessary
Page 6, para 1.5	It would be more accurate and more specific for Watton, if reference was made to 'Breckland Council,' rather than 'District Council', here and throughout the Plan.	Clarity	As advised (Also 9.1 & CA 23 etc).	This is not considered necessary
Page 7, para 1.6	It is not clear why the abbreviation for the National Planning Policy Framework has not been included here, when it is first time it is used in the Plan (see comments re para 4.1 & 4.2).	Clarity	"...the requirements of the National Planning Policy Framework (NPPF) and...".	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 7, para 1.8	This is slightly misleading as the Plan will be taken into consideration alongside other relevant planning documents e.g. the Local Plan.	Clarity	<i>"When complete, the Plan alongside the Local Plan, will be key to determining whether Breckland District Council will..."</i>	The Plan will be amended
Page 7, para 1.9	2nd sentence - It would be useful to clarify how frequently the Neighbourhood Plan will be reviewed.	National funding is only available every five years for plans that are reviewed.	Clarify as advised.	This is not considered necessary
Page 7, para 1.9	2nd sentence - <i>"...and in conformity with take account national and local policies."</i> This simplicity of phrasing has resulted in an inaccurate statement. At a national level the Neighbourhood Plan needs only to <i>'take account of'</i> the National Planning Policy Framework and at a local level <i>'conform to the strategic policies of the local plan'</i> .	Accuracy	Rephrase <i>"...and in conformity with reflect national and local policies."</i> OR <i>"...and in conformity with take account of national and conform to strategic local policies."</i>	This is not considered necessary
Page 7, para 1.9	4th sentence - The role and status of the 'community action' policies could be defined more clearly.	Clarity	<i>"Community actions do not form part of the "statutory" Neighbourhood Plan and do not hold any weight when considering planning applications, but are included to identify other areas of improvement and ..."</i>	This is not considered necessary
Page 7, para 1.9	5th sentence - Suggest this is moved to where it applies in the Plan where it be more 'clearly identifiable', as seen in in	<i>"Wider community aspirations ...would need to be <u>clearly</u></i>	Move this text to where it applies in the plan e.g. Chapter 4 with a visual	Agree

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	other Breckland Neighbourhood Plans. Graphics would also be useful in demonstrating this.	<i>identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan".</i> Para: 004 PPG on Neighbourhood Plans.	presentation clarify this - see Neighbourhood Plans for Yaxham p29, para 5.2 & New Buckenham p14, para 2.1.1 (Submission version).	
Page 7, para 1.11	1st sentence - "... with a core of members involved until the Plan is made". To assist the general public understand what 'made' means in planning terms this needs to be clarified.	Clarity	"... with a core of members involved until the Plan is made (approved) ".	This is not considered necessary
Page 7, para 1.11	2nd sentence - "...and to ensure that all available support was made use of". This statement is inaccurate as Breckland Council has had very little input to this Neighbourhood Plan at the informal stage compared to other Neighbourhood Plans in the district, particularly in view of its statutory responsibilities.	Accuracy	"...and to ensure that all available support was made use of".	This is not considered necessary
Page 7, para 1.12	1st sentence - "...a Town Centre Master Plan to be prepared, as referred to later" - there is no other reference to this document in the rest of the plan.	Phrasing	Either use consistent terminology or delete reference to this.	This is not considered necessary
Page 7, para 1.13	Reference is made to "residents in the process by training them in the process of Character Area Appraisal", but there is no reference to any groups in Watton that would have an interest in this issue.	Consultation	Clarify whether any interest groups in Watton where invite to participate in this training.	This is not considered necessary

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Page 8 Item 1.14	The link https://www.wattontowncouncil.gov.uk/ only goes to the front of the Town Council website; not to the AECOM report.	Error	Provide direct link to the report.	This is not considered necessary
Page 8, para 1.15	2nd sentence - "...a formal decision to submit it to Breckland District Council." - it would help to clarify what Breckland Council will do with the Plan.	Clarity	<i>"...a formal decision to submit it to Breckland District Council to process the remaining statutory stages listed below."</i>	This is not considered necessary
Page 9, para 2.5/2.6	As previously advised, the reference to the church in para 2.5, is the same church in para 2.6, therefore it would be 'good practise' if the full name was first used in para 2.5.	Clarity	Para 2.5 <i>"It is likely that the location of the St. Mary's church..."</i> and Para 2.6 <i>"The original design of St. Mary's the church reinforces..."</i>	Chapter 2 is to be replaced
Page 10, para 2.16	If retained, it would be much more accurate to describe this as either 'Nazi German' or 'the German Reich', as it was a specific group within Germany that took over and carried out such invasions.	Clarity	As advised	Chapter 2 is to be replaced
Page 10, para 2.16-2.19	Most of this text is about what happened in the 2nd World War, which is irrelevant to this plan, unless it concerns the physical development of the airfield. Also deleting such text would enable the inclusion of much more valuable local photographs.	Relevance	Delete para's 2.16, 2.17, 2.18 – 1st sentence after 'Watton', 2nd & 3rd sentences and 2.19 – 1st & 2nd sentences.	Chapter 2 is to be replaced
3. Issues for the Plan				
Page 12, para 3.4	It is important that all the statements need evidence to support and justify them. Provide statistical evidence (qualitative not just quantitative data) to justify the "decline in High Street and the Wednesday market footfall".	Evidence - see Watton Neighbourhood Plan, para 6.9.	Justify as advised.	This is not considered necessary

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Page 12, para 3.4	This does not clarify <u>how</u> the COVID-19 pandemic has affected Watton Town Centre, as national reports suggest that such areas have benefitted from this.	Evidence	Justify as advised.	This is not considered necessary
Page 12, para 3.5	These statements need evidence to support it. Statistical evidence is needed to justify why there is "There is a need for activities and employment opportunities.....".	Evidence	Justify as advised.	This is not considered necessary
4. Planning Policy Context				
Page 13, para 4.1	1st sentence - It is not clear why there is a reference to the "National Planning Policy Framework" when this has already been used in full in para 1.6 (see comment re 1.6).	Consistency	"...content of the Planning Policy Framework (NPPF) and the ..."	This is not considered necessary
Page 13, para 4.1	2nd sentence - This does not make reference to what part of the NPPF is being referred to and it does not make it clear this this is referring to two of the 'Basic Conditions' requirements.	Clarity	Clarify as advised.	This is not considered necessary
Page 13, para 4.2	1st sentence - As commented above, it is not clear why there is a reference to the "National Planning Policy Framework...." when this has already been used in full in para 1.6 (see comment re 1.6) and has already been abbreviated in para 4.1.	Consistency	<i>"The National Planning Policy Framework (henceforth identified as NPPF)....."</i>	This is not considered necessary
Page 13, para 4.2	Paragraph 11 text - It is not clear why all of this has been quoted, when only a) applies to neighbourhood plans. This needs to be clarified if all of this is to be retained e.g. explain what applies to neighbourhood plans.	Clarity	Either summarise in the same way as para 4.3 has been or clarify that only a) applies to Neighbourhood Planning.	This is not considered necessary
Page 13, para 4.3/4	It would be useful to clarify which policies of the Local Plan are being referred to.	Clarity	Clarify as advised.	This is not considered necessary

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Page 13, para 4.4	2nd sentence - It would be helpful to confirm where the evidence regarding the "75% had either been built or had planning permission at 1 April 2018" has come from.	Evidence	Clarify as advised.	This is not considered necessary
Page 13, para 4.5	Breckland Council has previously sent a list that clarifies which of the Local Plan policies are strategic as required by national guidance. This should be clarified in this version of the Plan.	local planning authority ... should set out clearly its strategic policies and provide details of these to a qualifying body ..." Para 077, PPG on Neighbourhood Planning.	See list previously sent.	This is not considered necessary
5. A Vision for Watton				
Page 16	A few of the objectives listed on this page are not the same as those at the start of each chapter e.g. have less detail in them:			The Objectives at the start of each chapter will be corrected
	Infrastructure and Services: "3 To establish new burial facilities", yet in Chapter 6 it states, "To support the provision of a new cemetery".	Consistency	Amend so consistent.	This will be corrected
	Town Centre and the Economy: "12 To support opportunities for expansion and growth of existing Watton businesses", yet in Chapter 10 it states, "12. To support opportunities for expansion and growth of existing Watton businesses	Consistency	Amend so consistent.	This will be corrected

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	in precision engineering (metals, wood and plastics); food processing, packaging and delivery; agri-technology and farming, retail, traditional foundry and stone masons; tourism and the hospitality industry”.			
	Town Centre and the Economy: “13 To attract and encourage new business in line with identified key investment opportunities”, yet in Chapter 10 it states, “13 To attract and encourage new business in line with key investment opportunities (New Anglia LEP Economic Plan; Cambridge-Norwich Tech Corridor (CNTC)) particularly (i) agri-technology and food processing, and (ii) digital and creative media.”	Consistency	Amend so consistent.	This will be corrected
6. Infrastructure and Services				
Chapter	The heading excludes to word ‘facilities’, despite this issue being addressed in the chapter.	Accuracy.	Include reference to ‘Facilities’, in the chapter heading.	This is not considered necessary
Page 16, para 6.1	1st sentence - Add the evidence for this statement e.g. what % agreed to what question to support it?	Evidence	Provide evidence.	This is not considered necessary
Page 16, para 6.1	2nd sentence - Although this sentence has been slightly amended, it still has not addressed what types of ‘additional infrastructure capacity’ is missing and there is no evidence for this statement.	Clarity & Evidence	Clarify and justify as advised.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 17, para 6.5	1st sentence - It is not clear why only 'agency's' are referred to in the first part of this sentence and 'organisation' is referred to in the next part.	Consistency	Replace 'organisation' with 'agency'.	This is not considered necessary
Page 17, Policy WTN1	1st para - This does not clarify which map should be referred to.	Clarity	<i>"When assessing planning applications for flood risk, consideration will be given to the latest published Government Map for fluvial and surface water flooding, covering the Watton Neighbourhood Plan area".</i>	This is not considered necessary
Page 17, Policy WTN1 - Managing Flood Risk	3rd para - The details need to show how they will minimise the risk of flooding, not simply give details of what they propose. Also it may be beneficial to cover 'all development' rather than just 'minor development', but only in an area of flood risk.	To enable it to reduce flood risk as opposed to just ask for information in an area of flood risk.	<i>"For minor development all development, applicants will be expected to provide, through proportionate information, details of how its surface water drainage proposals will minimise the risk of flooding, where appropriate".</i>	This is not considered necessary
Page 17, Policy WTN1 - Managing Flood Risk	5th para - It is normal practise to add LLFA in brackets after 'Lead Local Flood Authority', to provide clarity where it is used in para 6.	Clarity	Clarify as advised.	This is not considered necessary
Page 17, Policy WTN1 - Managing Flood Risk	6th para - Need to explain the abbreviations (DEFRA, CIRIA and SuDS) in the policy and 'Non-Statutory Standards for Sustainable Drainage' in the glossary.	Clarity	Clarify meaning as advised. Also make reference in the supporting text, what	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
	Also what are other relevant 'codes of practise' and where are they listed?	Ambiguous	'relevant codes of practise' are being referred to.	
Page 17, Policy WTN1	7th para - Welcome the explanation 'in exceedance events' in the Glossary.	Clarity	N/A	This is not considered necessary
Page 18, Community Action 3 - Managing Surface Water Drainage	Breckland Council is not usually the appropriate body to work with as this is normally a Highway Authority (County Council) responsibility unless there is a private act for Breckland Council.	Clarity	Confirm as advised.	This is not considered necessary
Page 18, para 6.7	2nd sentence - 'The Plan supports the retention of existing facilities' – However, there is no policy in the Plan to support this. If it relates to a CA point it should be noted that this approach does not have the same legal status nor weight compared to the Local Plan policy that is mentioned in the same sentence.	Clarity	Either delete reference to this or clarify the limitations in terms of planning.	This is not considered necessary
Page 18, para 6.7	It would be useful to clarify where the evidence for this is found.	Evidence	Confirm as advised.	This is not considered necessary
Page 19, para 6.9	2nd sentence - "...capacity within the next 10-15 year ..." - The evidence for this statement is still missing.	Evidence	Include as advised.	This is not considered necessary
Page 19, para 6.10	1st sentence - As previously advised, the statements need clarifying. What is meant by 'adequate capacity' with regards to essential services and where has it been "identified" that it is "an important consideration". Also what is the evidence to justify that this is an issue in Watton?	Clarity & Evidence	This statement needs justifying.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 19 Policy WTN2 - Infrastructure Provision	Given the heading for this section, it would make more sense for policy WTN2, to be the first policy at the start of the chapter, so all infrastructure matters are dealt before service issues. Also the policy is negatively phrased.	Presentation	As advised. "Proposals will only be supported where it can be demonstrated that...".	This is not considered necessary
Page 19 Policy WTN2 - Infrastructure Provision	There is no guidance on what is meant by 'adequate capacity' or 'relevant infrastructure'.	Clarity.	Explain how this is expected to be judged in the supporting text or a glossary e.g. what are the size considerations?	This is not considered necessary
7. Development Design				
Page 20, para 7.3	3rd sentence - The plan would benefit from a link to the Watton Character Appraisal document for referencing and evidence purposes, particularly in view of Policy WTN 3 requiring it being referred to. Also see comment on Page 7, para 1.13.	Evidence/ Clarity	Provide a specific reference and or link to where the document can be found online.	The paragraph already states where the Character appraisal can be seen
Page 21, Policy WTN 3 – Design Considerations	1st para, 1st sentence - As no change has been made to this sentence, please confirm that this only applies to new buildings, rather than all e.g. not any changes of use.	See para 1.8 of this Plan.	Clarify as advised.	The policy states that it applies to development. This is defined in Section 55 of the Town and Country Planning Act 1990

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 21, Policy WTN 3 – Design Considerations	1st para, 1st sentence - There remains concern that due to the generic phrasing of this policy, the details about what is being sought are not included the policy, but in other research that does not hold the same weight.	Phrasing & Evidence	Make the wording more specific to Watton e.g. what are the key features in the policy or indicate where in the Appraisal can this be found.	Policies of this nature have been found to meet the Basic Conditions in numerous neighbourhood plans.
Page 21, Policy WTN 3 – Design Considerations	3rd sentence - this is negatively phrased in parts and is not consistent with the NPPF (re positive policies) and therefore the 'Basic Conditions'. Also there is also no specific evidence in the supporting text for any of the criteria being required.	Positive policies & evidence	2nd sentence "In addition, proposals will only be supported where they ..." . Also include the evidence, that justifies the criteria.	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	Omission - Where is the evidence that justifies all the individual criteria in this policy? .	Evidence	Provide the evidence	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	i. there remains concern that due to the generic phrasing of this policy, the details about what is being sought are not included the policy, but in other research that does not hold the same weight.	Phrasing & Evidence	Make the wording more specific to Watton e.g. what are the key features in the policy or indicate where in the Appraisal can this be found.	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	i. - 'where necessary' - How is this determined as there is no guidance to this in the plan? .	Clarity	Clarify as advised	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 21, Policy WTN 3 – Design Considerations	iii - 'important open' - Where are such spaces identified within the plan or what is the definition? 'Significant contribution' - Where is this assessment clarified?	Clarity	Clarify as advised	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	v. - What is considered to be 'adequate and appropriate mitigation'?	Clarity	Clarify as advised	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	vi. - 'in accordance with standards' - What standards are being referred to?	Clarity	Clarify as advised	This is not considered necessary
Page 21, Policy WTN 3 – Design Considerations	vii. Reference is made to 'wheelie bins' in this policy, where in Policy WTN3 is storage 'refuse and recycling storage' referred to. Also 'dedicated cycle storage' is referred to, where 'cycle ... parking' is referred to in Policy WTN6. Such phrasing is inconsistent	Consistency	As a minimum, the same (not different) wording should be used for the same issue.	This is not considered necessary
Page 21, Policy WTN3	viii. As 'ducting' is already a requirement under Part R of the Building Regulations this is not required.	Building Regulations1,	Delete viii. as unnecessary	This is not considered necessary
Page 22, para 7.6	1st sentence - This statement has not been justified e.g. since 2020, in what % of developments has this been an issue?	Evidence	Justify as advised.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 22, Policy WTN4 – Residential Amenity Space	There is still an inconsistent approach in the language used in this policy as reference is made to both 'shared amenity space' and 'amenity space' and it is not clear whether this is the same type of space or not, and whether it is a public or private space.	Clarity	See details below	This is not considered necessary
Page 22, Policy WTN 4 – Residential Amenity Space	1st para, 1st sentence - This is negatively phrased.	Positive policies	"amenity space and / or landscaping will only be supported where they:..."	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	In para 1, reference is made to 'useable size' and in para 4 to just 'size'. As previously advised, to implement this policy requires evidence that refers to the dwelling size and the maximum potential occupants, to determine the size of 'space' required. Also as previously advised, there is no definition on what is meant by 'Useable size'	Evidence	Clarify as advised. Include guidance on 'Useable size' e.g. the minimum width and length or definition of useable in the Glossary	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	1st para - As 'private amenity space' is referred to later on in this policy, it would aid clarity if reference was also made to ether public or private 'shared amenity space'.	Clarity	Clarify as advised.	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	1st para - By making reference to both 'shared amenity space' and 'communal garden space' in the same paragraph, it is not clear whether this is	Clarity	Clarify as advised	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
	referring to the same or different items as neither are clarified in the Glossary.			
Page 22, Policy WTN4 – Residential Amenity Space	2nd & 3rd para - This would be clearer if these paragraphs were merged, as the latter explains the former.	Clarity .	As advised	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	3rd para - By making reference to both 'private amenity space and 'private garden' in the same paragraph, it is not clear whether this is referring to the same or different items as neither are clarified in the Glossary.	Clarity	Clarify as advised	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	4th para - both references to 'amenity space' needs to be amended to either 'public amenity space' or 'all amenity space', to clarify what this refers to as there is reference to.	Clarity	Clarify as advised	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	4th para - By making reference to both 'shared amenity space' and 'communal garden space', it is not clear where this is referring to the same or different items as neither are clarified in the Glossary.	Clarity	Clarify as advised.	This is not considered necessary
Page 22, Policy WTN4 – Residential Amenity Space	4th para - As previously advised, it is not clear why the supporting text does not clarify the significance of 'shape' regarding the "... effective and practical use of the space by Residents..."	Clarity	Clarify in the supporting text why the issues of 'shape' is an issue regarding amenity space	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
8. HOUSING				
Page 23, para 8.2	Despite no additional sites being allocated, which would give the Plan more weight, has the issue of Community-led housing been considered?	https://www.communityledhomes.org.uk/ .	As advised	This is not considered necessary
Page 24, para 8.3	N.B. This table will need updating for the referendum version of the Plan.	Evidence	As advised.	This is not considered necessary
Page 24, para 8.4	More detail is required to assist staff deciding what the actual demand e.g. what % of residents identified there being a need for More starter homes • Family Homes 1-3 bedroom • Bungalows 1-3 bedroom • Warden Assisted • Retirement and Care homes?	Clarity	As advised.	This is not considered necessary
Page 24, para 8.5	1st sentence - What is the detailed evidence for these statements e.g. what % was the level of need for 3-bedroom dwellings compared to other house types?	Evidence .	Provide evidence	The paragraph refers to the Central Norfolk Strategic Housing Market Assessment (2017).What more evidence would be required?

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 24, para 8.5	Last sentence - What type of 'locally specific evidence' is being referred to?	Clarity	As advised	This is not considered necessary
Page 24, Policy WTN 5 – Housing Mix	i. "tenure relates to the housing dictate otherwise " - There is no guidance on how is this should be considered and assessed to implement this? As currently presented, the wording is too vague and leaves the policy open to special pleading by those who seek specific mixes; this may be of detriment to the required property types that are actually needed in the town.	Clarity	Provide guidance in the supporting text.	This is not considered necessary
Page 24, Policy WTN 5 – Housing Mix	ii) This is also too vague as it could leave the Breckland Council open to challenges if there is a poor evidence base.	Adding the caveat ensures that any changes are backed up by a good, valid, defensible evidence base	"ii. the latest publicly available Housing Needs Survey for the Neighbourhood Plan area identify a need for a different mix, and Breckland Council is satisfied with the methodology used ".	This is not considered necessary
Page 25, para 8.6	Last sentence - 'there have been instances where the conversion of residential properties to "Houses in Multiple Occupation" (HMO) has impacted adversely on the amenity of resident'. Where is the evidence for this statement e.g. where has this been referred to in a report or other publication?	Clarity	As advised.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 25, para 8.7	Due to the length of this amended paragraph, it would make more sense to separate the text concerning the Housing Act 2004 with the text concerning town planning matters.		"... requirements of the Housing Act in this matter. 8.8 For the purposes of planning permissions, the".	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation	ii . The supporting text needs to clarify what is considered to be 'suitable' with clear evidence.	Clarity	Refer to national or local evidence.	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation	ii. Reference is made to 'refuse and recycling storage' in this policy, where in Policy WTN3 'wheelie bins' storage is referred to. Also 'cycle ... parking' is referred to, where 'dedicated cycle storage' is referred to in Policy WTN3. Such phrasing is inconsistent.	Consistency	As a minimum, the same (not different) wording should be used for the same issue.	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation local area?	Also what is considered to be 'appropriate refuse and recycling storage, cycle and car parking and drying areas'? Guidance is needed in the supporting text to clarify what is required in order to implement it.	Clarity	Clarify what is required e.g. quantity per room or whether the outdoor space for bins and bike racks needs to be at the rear for security or to protect the character of the local area?	This is not considered necessary
Page 25, Policy WTN 6 – Housing in Multiple Occupation	It needs to be made clear 'appropriate management arrangements' can be considered a 'reasonable' condition for private housing, and be enforced, when those mentioned are not planning issues?	Clarity - conditions can't be used for a management plan that determines	Remove reference to 'appropriate management arrangements' or clarify	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
	Clarify what would be considered 'appropriate management arrangement', for town planning.	occupancy or manages anti-social behaviour as these are not material planning considerations.	what types planning matters this should address.	
9. Natural Environment				
Page 27, para 9.6	Include reference to where in the NPPF is this "sets out that planning should contribute to conserving nature"?	Evidence	Add reference to paragraph 28 of the NPPF	This is not considered necessary given the advice earlier that paragraph numbers can soon become out-of-date
Page 27, para 9.8 the NPPF	Include reference to where in the NPPF is this "encourages net gains for biodiversity to be sought"?	Evidence	Add reference to paragraph 174(d) of the NPPF	This is not considered necessary given the advice earlier that paragraph numbers can soon become out-of-date

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 27, para 9.10	While we welcome clarifying 'open space' in the Glossary as previously advised, it is inconsistent not also to define 'accessible green space'.	Clarity & inconsistency	Add to Glossary as advised.	This is not considered necessary
Page 27, para 9.10	1st sentence -Where is the evidence to support this statement regarding the limited open space in the Parish?	Evidence	Provide evidence as advised.	This is not considered necessary
Page 28, para 9.12	2nd sentence - Include reference in NPPF on this issue of Local Green Space	Clarity	Include reference to paragraph 101 of the NPPF.	This is not considered necessary given the advice earlier that paragraph numbers can soon become out-of-date
Page 28, para 9.12	Last sentence "It is recognised that the designation ..." This has been included by error as it does not form part of the NPPF para 102 criteria. .	Error	Remove from bullet point and reinstate as a separate sentence	This is not considered necessary
Page 29, para 9.15	3rd sentence - The evidence for this is missing from the plan. Need to reference which survey is being referred to and where can this be found?	Evidence & Clarity	The evidence should be included in the Plan.	This is not considered necessary
10. Town Centre and the Economy				

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Omission	When planning for the local economy, it would assist if the town centre businesses were identified separately from the outside of town businesses.	Norfolk County Council - Market Town Retail Report (2021)	As advised	This is not considered necessary
Omission	There is a reference in para 1.12 of the Plan to a "Town Centre Master Plan", but it is not clear why it is not referred to in this chapter.	Omission	As advised.	This is not considered necessary
Objectives	1st objective - This is address by Policy WTN 9 covering shop frontages, but it is not clear how the Plan will seek to meet the other two objectives, in planning terms, as there are no further policies on these areas.	Omission	Clarify	This is not considered necessary
Page 30, para 10.2	1st sentence - The evidence for these statements is missing. As previously advised, they need clarifying e.g. what are the 'changing shopping habits', why is 'ease of access' an issue, and where are the 'competing centres' referred to?	Evidence & Clarity.	As advised	This is not considered necessary
Page 30, para 10.2	2nd sentence - Although this has been amended, the first part of the sentence still needs amending as there is more than one change mentioned.		—ese patterns is are likely to be an ongoing problem in future..."	This is not considered necessary
Page 30/31, para 10.5-10.7	As neither either the 'Watton Market Report' or 'High Street Design Code Report' have been subject to any previous public consultation, it will be important to	Consultation	Clarify in Submission version (Reg.16).	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
	clarify in the next version of the plan (Reg.16), what level of public support has there been for them and their design solutions in light of the current consultation. If not, they will have limited weight as a 'material consideration'.			
Page 30, para 10.6 - Watton Market Report	Regarding the moving of the market to Middle Street and Dereham road, it would be beneficial to have more information on this from the market report, including maps and/or photos to show the proposed move. .	Evidence	Include as advised	This is not considered necessary
Page 32, Policy WTN 9 – Watton Town Centre	1st para - This fails to clarify how this is expected to be achieved e.g. "...accord with the design guidance...".	Clarity	It would be more effective to have a check list in the appendix, identifying the key issues which 'should' be assessed in a design report.	This is not considered necessary
Page 32, Policy WTN 9 – Watton Town Centre	2nd para – The use of the word 'must' is not appropriate as it is being used to apply to all shop types, regardless of their planning status, and all issues to do with 'amenity and/or public safety'.	"...only use 'must' where you are sure that the requirements of the policy are compulsory in all circumstances". Writing Planning Policies (Locality)	Either replace 'must' or clarify the specific type of designations where this restrictive policy applies.	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 32, para 10.11 .	2nd sentence - This does not explain what are the "opportunities offered by the links" as currently only one is mentioned. If there is only one the text needs amending.	Clarity.	"... allow Watton to fully maximise the opportunities offered by..."	This is not considered necessary
11. Built Heritage				
Chapter	The terminology used in these paragraphs is confusing. There is concern regarding the inconsistency of the phrasing in this chapter. The phrases 'buildings of local significance' and 'local heritage assets' are both used in Policy WTN 10 & and the latter in CA 23, but not defined in the Glossary (although the former is). Both the phrases 'local heritage interest' and 'locally important heritage assets' are used in the supporting text (para 10.1) and although the former is referred to in the Glossary under 'Heritage asset' but is not defined.	Accuracy and Consistency.	Either use consistent language e.g. that used in the policy or define their differences in the Glossary.	This is not considered necessary
Page 34, para 11.1 .	Aside from splitting the large size of this paragraph, there is concern regarding the accuracy of the phrasing in this paragraph. Although reference is correctly made to 'non-designated heritage assets', reference is made to both 'heritage assets' and 'statutory heritage assets' rather than 'designated heritage assets' (the recognised planning term).	Clarity	As advised	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 34, para 11.1	It would be more accurate to refer to "listing or scheduling" as 'designating'.	Clarity	As advised.	This is not considered necessary
Page 34, para 11.1	5th sentence - Where in the NPPF does it explain about "the significance of a non-designated heritage asset"?	Clarity	Section 10 of the NPPF	This is not considered necessary
Page 34, para 11.3	If this list is intended to be the 'buildings of local significance' referred to in Policy WTN 10, this still considered that this would aid an understanding of the point being made.	Clarity "	Others which make a local significant contribution".	This is not considered necessary
Page 36, para 12.3	1st sentence - There is no reference to where in the 'Watton Town Centre Design Code' this comes from. .	Reference	Amend as advised	This is not considered necessary
Page 36, para 12.3	3rd sentence - This sentence has no context as it is not clear why these statements are being made. Also the 1st phrase "The width of the High Street" is repeating part of the previous sentence "changing width of the road" – if they are addressing the same issue, merge the sentences (without the repeated part) or clarify if a different point is being made.	Clarity	Amend as advised.	This is not considered necessary
Page 36, para 12.4	1st sentence - Where is the evidence to define the statement "The town is well served by buses" e.g. what frequency justifies 'well served'? .	Evidence	Provide the evidence as advised	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
Page 36, para 13.4	2nd sentence - Where is the evidence to support the statement there is a "a sense of increased journeys by foot and cycle since the COVID-19 Pandemic"?	Evidence	Provide the evidence as advised	This is not considered necessary
Page 36, para 12.4	3rd sentence - Requires amendments due to grammar & incomplete phrasing issues. If the changes to travel trends are not due to an increase of journeys by foot and cycle, this also needs to be clarified.	Errors	"...is an issues that needs to be ..." "...if these/the changes to travel trends are to continue".	This is not considered necessary
13. Community and Social Facilities				
Page 37, para 13.1	1st sentence - What is the evidence for the Town Centre being "well placed to provide for most day-to-day facilities".	Evidence	Provide the evidence as advised	This is not considered necessary
Page 37, para 13.1	2nd sentence - What is the source for "1/3 of whom are aged over 65".	Reference	Provide the reference as advised	This is not considered necessary
Page 37, para 13.2	1st sentence - Which Local Plan policy is being referred to?	Reference	Provide the reference as advised	This is not considered necessary
Glossary				
	In addition to the definition issues addressed above, there are issues with the following:			
1.	Development Plan - Aside from the fact that only Local Plans are adopted; Neighbourhood Plans are 'made', the definition repeats itself.	Accuracy	"This includes adopted Local Plans and made Neighbourhood Plans as defined in section 38 of	Amend as suggested

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
			the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans and Neighbourhood Plans".	
2.	Heritage asset: The approach uses 'hides' the two main types of heritage asset (designated heritage asset and non-designated heritage asset) and would be clearer if they were also defined in their own right. N.B. The deleted examples ave been deleted as they have not been referred to in the plan. Also See A. below.	Clarity	<p>Heritage asset: English Heritage define a heritage asset as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". There are two types of heritage asset: a designated heritage asset and non-designated heritage assets.</p> <p>Designated heritage asset - A term that includes designated heritage asset (e.g. included listed buildings, world heritage sites,</p>	This is not considered necessary

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
			<p>conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) that are designated by English Heritage and Non-designated heritage asset - nNon-designated assets identified by the local planning authority. and Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.</p>	
3.	<p>International, national and locally designated sites of importance for biodiversity - Aside from this phrase not appearing in the Plan, nor a number of the examples used (Ramsar sites; Sites of Special Scientific Interest), it would be clearer if the examples were defined in their own right.</p>	Clarity	See A below	Given lack of reference, this definition will be deleted

Page and Policy/ Paragraph No	Comment	Justification	Suggested Amendment	Town Council response
A.	<p>Also the following phrases are referred to the main body of the Plan, but not the Glossary: Non-Statutory Standards for Sustainable Drainage, shared amenity space; communal garden space; private amenity space; private garden; shared amenity space; communal garden space; accessible green space; Listed buildings; Local Heritage Assets, local heritage interest, locally important heritage assets; buildings of local significance; Special Areas of Conservation and Special Protection Areas (international sites); Local Wildlife Sites (locally designated site). N.B. The Plan will need checking to ensure that there are no other phrases that have been defined.</p>	Clarity	Clarify these phrases in the Glossary or remove from the main body of the plan.	This is not considered necessary
B.	<p>In addition to this, the following terms are only used in the Glossary, and not main body of the Plan, so it is not clear why they have been included: Archaeological interest; Best and most versatile agricultural land; Brownfield land or site; Flood Risk Assessment Green infrastructure; International, national and locally designated sites of importance for biodiversity; Setting of a heritage asset; Sewer surcharge; Strategic Environmental Assessment.</p>	Purpose	Either delete or making reference to them in at least the supporting text.	This is not considered necessary

Table 3: Formatting, presentation and summary leaflet

The table addresses the presentation and formatting of the Plan, as well as the Summary Leaflet. The Town Council's response is set out at the end of the table.

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
GENERAL PRESENTATION COMMENTS			
Presentation – General	The small size of the font makes it very difficult to read and being presented in two columns makes it particularly difficult to read on smart phones or a tablet due to the size of the screen. Neither of these approaches meet the 'good practise' standards that most other Neighbourhood Plans in the district have achieved.	Presentation "recommended minimum font size is 12pt". https://reciteme.com/	Increase font size from 11pt to 12pt and present the text across the whole page.
Graphics	The Plan would benefit from additional maps, particularly photographs, to make it more useable for a wider audience as individuals have different learning styles.	Presentation	Amend as advised.
Maps	It would be beneficial if the maps show information, including Legend, north rose, scale and copyright acknowledgement or source.	Presentation - A map legend is a visual explanation of the symbols and colours used on the map.	Amend as advised
Photographs	With the exception of page 17, most other photographs have not been labelled, so their purpose it is not clear.	Clarity	Amend as advised

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Policy Boxes	It would also present better if there was standard spacing at the top and bottom of the policy boxes e.g. the same number of line spaces at the start and end of the policy.	Presentation	Amend as advised.
SPECIFIC COMMENTS			
Page 4/5, Contents page	Omission - the reference to all the Maps is missing.	Omission	Include reference to the location of the maps in the 'Contents' page
1 Introduction			
Page 6, para 1.4	2nd sentence – The date is presented as a cardinal rather than ordinal number, both here and throughout the plan.	Ordinal numbers show the place of an object, where a cardinal number is a counting number.	Add 'th' after number '4'. (Also 1.4, 1.8, 1.15, Community Action 3; & 7.2).
2. About Watton			
Chapter	Although one photograph has been included (see general comments about 'Photographs' labels), this chapter would still benefit from including more photographs (and maps showing their location) as there is a wide range of options referred to in the text. Also the focus on just supporting text will not meet the learning styles of all members of the general public who learn through other mediums.	Presentation	Include more photographs that show the features mentioned in para 2.3 (Watton Postmill), 2.5/2.6 (Church), 2.7 (Watton Hall) 2.9 (weather-vane of the clock tower), 2.11 (The Clock Tower), para 2.12 (RAF Watton) para 2.13 (Watton railway station) etc.

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Page 11, Map 2 - Watton in 1905	Whist this is a beneficial use of a graphic, this map has all the basic information missing (although it does confirm it is not to scale). Also it would be useful for the supporting text to refer to it, otherwise it is not clear why it has been included.	Presentation	Include a legend, north rose and copyright acknowledgement or source.
6. Infrastructure and Services			
Chapter	The order of this chapter is not logical; it deals with 'Flooding (a specific infrastructure issue), then Services and Facilities (despite not having any planning policies on facilities) and then addresses 'Infrastructure Capacity'. (Also see comments on Policy WTN2).	Presentation & Clarity	As a minimum, present both infrastructure issues together e.g. deal with 'Infrastructure Capacity' at the start of the chapter, as starts with 'Infrastructure' in its title.
Page 16, Map 3 .	While we welcome the inclusion of this map, as previously advised, it is far too small to read easily and use, it has of a much poorer quality than the one in the previous plan. Also it is missing all the basic information e.g. Legend, north rose, and copyright acknowledgement or source (although it does confirm it is not to scale).	Clarity	Amend as advised
Page 17, Photographs	We welcome the fact that these photographs are labelled.	Clarity	N/A

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Page 19, graph under para 6.9	Although the previous graph has been replaced, it is a reduced quality and is still too small, which makes it difficult to read.	Presentation – RNBI recommend a font size of at least 12pt font.	Increase the size of the chart
Page 19, graph under para 6.9	Omission - the question is missing clarifying what was asked to get the results included in the graph and it has no label clarifying its purpose.	Presentation & Clarity	Include a label and questions as advised
7. Development Design			
Page 20, Well- designed place chart	As previously advised, the Chart regarding 'Well-designed place' is difficult to read as the text is too small.	Presentation	Increase the size of the chart.
Page 22, Policy WTN 4 – Residential Amenity Space	4th para - these second set of points (a. b. c. etc) are not consistent with how they are used in formatting the rest of the plan e.g. are sub-sections of i. ii. iii. etc.	Consistency	The second set of points either need to be labelled i.; ii.; iii. etc or indented further to the right-hand side of the page
Housing			
Page 23, Map 4 & 5 - Local Plan Housing Allocations	While we welcome the addition of a title and increase in size of the map, as previously advised it has all the basic information missing.	Presentation	Provide the legend, north rose, scale and copyright acknowledgement or source.
Natural Environment			

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Page 26, para 9.1	It would be helpful to have a map showing where the 'Brecks landscape area' is, as well as Watton Brook, so the text is put into visual context for the reader.	Clarity	Include map as advised
10. Town Centre and the Economy			
Page 30, para 10.4	2nd sentence – It would be useful to either provide a link in the plan to the 'Neighbourhood Plan pages of the Town Council website' or clarify the name of the webpage so it can be easily found.	Clarity – see p34, para 11.4.	Provide link as advised.
Page 30, Photograph "Breckland Council's Market Town Initiative	Particularly as there is a photograph regarding the Market Town Initiative "Future Breckland", it would be beneficial to refer to this as a useful means of progressing elements of the Plan.	Clarity	As advised.
Page 31, para 10.9	2nd sentence – It would be useful to either provide a link in the plan to the 'Neighbourhood Plan pages of the Town Council website' or clarify the name of the webpage (as a footnote).	Clarity – see p34, para 11.4.	Provide link as advised.
Page 34, para 11.3	This list is not consistent with the list in Appendix 3. Firstly, these are listed in bullet points & Appendix 1 is numbered. Secondly, half the titles include the road name and half don't e.g. this is missing from No's 1-3, 5-6, & the last bracket is missing from No11. (Also see Appendix 3 comments).	Consistency	As advised.

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
11. Built Heritage			
Page 34, para 11.4	Omission - 2nd sentence - The report "Non-Designated Heritage Assets" has not been made "available on the Neighbourhood Plan pages of the Town Council website.	Omission Website – see p34, para 11.4.	Ensure this is made available before the Submission Consultation.
Appendix 1 – Flooding background evidence			
1.1	As Policy WTN1 no longer makes reference to Appendix 1, the need to include it in the Plan is no longer clear and its presentation makes it difficult to use e.g. no paragraph numbers. It would be far more effective for this to be placed in a separate evidence-based report in the same way all other evidence documents are.	Relevance	As advised.
Appendix 2 Local Green Spaces			
2.1	While we welcome the inclusion of these maps, as with most others the plan, they are all missing basic information e.g. Title (indicating what part of Watton they are in), Legend, north rose and scale.	Presentation - A map legend is a visual explanation of the symbols and colours used on the map.	Complete as advised.
Appendix 3: Buildings of Local Significance			
3.1	While we welcome the inclusion of these maps, as with most others in the plan, they are all missing basic	Presentation - A map legend is a visual explanation of the symbols and colours used on the map.	Complete as advised.

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
	information e.g. Legend, north rose, scale and copyright acknowledgement or source.		
3.2	As advised in above (page 34, para 11.4) a separate report "Non-Designated Heritage Assets" has not been made "available on the Neighbourhood Plan pages of the Town Council website".	Omission	Ensure this is made available before the Submission Consultation.
3.3	The map titles are not consistent with the list in page 34, para 11.3. Firstly, these titles are listed as numbers and in para 11.3 as bullet points. Secondly, in the titles for No's 1-3, 5-6 & 11, the (correct) road name missing; the word 'Walk' in title 3 is in the wrong place – it needs to be moved to after 'Church' in title 4. The titles in 7-10 are not the same as in para 11.3, as the text in the brackets is missing. (Also see comments on p34, para 11.4.)	Errors	Amend as advised.
Glossary			
	While we welcome the inclusion of a Glossary, it is very difficult to read due to its presentation and the font size.	Presentation	Increase the font size to 12pt and put in a table.
SUMMARY LEAFLET			
General			
General	The omissions and lack of consistency in this leaflet raises a few concerns about the consultation.		

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Omission	As this is a statutory consultation on a development plan, there is concern that this leaflet includes all the non-statutory CA points but has omitted all the statutory planning policies and gives no indication about the detail that they cover. This is misleading and is not considered to be 'good practise'.	Clarity	This should have included all the statutory planning policies.
Omission	There is no clarification about the status of the CA policies compared to the statutory planning policies, which is misleading and is likely to cause a misunderstanding among the general public about their legal status.	Clarity	The legal status of the planning policies should have been clarified.
Objectives	Not all the objectives found on page 15 of the Neighbourhood Plan are found in this leaflet. No 12 is the different one found on page 30 of the Plan. No 13 is the different one found on page 30 of the Plan (but is presented differently with no sub-sections).	Consistency	
Community Action points	The opposite approach has been taken with these compared to the planning policies, as there are more bullet points than CA points. This is not a summary, and this approach makes it more difficult to compare with the information in the Neighbourhood Plan.	Consistency	

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
Bullets points	<p>Some of the phrasing and statements in the bullet points are misleading e.g. "pursue remedial action or enforcement for all development considered not to comply with Local District and Neighbourhood Plan objectives and planning conditions", this is not a town Council responsibility.</p> <p>Also there is only a 'Local Plan' not a 'Local District Plan' and Local Plan objectives do not hold any planning weight, only the policies do.</p>	Accuracy	
Bullets points	<p>In some sections there are references to CAs that are not found in the same chapter in the Neighbourhood Plan and there are no cross references to the relevant chapter. This has resulted in 36 CA points becoming 47 bullet points e.g. section on Natural Environment only has two Community Actions in the Plan on Play Area & Site Enhancement Opportunities. However, the bullet points include references to new pedestrian and cycle route-ways, green spaces, enhancing relevant land/premises, improved traffic signage, tree cover and a country park. Also some of these issues are only addressed by planning policies and not community actions and therefore this approach is misleading.</p>	Accuracy	
Specific comments			
	<p>The timetable in this document is more up-to-date but is also different from the one in the Neighbourhood Plan.</p>	Clarity	<p>To discuss with Breckland Council the realistic timing of the remaining plan preparation stages.</p>

Page and Policy/ Paragraph No	Comment	Justification	District Council Suggested Amendment
	<p>However, neither have been agreed with Breckland Council and both are very unlikely to be achieved based on the past production of Neighbourhood Plans in the district. (See comments in the Plan re page 8, Diagram).</p>		
<p>Town Council's Response</p> <ul style="list-style-type: none"> • Maps will be amended, as considered necessary, to ensure OS copyright details and a north point is included • By comparison with other neighbourhood plans in the district, it is considered that the Watton Neighbourhood Plan has adequate photographs and it is not considered necessary to add further to these • The layout of the document and font size will be adjusted • The leaflet was an additional element of the consultation which is not required by the neighbourhood planning regulations. The Town Council is satisfied that the regulations concerning the Pre-Submission consultation have been satisfied and there is now no need to make the amendments suggested as its purpose has been met. 			
<p>Proposed Changes to Neighbourhood Plan</p> <ul style="list-style-type: none"> • Maps will be amended, as considered necessary, to ensure OS copyright details and a north point is included • The layout of the document and font size will be adjusted 			

Appendix 5 - Schedule of Post Pre-Submission Consultation Modifications

The schedule identifies the main modifications to the Pre-Submission Neighbourhood Plan resulting from comments received during the pre-submission consultation. Other modifications have been made as a result of further work on the evidence documents and changes in circumstances and are not included in the schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Paragraph or policy number	Proposed modification	Reason
Cover		Amend titles as follows: Watton Neighbourhood Plan <u>2021-2036</u> Your chance to shape our future Public Consultation Submission Plan February – April <u>August</u> 2022	To bring the Plan up-to-date
Contents page		Amend as necessary as a result of modifications in this table	To bring the Plan up-to-date
7	Para 1.8	Amend paragraph as follows: When complete, the Plan <u>alongside the Local Plan</u> will be key to determining whether Breckland District Council will approve planning applications, including new buildings (e.g. community facilities) or changes to existing buildings (e.g. extensions or changing the use of a building).	In response to comments
7	Para 1.9	Amend paragraph as follows:	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		<p>The Plan looks forward across fifteen years to 2036 to coincide with the end date of the Breckland Local Plan. It will be reviewed at regular intervals throughout this period to make sure that it remains valid and in conformity with national and local policies.</p> <p><u>The planning policies are prefixed WTN1, WTN 2 etc and contained in boxes with this background colour and set out what will need to be taken into account by developers in making planning applications and by the local planning authority when deciding whether or not to grant planning permission. Only the policies have any weight when determining planning applications; the supporting text is for explanation.</u></p> <p>In addition to the planning policies, community actions are included in the Plan and illustrated in this coloured text. Community actions do not form part of the “statutory” Neighbourhood Plan but are included to identify other areas of improvement and change that the Town Council and community engagement has identified during the preparation of the Plan.</p> <p>The planning policies appear in distinct colours and are prefixed WTN1, WTN 2 etc while the non-statutory community actions are defined in a different and distinct colour.</p>	
8	1.14	<p>Amend Community Involvement Events and Dates as follows: Key Community Involvement Events and Dates <u>A full list of community consultation events is provided in the separate Consultation Statement available on the Town Council</u></p>	To reflect that much of the content of this list should be in the Consultation Statement

Page	Paragraph or policy number	Proposed modification	Reason
		<p>website. The following list identifies key engagement events during the Plan's preparation:</p> <ul style="list-style-type: none"> • April 2017 Public Meeting at Sports Centre <u>Announcement of intention to prepare a Neighbourhood Plan at Watton Annual Town Meeting</u> • July 2017 Public Meeting at Charlotte Harvey Trust • September 2017 Public Meeting • October 2017 Public Meetings at Community Centre • <u>July – October 2017 – 3 Public Meetings</u> • December 2017 Public Meeting at Queen's Hall (George Freeman, MP present) • January 2018 Short Presentation at Chamber of Commerce Business Breakfast at Broom Hall • March 2018 Meeting with Trustees of Queen's Hall • April 2018 Meeting with Men's Shed • May 2018 Meeting with Diabetes Support Group • May 2018 Meeting with Air Cadets <p>In addition, a questionnaire was hand delivered to all homes with the option of completing it online. The hand delivered questionnaires resulted in a 27% of overall responses which is better than the average</p>	
8	1.15	<p>Amend paragraph as follows: The Neighbourhood Plan has to follow a number of required stages in its preparation, as illustrated below. <u>The draft Plan was subject to the statutory "Pre-Submission" consultation stage for a period of just over six weeks between February and April 2022. The comments</u></p>	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<p>received at that stage have been considered and necessary amendments have been made ahead of the Plan being submitted We have now reached the Pre-Submission Draft consultation stage, and, at the conclusion of this, all comments received will be reviewed and the Plan will be amended where necessary prior to the Town Council making a formal decision to submit it to Breckland District Council.</p>	
8	Neighbourhood Plan stages diagram	<p>Amend the boxes as follows:</p> <p>Early <u>February to April</u> 2022 Pre-Submission Draft Neighbourhood Plan Consultation</p> <p>Spring <u>August</u> 2022 Submission of Neighbourhood Plan to Breckland DC and further consultation</p> <p>Spring/Summer <u>Autumn</u> 2022 Independent Examination of Neighbourhood Plan</p> <p>Summer <u>Autumn/Winter</u> 2022 Local Referendum</p> <p>Summer <u>Autumn/Winter</u> 2022 The Plan is "made" by Breckland District Council</p>	To bring the Plan up-to-date
9	Chapter 2	Amend chapter as follows:	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		<p>2.1 Watton is an historic town that was one of the parishes in the old Hundred of Wayland. Various theories have been expounded with regard to its name. It dates back to before the compilation of the Domesday book where it was already in existence and is listed as 'Wadetuna'. The listing shows the town as consisting of thirty-eight households, a large settlement in the context of the period.</p> <p>2.2 The layout of the town today shows evidence of a planned settlement placed at a crossroads of what were probably two important routes one going from south to north and one from west to east. The road running east to west is identified as a probable Roman road running from Denver to Caistor St Edmund. There is no identified predecessor to the present A47 so it does seem likely that this would have been an important east west trade route before 1200.</p> <p>2.3 Its importance in the 18th century is confirmed by the fact that the Watton Postmill stood on the west side of the village (at the junction of what are now Brandon Road and Saham Road) at the end of the road to St. Stephen's Gate at Norwich that was designated as a turnpike in 1770. In 1797 the Mill was mapped as standing on Watton Common that was later to become Mill Common. By 1844 a bake office was being operated on the premises. Part of what is now Brandon Road was known as Mill Road. There is still a Mill Street off Brandon Road.</p> <p>2.4 The north to south road runs from Thetford to Dereham and although probably not Roman in origin must have developed as an</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>important route from Thetford to north Norfolk. It is possible that its original track took it to Saham Toney and from there to Dereham.</p> <p>2.5 It is likely that the location of the church has not changed from that of the pre-Conquest church mentioned in the Domesday Book and one would normally expect that a settlement would grow with that building as its focus. This is clearly not the case with Watton, the church being so remote from the main town settlement of today. Watton Green is much nearer the church and if that was a memory of the village green, would mean Watton was no different from hundreds of other Norfolk villages of the time such that the original village was near the church.</p> <p>2.6 The original design of St. Mary's church reinforces the idea that the main road passed to the north of the church; a north door and path to the north western corner of the churchyard showing clearly in a lithograph by Robert Ladbrooke c1823.</p> <p>2.7 It is thought that at some time between 1200 and 1204 the Lord of the Manor of Watton Hall, John de Vaux recognised an opportunity to cash in on the geography of his manor and sought to obtain from King John a charter for a market to be held on Fridays, which he set up at the crossroads to the west of the settlement. By the means of a road diversion, he so arranged the market layout that traffic moving between the city of Norwich and Downham Market and thereby the route to the Wash and the East Coast via the river Great Ouse, would have to pass through the market square. He also diverted the north-south route to the same effect.</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>2.8 In 1204, the people of Saham Toney complained to the King that the market was harming their own which was held on the same day. The complaints were upheld and the charter for Watton Market was withdrawn. John de Vaux conveyed the manor to his brother Oliver who was evidently on better terms with the King, since he almost immediately obtained a new charter for a Wednesday market and so it has remained ever since.</p> <p>2.9 Lastly of interest at this point is the explanation of the rebus of the Hare (Wat) and Barrel (Tun). The "Hare and Barrel" device was carved into the Market Cross making its origins much earlier than might at first be thought, possibly to the 1500s, perhaps being used as a way of identifying the Town for people who were not literate. The market cross no longer exists, but the device can still be seen in the Town on the weather-vane of the clock tower, and on the Town sign.</p> <p>2.10 Various accounts exist of the Great Fire of Watton and it most likely happened in 1674 and there was extensive damage to the Town and its buildings around the Market Place and High Street. A request was made to the King for help and support as well as to the good folk of Norwich for aid.</p> <p>2.11 It is recorded that The Clock Tower was built in 1679 by Christopher Hey a Mercer of Watton. The lower part of the building was the town lock-up and it is believed that the top held a bell to warn of fire. The bell later became known as 'Ting Tang'.</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>2.12 Over the course of the following centuries up to the early 20th Century, the settlement expanded in a linear form dictated by social change. The most notable of these changes being the coming of the railway and the formation and subsequent decommissioning of RAF Watton. In recent times the linear nature of the town has been blurred by more modern developments.</p> <p>2.13 One of the most important events in the history of Watton was the opening of the Thetford to Watton railway line on 18th October 1869 by the Thetford and Watton railway Company. Six years later the line was extended to Swaffham. This section of line proved much more difficult to construct as at Neaton, on the outskirts of the town, there was a very deep depression. To overcome this, large quantities of soil had to be excavated to build up the banks that would eventually carry the line over this valley.</p> <p>2.14 The first passenger service to Swaffham came into operation on 15th November 1875. The coming of the railway to the town brought much needed employment with the building of a house for the station master, goods, passenger and ticket offices, platforms, locomotive, carriage and goods sheds, a signal box, level crossing gates and the sinking of a well to supply water for the steam engines. Later, with two large cattle markets being established in the town, pens had to be erected near the station where the animals could be herded whilst awaiting loading onto the goods trains every Wednesday. Hundreds of crates of poultry, butter and eggs were also sent by train to London each week and hundreds of gallons of milk were also transported to the cities every evening.</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>2.15 The Royal Air Force station was opened on the 4th. January 1939 as a station of 2 Group, Bomber Command. No. 82 Squadron and No.21 Squadron formed No. 79 Wing which operated from both Watton and Bodney until mid-1942.</p> <p>2.16 The roll of the Wing changed from Photo Reconnaissance to Maritime Reconnaissance but with the German invasion of Norway the missions became more aggressive and the Wing concentrated on targets in France and Belgium in support of the B.E.F. until Dunkirk and then focused their attention on the invasion ports and targets in Germany.</p> <p>2.17 Twice during the summer of 1940 No.82 Squadron lost eleven out of twelve Blenheims dispatched on raids in daylight and it was not until the middle of 1941 that the fighter escorts were available for operations. In 1942 Watton was occupied by No.17 Advanced Flying Unit. In July 1943 No.17 A.F.U. left and the Americans moved in.</p> <p>2.18 Soon after their arrival the Americans expanded the airfield and built the single runway at Watton and in July 1944 the 25th B.G. commenced operations. These were mainly to do with weather and photo recon., but also some O.S.S. (secret service) missions supporting the resistance organisations in Europe. The Americans remained until August 1945 when the camp was returned to the Royal Air Force.</p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>2.19 RAF Watton was to have a varied and exciting post-war history and would become one of the unsung heroes of the Cold War. Most of its activities were of a very highly classified nature including Bloodhound surface-to-air missiles. The station finally closed in 1991. It wasn't until 1998 that the Station was sold, by which time it was in a very run-down state. The Airfield still remains in the hands of the Ministry of Defence. In May 2000 work began on the demolition of most of the buildings on the Station and little remains to remind us of its existence other than some buildings on the northern side of Norwich Road and the line of the main runway.</p> <p><u>2.1 Watton is an historic market town in the Breckland District of Norfolk that was one of the parishes of the old Hundred of Wayland. There is a weekly market which has been in existence for more than 900 years. It has many Grade 2 listed buildings.</u></p> <p><u>2.2 The layout of the town today shows evidence of a planned settlement placed at a crossroads of what were probably two important routes one going from south to north and one from west to east. The east-west road is the B1108 with Norwich 42.7km to the east and the north-south road is the A1075 with Dereham 16.6km to the north and Thetford 26.3km to the south.</u></p> <p><u>2.3 The Parish has an area of 3,810km² with a population in 2011 of 7,202 which represented 5.52% of the total Breckland resident population of 130,491. In the 2021 census, the total for Breckland was 141,500 an increase of 8.4% on the total for 2011. Insight Norfolk estimated that the population of Watton in 2020 was 8592, an increase of 19% on the 2011 census figure. In the 2011 census</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p><u>51.3% were female and 48.7% male. At the 2011 census there were 3226 households in Watton with an average of 2.2 persons per household.</u></p> <p><u>2.4 In 2011, the mean age of Watton residents was 46 years compared to 43 for the whole of Breckland and 39 for the whole of England. In their mid-term assessment in 2017, Breckland estimated that the predominant age band was all residents over the age of 65 (2452 persons). In addition, in the 2011 census, 24.4% of the population of Watton said that their day-to-day activities were limited due to their health, affecting 1,758 people. This compared with 19.7% for the Breckland District reporting their day-to-day activities limited a little or a lot by their health. The 2021 census shows an increase of 25.8% in residents over the age of 65 in Breckland. These statistics would indicate an increasing demand for support services and a reduction in the recruitment pool in the local economy.</u></p> <p><u>2.5 Watton has a rich history. Various theories have been expounded with regard to its name. It dates back to before the compilation of the Domesday book where it was already in existence and is listed as 'Wadetuna'. The market cross no longer exists, but the "Hare and Barrel" rebus, the Hare (Wat) and Barrel (Tun), which was carved into it can still be seen in the Town on the weathervane of the clock tower and on the Town sign. Over the course of the centuries up to the present, the settlement expanded in a linear form dictated by social change, the most notable of these changes being the coming of the railway and the formation and subsequent decommissioning</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>of RAF Watton. In recent times the linear nature of the town has been blurred by more modern developments.</p> <p>2.620 In order to identify the Neighbourhood Plan, the Working Group wanted something for the Community to recognise the process as part of the Council's activity but separate from their regular activities. It was decided to use the 'Wat' or hare as the symbol of the NP process. This has appeared on all Community Engagement Events and promotional banners forming part of the process.</p> <p><u>Please see Appendix 4 for sources.</u></p>	
12	3.3	<p>Amend first sentence as follows: After 4 years of work, the Watton and Saham Toney Flood Action Group now has Anglian Water committed to action and investment to remove surface water from their foul sewers which should reduce the frequency of these surcharging</p>	To correct error
16	Objectives	<p>Amend as follows To support the provision of a new cemetery <u>To establish new burial facilities</u></p>	To correct errors
16	6.3	<p>Amend first sentence as follows: The Town Council supported the establishment of the Watton and Saham Toney Flood Action Group, comprising local residents, some of whom had practical experience of drainage systems, and councillors.</p>	To correct error

Page	Paragraph or policy number	Proposed modification	Reason
16	6.3	Amend final paragraph first sentence as follows: Map 3 illustrates the extent of the surface water flood risk area, as receded <u>recorded</u> by the Environment Agency.	To correct error
20	7.3	Amend third sentence as follows: The Watton Character Appraisal, prepared in support of the preparation of the Neighbourhood Plan and available to view on the Neighbourhood Plan <u>Plan</u> pages of the Town Council website, identifies the local characteristics and materials of development in distinct areas of the town.	To correct error
22	Community Action 10	Move Community Action 10 to before Para 6.9 in the Infrastructure and Services Chapter	In response to comments
23	8.2	Amend as follows: The adopted Local Plan makes provision for at least 1,636 new homes in Watton between 2011 and 2036. This represents a significant growth compared with the number of homes in the town in 2011 but all but 205 of these had either been built or had planning permission in 2018. The planning growth going forward represents a significant slowing down when compared with the last decade. Two sites for housing are allocated in the Local Plan, at Saham Road and at Norwich Road, <u>the latter of which will shortly be completed</u> , as illustrated on Maps 4 and 5. Combined <u>When complete</u> , these sites are allocated for at least <u>will have delivered the remaining 205</u> new homes <u>identified in the Local Plan</u> plus, at the Norwich Road site, a Lidl store. The Neighbourhood Plan does not allocate any additional housing sites for development.	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
28	WTN 8	Amend policy by adding street names where necessary	In response to comments
29	9.14	Amend as follows: There is a desire to <u>protect and</u> improve some of the green/open areas that are maintained by the Town Council itself such as Bridle Road and Lovell Gardens play areas as well as the Thetford Road site belonging to Wayland Academy.	In response to comments
29	Community Action 14	Amend as follows: Community Action 14 – Play Areas The Town Council will seek to <u>protect and</u> improve existing play areas, encourage the provision of new play areas and to work with the Trustees of the Wayland Academy to improve the site bordering Thetford Road.	
30	Objectives	Amend as follows: To support opportunities for expansion and growth of existing Watton businesses in precision engineering (metals, wood and plastics); food processing, packaging and delivery; agri-technology and farming, retail, traditional foundry and stone masons; tourism and the hospitality industry To attract and encourage new business in line with key investment opportunities (New Anglia LEP Economic Plan; Cambridge Norwich Tech Corridor (CNTC)) particularly (i) agri-technology and food processing, and (ii) digital and creative media	To correct errors
33	Community Action 19	Amend as follows: Community Action 19 – New Community Venues	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		<p>The Town Council will seek to support the establishment of safe places for the Youth of the Town to socialise and seek to work with Watton Charities and other organisations to employ their Charitable Objectives and Assets to deliver 'Anchor Buildings' at the east and west end of the High Street area as a focus for flagship events and activities for the community of Wayland and attractions for visitors, <u>and in particular an e-sports arena, cinema and digital creative media venue.</u></p>	
34	11.1	<p>Amend the first sentence of Para 11.1 as follows: Listed buildings, conservation areas, <u>archaeological sites</u> and scheduled monuments are collectively known as "heritage assets" and are protected from development harm by Government legislation.</p> <p>After second sentence insert: <u>The Norfolk Historic Environment Record should be consulted when preparing planning applications.</u></p>	In response to comments
35	WTN 10	<p>Amend policy as follows:</p> <p><u>The Plan identifies the following buildings as non-designated heritage assets, which are identified on the maps in Appendix 3:</u></p> <ul style="list-style-type: none"> <u>i. National School, 87 High Street</u> <u>ii. Queen's Hall, Norwich Road / Cadman Way</u> <u>iii. Old Brewery, High Street</u> <u>iv. The Old Infant School, Church Walk</u> <u>v. Disraeli House, 68 Brandon Road</u> <u>vi. 15 Church Road (former level crossing gatekeeper's house)</u> 	

Page	Paragraph or policy number	Proposed modification	Reason
		<p>vii. <u>Former Airmen’s Mess, Kandahar House (Read House), Norwich Road</u></p> <p>The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, must be appropriately secured.</p> <p>Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Appendix 3 describes the <u>The significance of the Buildings of Local Significance is described in the separate Non-designated Heritage Assets Assessment. and their locations.</u></p>	
40		<p>Delete the following:</p> <p>In fact, these thunderstorms were unusual in meteorological terms such that Dan Holley of Weatherquest at the University of East Anglia is actively investigating. Quoting from his email: I’m currently researching the thunderstorms on 16th August given their exceptional rainfall totals which is potentially at the top end of UK climatology, and have put out requests with local farmers for as many readings as possible to get a good picture of the distribution.... There are several places that recorded between 150-200mm nearby (Watton appears to be on the northern</p>	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<p>edge of the extreme rainfall, which spans all the way south to East Harling).</p> <p>Some weather events are fairly clear-cut as to which processes were responsible for creating thunderstorms in certain locations (such as sea breeze convergence). Unfortunately this most recent event is somewhat less clear-cut and hence the interest in researching it. I'm more than happy to share my findings with you once written up in a report, but this may be some time away. However, at first glance the general setup seemed to involve an area of wind convergence close to the Diss area. This helped generate the thunderstorms and because the steering winds aloft were blowing from SE to NW, essentially multiple storms kept moving over the same area, leading to these exceptionally high rainfall totals. Yet just 5 miles to the east or west, accumulations were significantly lower.</p> <p>This setup was different to the 23rd June 2016 event – which I remember well because it was the day we installed our weather station at our UEA office (very timely!) – as storms on that day were moving from SW to NE from memory, and I suspect may have been what we call 'elevated', in other words generated by processes higher up in the atmosphere and not related to conditions at ground level</p> <p>Insert: <u>In fact, these thunderstorms were unusual in meteorological terms and Dan Holley at Weatherquest at the University of East Anglia undertook detailed research and has published an academic paper.</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p><u>On the basis of this paper, 16th August 2020 is now officially the wettest August day anywhere in the UK since records began.</u></p>	
40		<p>Amend final paragraph of page as follows: In addition, provision of appropriate drainage infrastructure is vital as much of what already exists is no longer fit for purpose. As of April 2021, the Flood Action Group has been working with the LLFA, NCC Highways and Anglian Water on a project to remove surface water from the foul sewers to stop them surcharging. In addition, Anglian Water is committed to investing in new infrastructure for the foul sewers. As part of the project, the LLFA commissioned WSP engineering consultants to assess the flood risk in Watton. As of October 2021, they have identified the areas at risk, completed two site visits where they consulted with the Group and are working on mitigation measures. Later in 2021 they will return for a further site visit and consultation with the Group on the proposed measures. Six areas of Watton will be identified for action and submitted to the Environment Agency for approval. If this is granted, then funding is available from the Government's Innovation & Resilience Fund. It is hoped that work will be able to start in Spring 2022. <u>As of August 2022, there are now 3 projects in progress to mitigate the flood risk in Watton.</u></p> <ol style="list-style-type: none"> <u>The Lead Local Flood Authority (LLFA) at the County Council have commissioned WSP engineering consultants to assess the flood risk in Watton bearing climate change in mind. They have done this and five areas of Watton have been chosen for further investigation. WSP have proposed various measures including retrospective attenuation in some of the estates built in the twentieth century as well as other improvements to</u> 	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<p><u>Highways drainage and other drainage. At each stage they have worked with the Flood Action Group. The outputs of the study will be used as evidence to form a business case to fund the preferred options. Because the bulk of this funding is taxpayers' money, the options put forward for construction are usually the most cost beneficial options or options that provide wider benefits for Watton (such as environmental enhancement or amenity value). When funding is available for this project, there will be wide-spread communication to all residents.</u></p> <p>2. <u>Anglian Water is committed to investing in new infrastructure for the foul sewers and their announcement of this is eagerly awaited. In addition, they are working with the LLFA and the County Council Highways team to reduce the amount of rainwater going into their foul sewers. Their project team is tasked with reducing the amount of surface water in the High Street. They will work with an officer from the National Flood Forum, the Flood Action Group, the relevant councils and local businesses and homeowners to provide relevant measures which will retain the water from the roofs during heavy rainfall to then be discharged slowly into the High Street when the heavy rain has passed. The project team will also work in other areas of Watton to reduce the amount of surface water entering their foul sewers.</u></p> <p>3. <u>Reclaim the Rain project has funding provided by the Government's Innovation and Resilience Fund and Watton with Merton were one of three communities in Norfolk to be successful in attracting this funding. The project started in July 2022 and will involve the whole community in finding creative</u></p>	

Page	Paragraph or policy number	Proposed modification	Reason
		<p><u>ways to store and re-use rainwater in agriculture, horticulture and any other areas that can be agreed to be practical and useful.</u></p>	
50 & 51	Appendix 3	<p>Replace map 3 with correct map</p> <p>Delete map 6</p> <p>Delete map 7</p> <p>Delete map 8</p> <p>Delete map 9</p> <p>Amend title to: 3 – Old Brewery Walk</p> <p>Amend map 4 title: 4 - The Old Infant School, Church Walk</p> <p>Amend map 10 title: 10 6 – 15 Church Road (Railway) (<u>former level crossing gatekeeper’s house</u>)</p> <p>Amend Map 11 title: 11 7 - Former RAF Officers Mess (Ventura House) <u>Former Airmen’s Mess, Kandahar House (Read House), Norwich Road</u></p> <p>Amend link to Watton Heritage Trail to http://wattonsociety.org.uk/watton-heritage-trail</p>	To correct errors and as a result of further detailed work on the matter

Page	Paragraph or policy number	Proposed modification	Reason
Following page 51		<p>Insert new appendix as follows:</p> <p><u>Appendix 4 - Sources for Historical Content</u> <u>Sources for the general historical information in the Watton Neighbourhood Plan include:</u></p> <ul style="list-style-type: none"> • <u>Essay Towards A Topographical History Of The County Of Norfolk by Francis Blomefield (London, C1740)</u> • <u>"Watton Through The Ages" by George Jessup, privately published by the author at Watton circa 1985</u> • <u>Julian Horn - "Watton - Some snapshots of its history" Published by The Wayland Partnership 2012 as part of a National Lottery Heritage Funded project</u> • <u>Wayland Partnership Development Trust</u> • <u>The Watton Society. http://wattonsociety.org.uk/watton-heritage-trail</u> • <u>Norfolk Heritage Explorer Website. https://www.heritage.norfolk.gov.uk/</u> • <u>History of Watton Website. http://www.historyofwatton.org.uk</u> 	In response to comments
52	Glossary	<p>Amend as follows:</p> <p>Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans and Neighbourhood Plans.</p>	To correct errors
53	Glossary	<p>Delete the following:</p> <p>International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of</p>	The phrase is not used in the Plan

Page	Paragraph or policy number	Proposed modification	Reason
		Special Scientific Interest) and locally designated sites including Local Wildlife Sites.	
54	Back page	Amend as follows: Watton Neighbourhood Plan <u>2021-2036</u> Your chance to shape our future Public Consultation Submission Plan February – April <u>August 2022</u>	To bring the Plan up-to-date