



Necton

NEIGHBOURHOOD PLAN
2023 - 2036

SUBMISSION
DRAFT PLAN
SEPTEMBER 2023



NEKETON

Necton Parish Council

<https://nectonparishcouncil.norfolkparishes.gov.uk/>

NEIGHBOURHOOD PLANNING IN A NUTSHELL



The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.

A neighbourhood plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

1 “Pre-submission” consultation on draft Plan by Parish Council (March - April 2023)

This took place for a period of eight weeks between March and May 2023. Explanatory leaflets were distributed to all households and businesses and notice of the consultation was sent to a wide range of bodies and organisations that have an interest in the parish. A drop-in consultation event was held at the start of the consultation and the Plan was made available on the Parish Council website and paper versions could be borrowed to read.

2 Submission of draft Plan to Breckland Council

All comments received at the “pre-submission” consultation stage were considered and reviewed and any necessary amendments to the Plan were made. The Plan, together with supporting documents has now been submitted to Breckland Council.

3 “Submission” consultation on draft Plan by Breckland Council

This is the stage the the Plan has now reached.

4 Independent examination of draft Plan

5 Parish Referendum

6 Adoption by Breckland Council

These remaining stages are likely to take around 6-9 months to complete.

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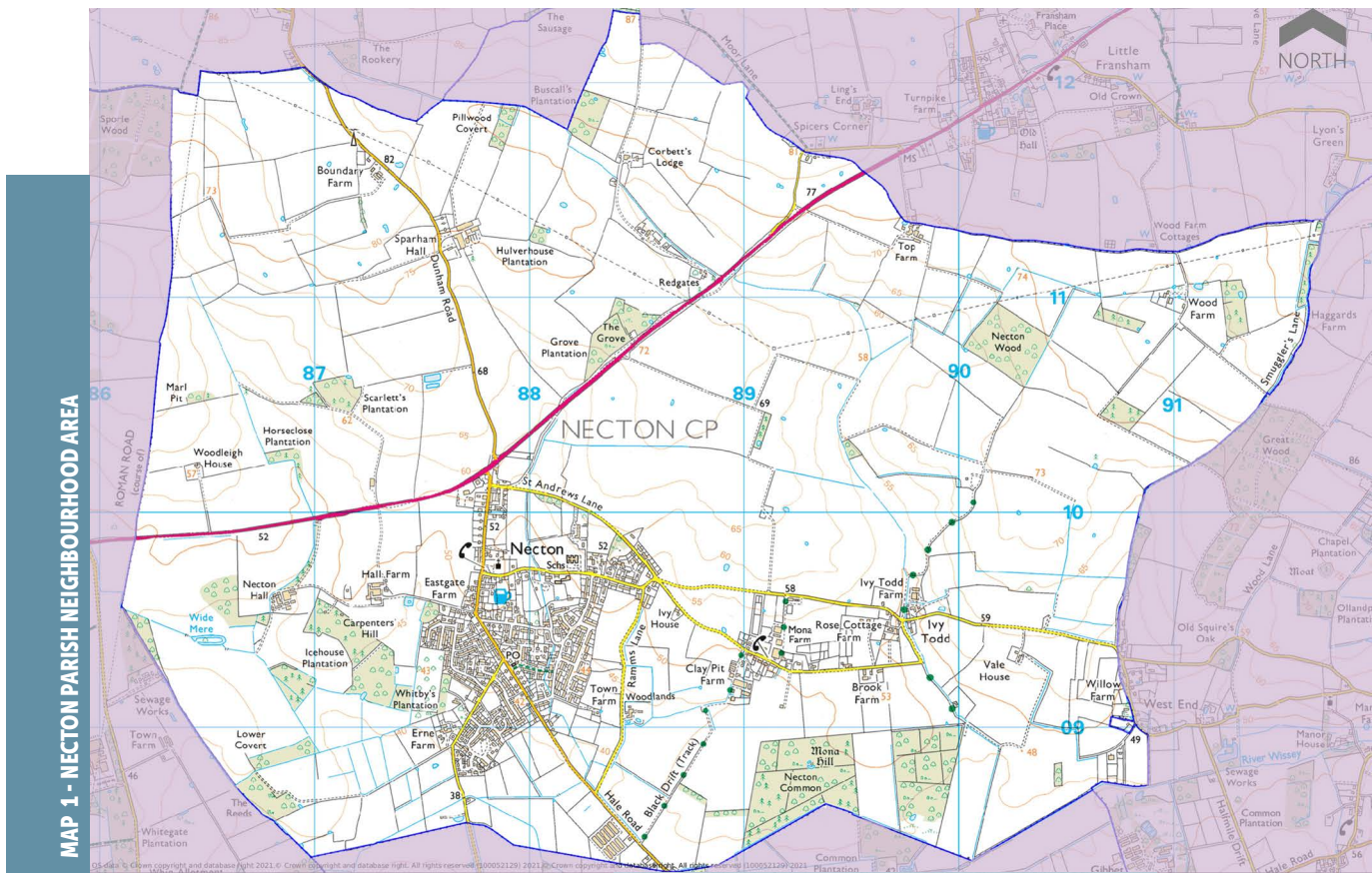
On behalf of Necton Parish Council

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INTRODUCTION

- 1.1 In July 2020 Necton Parish Council agreed to establish a Sub-Committee to prepare a Neighbourhood Plan for the parish. The Sub-Committee comprised of parish councillors and volunteers from the community.
- 1.2 In March 2021 the Neighbourhood Area was designated by Breckland Council and follows the parish boundary as illustrated on Map 1.

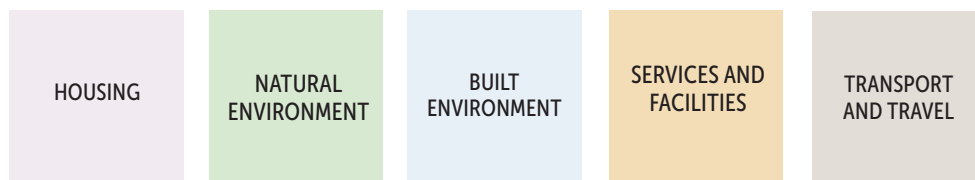


- 1.3 The Neighbourhood Plan will, when complete, form part of the statutory “development plan” for Breckland, meaning that its planning policies and content will be taken into account when decisions on planning applications are made.
- 1.4 The Neighbourhood Plan Regulations require a neighbourhood plan to:
 - be appropriate, having regard to National Planning Policy;
 - contribute to achieving sustainable development;
 - be in general conformity with strategic policies in the development plan for the local area; and
 - be compatible with EU obligations and Human Rights requirements.
- 1.5 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.

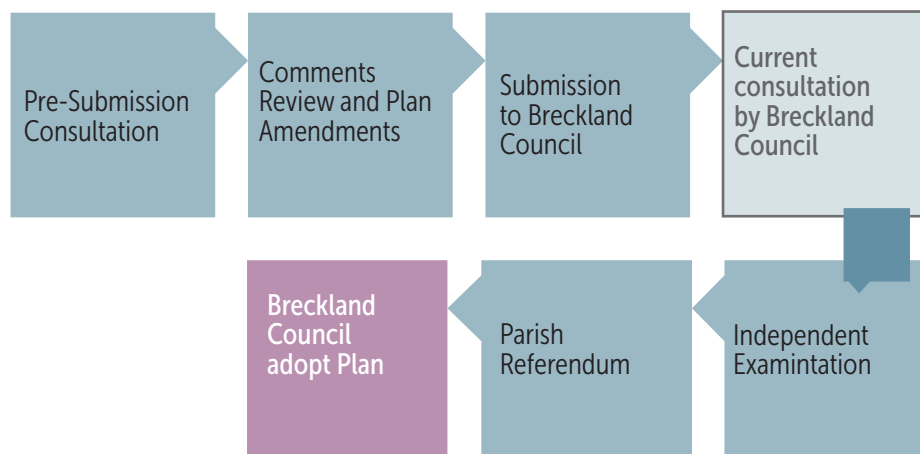


How the Plan has been prepared

- 1.6 An initial community engagement event was held on 9th and 10th July 2021 to provide information on neighbourhood plans and gauge initial thoughts in relation to likes and dislikes about living in Necton. This was followed by a residents' survey conducted in November 2021 which received 531 responses.
- 1.7 During the course of 2022, important background evidence documents were commissioned to inform and support the eventual policies of the Plan. These are:
- Necton Housing Needs Assessment - February 2022
 - Necton Design Guidance and Codes - August 2022
 - Necton Landscape Character & Sensitivity Assessment - December 2022
- Each report is available to view on the Neighbourhood Plan pages of the Parish Council website.
- 1.8 The Plan covers five main topic areas:



- 1.9 These areas form the basis for the content of the Plan and the distinct chapters cover the policies and aspirations for each topic. Each chapter contains a reminder of the relevant objectives, links to the relevant planning policy context and a summary of the relevant evidence collected during the preparation of the Plan, culminating in planning policies and, where appropriate, community aspirations.
- 1.10 The planning policies will supplement, rather than repeat, the planning policies in the Breckland Local Plan (2019) that were in place in January 2023. These policies are distinctly identified in coloured boxes with a prefix of NTN. In addition to planning policies, the Neighbourhood Plan contains "community aspirations" that, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.
- 1.11 This is the "Submission" draft Neighbourhood Plan and provides the first opportunity to comment on the complete draft Neighbourhood Plan. Once the consultation is complete, the Plan will pass through the remaining stages, as illustrated on the diagram below:





THE ORIGINAL NECTON HALL

2. NECTON PAST AND PRESENT

- 2.1 Necton is a village situated on a turning off the A47 trunk road between Swaffham and Dereham in the Breckland of mid-Norfolk. The name Necton derives from the original words meaning 'town or settlement by a neck of land'. (Necton is situated at the foot of a ridge). Nechetuna and Neketuna (Necton) has an entry in the Domesday Book.
- 2.2 Necton was primarily an agricultural village, self-contained with services and crafts that were supported by the land and its workers. In 1066, Necton was owned by Earl Harold who was defeated by William the Conqueror in the Norman Invasion. By the time of the Domesday book in 1086, Necton was a settlement with 58 households under a tenant in chief, Ralf of Tosny (Raoul de Toeny). The settlement was noted as in the greatest 20% of settlements in the Domesday book. The Necton households in 1086 consisted of 32 villagers, 5 freemen, 11 smallholders and 6 slaves. At that time, there was a church, mill and salt-house as well as meadows and woodlands.
- 2.3 Since the time of Henry VIII, the main landowners were the Mason family who lived in the manor house, Necton Hall, in the middle of their estate. The house and contents were sold at auction in 1946 after considerable damage caused by military occupation during WWII. The main house was demolished in 1949, all the footpaths were stopped up and the land split into different ownerships leaving only the stable block (Listed) and a historic ice house standing in the grounds.
- 2.4 Kett's Hill is a continuation of School Road and it is believed that the rebels led by Robert Kett rested there on their way to Norwich in 1549. All Saints' Church is in the Diocese of Norwich and has had a variety of Rectors recorded from 1315, although the building has been rebuilt and refurbished a number of times since 1086. The current building dates mainly from the 14th century. It is a grade I listed building. One of its main



attractions is the hammer-beam and arch braced nave roof with its carved angels. The peal of bells was recently refurbished and they sound splendid. A resident team of bell ringers use them regularly as do guest ringers from around the county. In the churchyard is a 14th-century grade II* listed table tomb reputed to be that of the Countess of Warwick.

- 2.5 The original Rectory, now called Necton Grange, was a care home for 25 years after a new, smaller rectory was built nearer the church. Opposite the church, a Library and Reading Room was gifted to the village by William Mason of Necton Hall in 1861. It was intended to be a reading room, library and young men's home and was used in the winter for bible classes. In 1950 it was turned into a private house.

- 2.6 Three flint-faced residences that demonstrate the original building materials for the area: 'Eastgate House and Park House' and Church Farmhouse, are Grade II listed buildings in the Conservation Area on Tuns Road near the church.
- 2.7 The village boasted six pubs, the Three Tuns on Tuns Road, The Good Woman on Chantry Lane. The Windmill on Mill Street, The Jolly Farmers on Hale Road, The Carpenters Arms and Leather Bottle in Ivy Todd. These public houses have all closed, the last being the Windmill which closed in 2023 (at least temporarily). The old pub buildings have become residential properties or been demolished.
- 2.8 A mill was recorded in Necton as far back as 1086. The present mill dates from 1782 and operated until 1911 when it became derelict. By 1939 it had become a three-storey dwelling, reduced today to a single storey building used for storage. Part of the old mill buildings were converted into a public house (now closed).
- 2.9 There was an old "Diner" on the A47 that was very popular in the 1960s as a coach stop for rest breaks on their journey to the coast. It fell into disuse in the 1990s and was used as the set for the film "The Goob" in 2014. It was eventually demolished in 2018 to make way for a convenience store, filling station, electric car charging points and drive-through coffee shop.
- 2.10 A book titled "The Mother of Necton" was published in 2000 and chronicled the life of Eliza Ong, who became the village nurse and midwife, the person everyone turned to in times of need. From World War I until the advent of the National Health Service in 1948, when she was well into her sixties, she helped new people into the world and eased the going from it of those who were dying. She saved many a life by her skill and devotion. It was written by her grand daughter Mary Nichol. The Mother of Necton, lived in a small cottage in Little Drift near Clay Pit Farm. Hangman's Plantation is reputed to be the site of a gibbet that was last used to hang a highway robber who held up the Norwich to London Mail coach.
- 2.11 There once was a blacksmiths on Tuns Road, together with a Post Office. The Post Office moved its business into the village shop, leaving the historic Old Post Office on the corner of

School Road to become a residential home. The blacksmiths is now an outbuilding forming part of Church Farm. The former farmhouse and dairy buildings on School Road had a distinctive chimney and has been converted to residential use. The old butchers was on Mill Street and has also been converted for residential use. A community coal store served the village but has now been demolished. A plaque commemorates the site in Eastgate Park.



The new filling station and convenience store

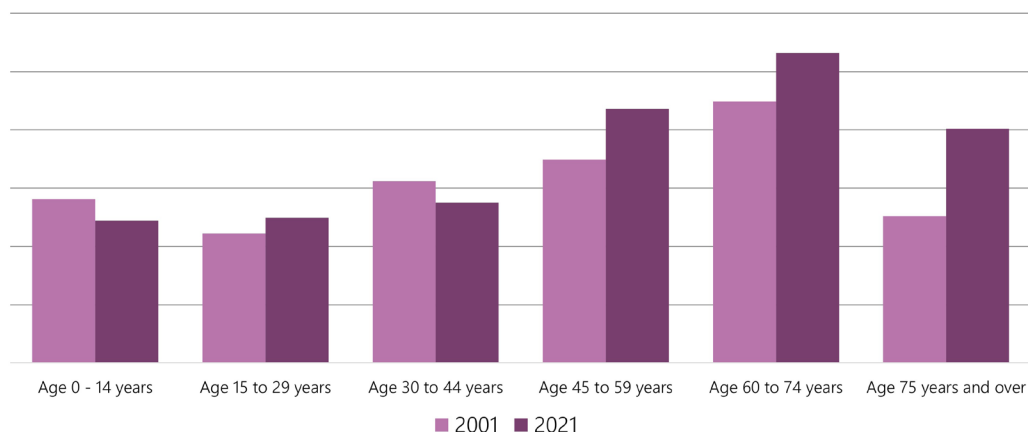
Settlement form and character

- 2.12 The development pattern of Necton has evolved from a linear formation to an increasingly nucleated form due to 20th century expansion. It has developed along link roads such as Tuns Road, Hale Road, North Pickenham Road, Chantry Lane and School Road/Ketts Hill. Cul-de-sacs and closes are commonplace within the settlement. The village lies just 200m north of the River Wissey which is a small chalk-fed stream, rising in Shipdham and flowing in a westerly direction for nearly 50km before joining the Great Ouse at Fordham, south of Downham Market. The village sits within a wider landscape of arable fields that are separated by occasional woodland fragments.

Population

- 2.13 At the time of the 2021 Census, Necton had a resident population of 2,143 people, an increase of 11% over the previous 10 years and 15% since 2001. There has been a significant change in the structure of the population over the last 20 years, with a 13% decline in the number of children aged under 15 and a 60% increase in those aged 60 or over.

Age Comparison 2001 to 2021



3. PLANNING POLICY CONTEXT

3.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the parish. The Plan must have regard to the content of the NPPF and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

3.2 The National Planning Policy Framework sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In July 2021 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.3 The NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

3.4 Towards the end of December 2022 the Government published proposed changes to the NPPF for consultation, as well as a proposal to establish National Development Management Policies which would provide a standard approach to considering proposals relating to, for example, heritage assets. The draft Neighbourhood Plan will be brought up-to-date to reflect such changes should these be introduced before the Plan is put to a public referendum.

The Local Plan

3.5 The Breckland Local Plan was adopted in November 2019 and is therefore up-to-date in terms of planning policies that cover the parish of Necton. The District Council completed a partial review of the Local Plan in September 2023 (which had no implications for the Neighbourhood Plan) and has commenced a full review of the Local Plan and consulted on the Issues and Options for the new Plan in Spring 2023, while the new Local Plan is not expected to be adopted until the fourth quarter of 2026. Across the district the Local Plan, in a nutshell, identifies how the identified development needs will be met for the period to 2036 while minimising the impact on the natural and built environment and ensuring that adequate services and facilities are available to accommodate the planning growth. The Local Plan identifies a "Settlement Boundary" around the main built-up area of the village within which there is a presumption in favour of development. Development outside the Settlement Boundary will only be permitted in specific circumstances.

3.6 For Necton, the Local Plan identifies it as a Local Service Centre within the district's "settlement hierarchy" due to it having the following services at the time it was prepared:

- Necton Primary School;
- Village store with Post Office;
- Community facilities in the form of a community centre, playing field and children's play area and adult exercise equipment
- 2 dispensing surgeries;
- Regular local bus services to Kings Lynn, Norwich, Watton and Dereham. Necton is a stop for all buses on the express route between Peterborough and Lowestoft.
- 39 businesses within the parish.

3.7 The Local Plan makes provision for at least 15,298 new homes across the Breckland district between 2011 and 2036, of which nearly 75% had either been built or had planning permission at 1 April 2018. For Necton, the Local Plan states that there will be a 10% growth through the plan period to 2036, represented by an additional 283 dwellings.

3.8 The Neighbourhood Plan is required to be in conformity with the strategic policies of the Local Plan. However, the latter does not specifically identify which of its policies are "strategic" and a pragmatic approach has therefore been taken in preparing the Neighbourhood Plan to ensure that policies neither repeat nor contradict those in the Local Plan but add local value to them where appropriate.

- 3.9 In September 2022, Breckland Council agreed to undertake a review of the Adopted Local Plan. The Review is in 2 parts:
1. a Partial Review which proposes changes to Policy INF 03 to delete the requirement for an "immediate partial review" and
 2. a Full Update of the Plan that will roll forward the plan to 2046, including the allocation of new developments and reviewing other policies as necessary.
- 3.10 The Partial Review focuses solely on Policy INF 03: Local Plan Policy Review and proposes amendments to the Policy and supporting text. The Breckland Council website notes "Policy INF 03 included a requirement for the Council to undertake a Partial Review of the Plan with regard to housing, non-travelling gypsy and travellers, accessibility of homes standards and economic development. This would be submitted for examination November 2022. In the event that the review was not submitted for examination by this time, then the Council's policies that relate to the supply of housing, economic development and Gypsies and Travellers would be deemed to be out-of-date." The proposed changes to Policy 03 would, if adopted, commit the Council to undertake an immediate full review of the Local Plan and to submit it to the Secretary of State by December 2024.
- 3.11 At the time the draft Neighbourhood Plan was prepared, Breckland Council had carried out two rounds of consultation on the Partial Review and had submitted the review of Policy INF 03 to the Secretary of State. The examination had commenced with hearings scheduled for April 2023.
- 3.12 In terms of the Full Update of the Local Plan, work commenced in May 2022 with a "call for sites" to provide an opportunity for landowners, developers, individuals, parish and town councils and other interested parties to suggest sites for development or for protection as Local Green Space. The period for submitting sites was extended to 1 December 2022. Details of the responses are available on the Breckland Council Local Plan pages and are addressed later in the Neighbourhood Plan.
- 3.13 The consultation on the Issues and Options for the Local Plan commenced on 10 March 2023 lasting until 23 May 2023. It is the first stage of public consultation, where the community is asked how they would like to tackle a range of planning issues and proposed options for the future development of the district. The consultation does not identify potential development sites or draft policy wording.

Norfolk Minerals and Waste Local Plan

- 3.14 Norfolk County Council is responsible for the preparation of the Minerals and Waste planning policy for the county. The current adopted documents for the Necton Neighbourhood Area are:
- Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted September 2011)
 - Minerals Site Specific Allocations Development Plan Document (DPD) (adopted October 2013, amendments adopted December 2017)
 - Waste Site Specific Allocations Development Plan Document (DPD) (adopted October 2013)
- 3.15 The County Council is currently at an advanced stage in the preparation of a new Minerals and Waste Local Plan. The Draft Plan was published for consultation in September 2022 and it is anticipated that the Plan will be submitted to the Secretary of State ahead of independent examination in Spring 2023.
- 3.16 For Necton, part of the parish is identified as a "Minerals Safeguarding Area" in both the adopted and emerging Minerals and Waste Local Plan. Breckland Council are required to consult the County Planning Authority on applications for any form of development received within these areas, which are likely to affect or be affected by mineral working and meet the criteria outlined in the Minerals and Waste Local Plan.



4. VISION & OBJECTIVES

- 4.1 The vision and objectives of the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier in this document, as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Local Plan. The Vision sets out the over-arching approach as to how development in Necton will be delivered through the Neighbourhood Plan in the period to 2036. This is refined through the Objectives established for each of the topic areas which, in turn, have guided the identification of the planning policies contained in the Plan. The planning policies do not repeat the policies in the Local Plan or the NPPF but supplement them by adding local detail or addressing locally specific matters.

VISION

In 2036 Necton will be a thriving and sustainable community, meeting the housing needs of all ages, providing a good quality of life for all its residents supported by appropriate levels of services and infrastructure while its unique heritage and environmental assets will be protected and enhanced.

HOUSING

NATURAL ENVIRONMENT

BUILT ENVIRONMENT

SERVICES AND FACILITIES

TRANSPORT AND TRAVEL

OBJECTIVES

Housing

- 1 To ensure that the amount, size and tenure of new housing in the Parish meets locally identified needs
- 2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with Necton Parish

Natural Environment

- 3 Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment
- 4 Maximise opportunities to improve natural habitats and biodiversity

Built Environment

- 5 Recognise and protect the importance of historic assets and their settings
- 6 Ensure that new development is designed in a way that reflects local character
- 7 Minimise the impact of new development on infrastructure, services and existing residents

Services and Facilities

- 8 To protect and improve the range of existing community facilities and services.
- 9 Improve opportunities for home working

Transport and Travel

- 10 Support and encourage safe and sustainable transport, including walking, cycling and public transport
- 12 Minimise the impact of vehicles on the historic character of the area

5. HOUSING

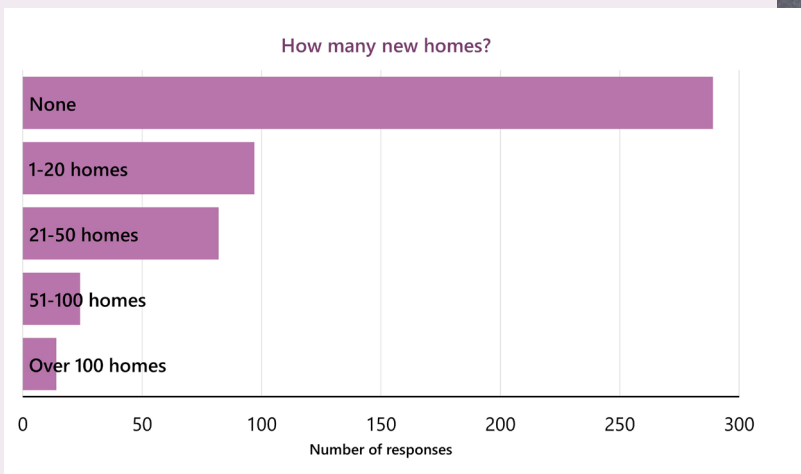
Context

- 5.1 The 2021 Census shows that there were 986 households in Necton parish, primarily clustered around the main built-up area of the village centre. In recent years there has been a relatively high level of housing growth in Necton, as indicated by the fact that the number of households in the parish has increased by 12% since 2011.
- 5.2 Full results from the 2021 Census had yet to be published when the Neighbourhood Plan was prepared, but it is known that nearly three-quarters of households in the former parish area have one or two people living in them, a statistic that hasn't changed since the 2011 Census.

Residents' Survey

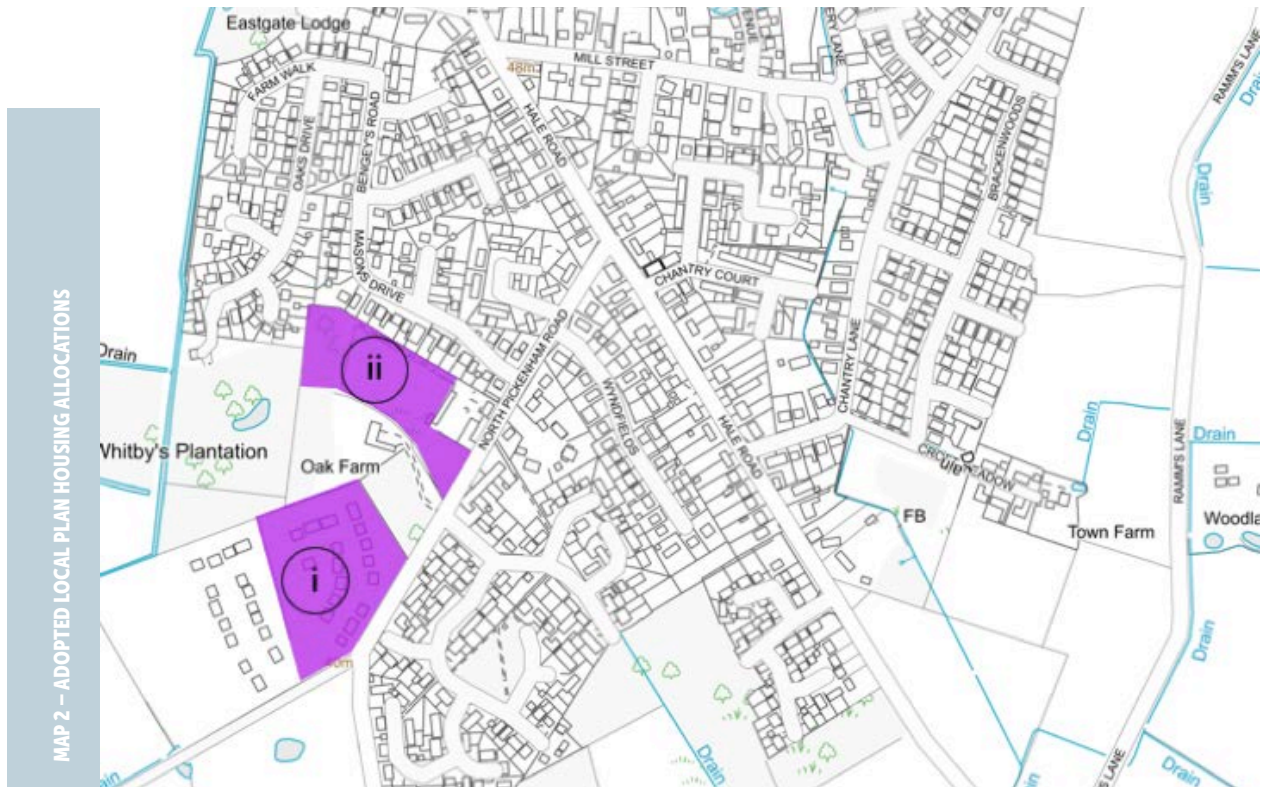
- 5.3 The Residents' Survey asked if there was support for additional new homes in Necton and 57% of respondents did not want any further housing. The breakdown of the results is illustrated below.

- 5.4 Respondents were asked what type of housing they would like to see built, taking into account local needs and availability at the time. Starter homes and affordable housing were identified as the most needed, followed by family homes, bungalows, accessible homes, homes for down-sizing and self-build.



Local Plan Context

- 5.5 The adopted Breckland Local Plan provides for an additional 283 dwellings over the plan period to 2036. Of these 283, the Local Plan noted that 80 had been completed, a further 124 were committed through planning permissions and 79 additional dwellings are proposed to come forward through the plan period. Of the 79 additional dwellings to be identified, 61 were on sites specifically allocated in the Local Plan. These sites, illustrated on **Map 2** were:
- i. Land off North Pickenham Road - 46 dwellings
 - ii. Land between North Pickenham Road and Masons Drive - 15 dwellings



- 5.6 The remaining 18 dwellings were proposed to be delivered through Local Plan Policy HOU 03 - Development Outside of the Boundaries of Local Service Centres. This would enable “an element of flexibility in the housing delivery” in order to meet the identified housing target for the settlement.
- 5.7 The Local Plan also contains policies on density and size of dwellings (Policy HOU 06); Affordable Housing (Policy HOU 07); Provision for Travellers and Travelling Showpeople (HOU 08); and Specialist Housing (HOU 09).
- 5.8 As noted elsewhere, Breckland Council has commenced the full review of the Local Plan and during 2022 made a “call for sites” for development. Five sites had been put forward at the time the draft Neighbourhood Plan was prepared, available to view on the Planning Policy pages of the Breckland Council website. Any decision on allocating these sites for development will be made by Breckland Council as the preparation of the new Local Plan progresses.



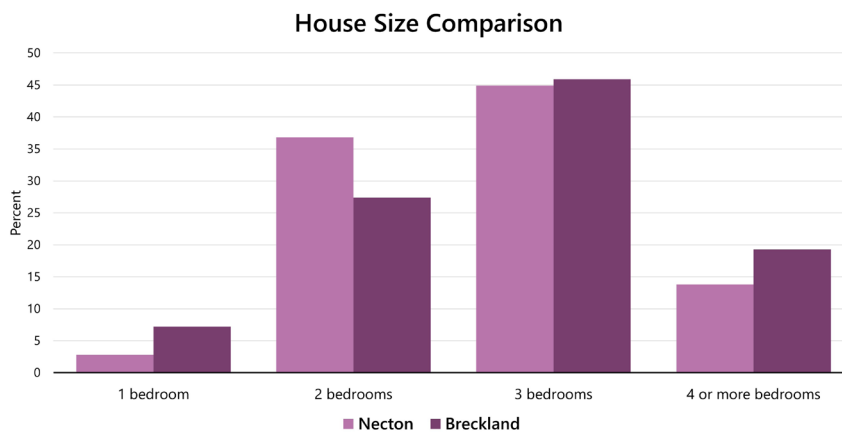
Neighbourhood Plan Policies

- 5.9 As noted above, the adopted Local Plan identifies the location of all but 18 of the planned houses for Necton. However, since the base date of the Local Plan (April 2018) a further 64 additional homes had been granted planning permission as at 1 January 2023. The details of these additional permissions is included in Appendix 1. On this basis the Neighbourhood Plan does not allocate further sites for housing development.

House Types

5.10 As part of the preparation of the Neighbourhood Plan, a Housing Needs Assessment was prepared by AECOM Consultants. The Assessment, which is available on the Neighbourhood Plan pages of the Parish Council website, noted that Necton’s housing mix is dominated by detached homes and bungalows. Nearly 52% of properties in Necton are bungalows, double the proportion across Breckland district. By contrast, less than 4% are terraced houses compared with nearly 20% across Breckland.

5.11 In terms of house size, the Assessment notes “Necton’s size mix can be visualised as a steep bell curve, with 82% of all homes having 2-3 bedrooms and comparatively few in the smallest and largest categories.” This is illustrated in the chart which compares Necton with Breckland as a whole.



5.12 The Housing Needs Assessment recommended that, given the propensity of 2 and 3 bedroomed homes, that a “reasonable degree of priority is given to larger and small homes” to provide a better balance of choice for those wishing to live in the village. The AECOM Assessment recommended that the following housing mix should be sought:

- 1 bedroom 32%
- 2 bedrooms Nil
- 3 bedrooms 21%
- 4 or more bedrooms 47%

5.13 Policy NTN 1 sets out a preferred housing mix for developments on sites of 10 or more homes or 0.5 hectares or more. Developers are able to seek to move away from these requirements if they can demonstrate that there are particular circumstances relating to the tenure of the proposed housing that would require a different mix, or if more up-to-date and publicly available evidence of need identifies a different requirement.

Policy NTN1 - Housing Mix

In all housing developments of ten or more homes, the following housing mix in terms of number of bedrooms shall be provided in accordance with the Necton Housing Needs Assessment 2022:

- 1 bedroom dwellings 32%
- 2 bedroom dwellings nil
- 3 bedroom dwellings 21%
- 4 or more bedroom dwellings 47%

unless it can be demonstrated that:

- i. the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii. the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

Affordable Housing

- 5.14 The ability for newly formed households to get on the housing ladder remains a challenge for many. The Neighbourhood Plan Housing Needs Assessment noted:
- House prices in Necton have increased by 60-75% in the last ten years;
 - Entry level homes cost £73,000 more than in 2011;
 - A household would need an income "comfortably above" the average (or a very large deposit) to qualify for a mortgage even for an entry-level home;
 - For lower than average earning households, market housing is expected to remain out of reach; and
 - Home ownership through the mainstream market is not an option for the majority of local people.
- 5.15 The adopted Local Plan requires that 25% of housing on sites of 10 or more or with area of 0.5 hectares or more should be affordable. The NPPF defines affordable housing as "housing for sale or rent, for those whose needs are not met by the market" and provides detailed guidance on specific types of affordable housing.
- 5.16 Necton currently has a development taking place off North Pickenham Road for 73 affordable homes and planning consent has been granted for an affordable housing development of 22 dwellings off St Andrews Lane.
- 5.17 Given the approval for almost 100 affordable homes, it is likely that the provision far exceeds the local need for affordable housing in Necton, although the housing has been provided to meet the needs of the wider area rather than Necton's specific local needs. Therefore, more affordable housing is not required in Necton within the current plan period to 2036.



8. NATURAL ENVIRONMENT

Context

6.1 The parish does not contain any sites designated for wildlife importance at European or National level and there are none within 2km of the parish boundaries. It does have three sites which are designated County Wildlife sites. Necton Wood, in the NE of the parish is considered 'Ancient' woodland, and Necton Common and Necton Old Common are also wooded now owing to encroachment and lack of management (grazing) to maintain grassland conditions on what was the old heathland.

6.2 There are a number of important green spaces across the parish as well as veteran trees. Around the village centre in particular, there are many trees and small areas of woodland protected by Tree Preservation Orders. An application to register the Marl Pit (now re-named as the "Queen Elizabeth Memorial Wood") as a Local Green Space has been submitted to Breckland.

Residents' Survey

6.3 A number of questions were asked about the natural environment, the results of which are summarised below:

- 95% of respondents would support initiatives to plant more trees in the Parish
- 96% valued the existing green open spaces in the Village and 74% thought there should be more green spaces
- 71% supported the provision of a Village Green for the village.

Policy Context

6.4 The adopted Local Plan provides an up-to-date planning policy base for the protection and enhancement of the natural environment. Of particular relevance are:

Policy ENV 01 Green Infrastructure, which seeks to safeguard and enhance a green infrastructure network across the Breckland district;

Policy ENV 02 Biodiversity protection and enhancement, which safeguards nationally and locally designated sites of biodiversity or geological interest, including the three county wildlife sites in Necton. The policy also seeks development to demonstrate net gains in biodiversity;

Policy ENV 04 Open Space, Sport & Recreation, which in relation to the natural environment, protects areas that meet the NPPF criteria for the designation of Local Green Space;

Policy ENV 05 Protection and Enhancement of the Landscape, which expects development proposals to contribute to and where possible enhance the local environment;

Policy ENV 06 Trees, Hedgerows and Development, which seeks to protect trees and significant hedge and shrub masses from being lost.



Neighbourhood Plan Policies

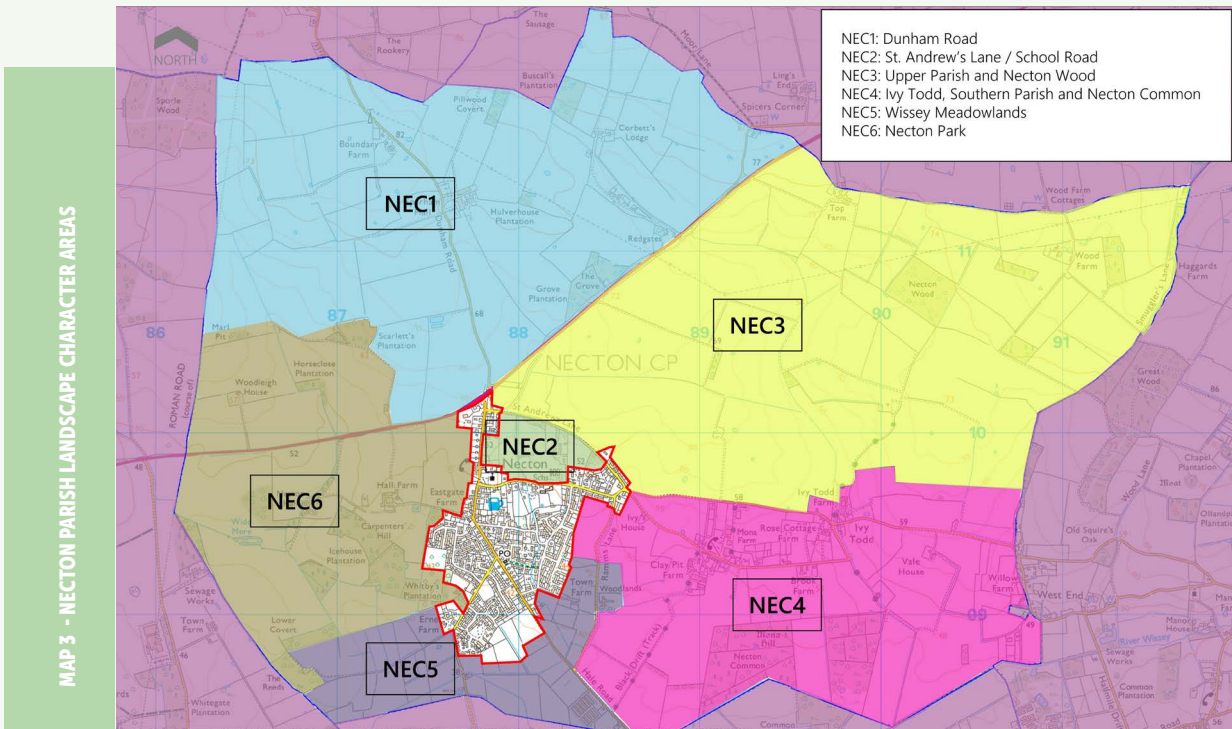
6.5 The adopted Local Plan already provides a strong framework for the consideration of development proposals that could impact on the natural environment. To supplement this layer of policies, the Neighbourhood Plan concentrates on the distinctiveness of the local landscape and green spaces in the Parish.

Landscape Quality

- 6.6 To support the preparation of the Neighbourhood Plan, a separate Landscape Assessment has been carried out which is available to view on the Neighbourhood Plan pages of the Parish Council website. In relation to the Neighbourhood Plan, the aims of the Assessment were:
- To provide a parish-wide character assessment as a framework for understanding and defining the character of the landscape and the features of value.
 - To identify aspects of landscape and visual sensitivity in the different parts of the village fringes. The results of this will help identify the more sensitive aspects and areas, and help enable their protection. It will also support site selection for potential site allocation on less sensitive parcels of land, if that stage is wanted, in the Neighbourhood Plan.
 - To define important views to help form policy around protecting particularly valued views within the village.

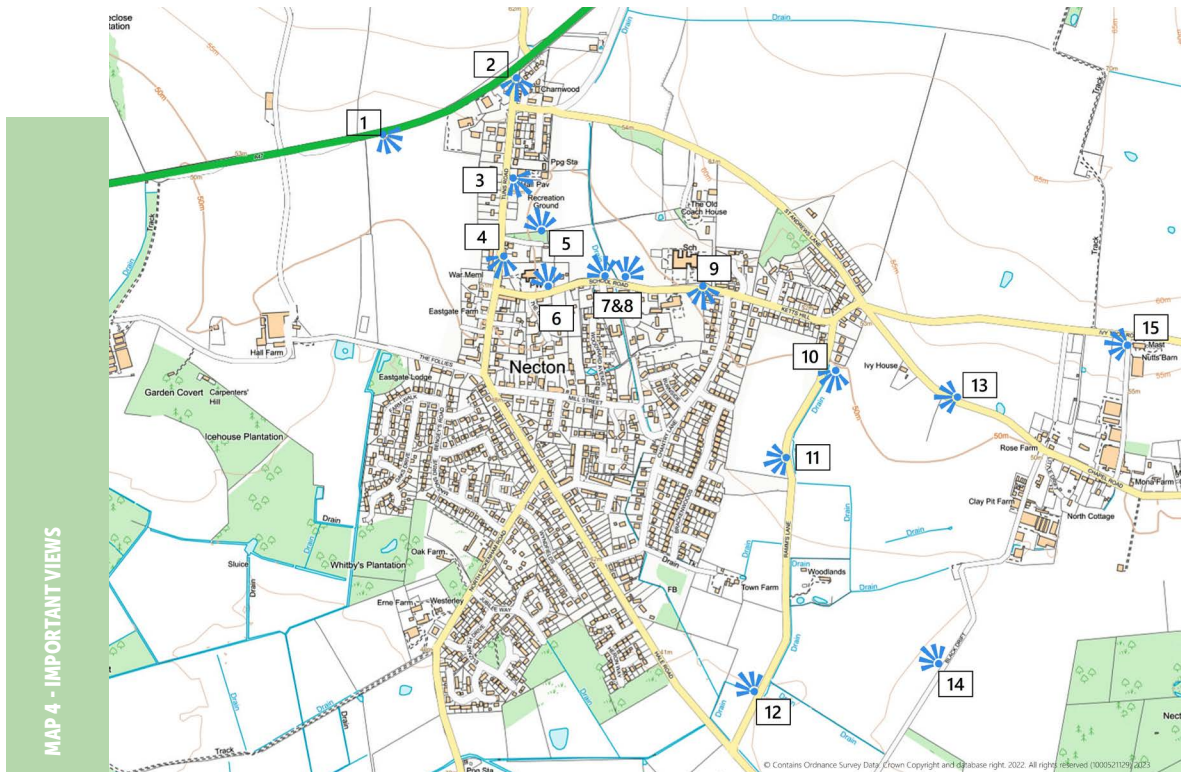
6.7 The Assessment defines six character areas outside the main built-up area of the village which share broad physical characteristics, historic and modern land uses, enclosure patterns, woodland cover and perceptual qualities. These are illustrated on Map 3 and the Assessment identifies the particular characteristics of each area. Across the whole parish, the Assessment recommended that future management changes should focus on protection of the most distinctive and valued landscapes elements, ensure new development is integrated into the landscape with native vegetation and achieve effective mitigation for the sub-station expansion that is sympathetic to the character of the valley-side.

6.8 Appendix 2 of the Plan identifies that landscape guidance recommended by the Landscape Assessment. Where appropriate, these recommendations are included in the planning policies of the Neighbourhood Plan.



Important Views

- 6.9 The landscape of the parish is such that it lends itself to accommodating important views into and out of the built-up areas. An important or 'Key' view is one that would be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene. More than an 'everyday' view, it is more likely to feature in people's perceptions of what Necton looks like in their memories, and provide heightened feelings of connectedness and wellbeing.
- 6.10 The community were asked, at a consultation event in 2021, about which views they valued in the parish. Fifteen different views were put forward and identified on Map 4.



Policy NTN 2 - Protecting Necton's Landscape Character

Proposals must, proportionate to the development, demonstrate how the landscape characteristics of the site and its vicinity have been considered in preparing the scheme and having regard to the guidance contained in the Necton Landscape Assessment 2022.

As appropriate to their scale, nature and location and to ensure that they conserve the essential landscape, heritage and rural character of the parish, development proposals should demonstrate how they:

- i. have regard to, and conserve, or enhance, the landscape character and the setting of the parish, as referenced in the Necton Landscape Assessment; and
- ii. will ensure that there is no unacceptable impact on the key features of the important views identified on the Policies Map.

- 6.11 A separate Key Views Assessment has been prepared which defines the key features of each view and the objectives to manage any change within the view. This is available to view on the Parish Council website.

Green Spaces

- 6.12 There are a number of important open areas within the parish that make important contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

6.13 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy NTN 3 and are illustrated on the Policies Map. Sports pitches have purposely been separated from the Local Green Space designation as they serve sport and recreation needs and their use for such is covered under Policy NTN 10.

6.14 The identification of these spaces as Local Green Spaces means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation. Policy NTN 3 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Breckland Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

Policy NTN 3 - Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

1. The churchyard
2. War memorial and cemetery
3. Folly View amenity open space
4. Masons Drive / Hale Road amenity open space
5. Briar Close amenity open space
6. Jubilee Way amenity open spaces
7. Elizabeth Drive amenity open space
8. Queen Elizabeth Memorial Wood, (formerly the Marl Pit) between Ketts Hill and St Andrews Lane

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Community Aspiration 1 - Central Village Green

Opportunities to provide a central village green with a pond and parking for school drop-off should be explored.



6.17 **Woodland Recreation Area:** Provision of public open spaces can improve mental health and community well-being. In 2020 Necton Parish Council acquired a gravel pit disused since WWII with the intention of turning it into a public open space. During the last 70 years it had become a natural woodland, although heavily overgrown. Much work has been done to create a network of paths, seating and even a wildlife pond. It is a wonderful and tranquil space in 2.3 acres of rugged terrain. Formerly known as The Marl Pit it has been renamed as the Queen Elizabeth Memorial Wood. Public opening of this is scheduled for June 3rd 2023. Necton Parish Council has sought its designation as a Local Green Space in the emerging Breckland Local Plan.

Community Aspiration 2 - Woodland Recreation Area

The provision of a woodland recreation area at the Marl Pit will be supported.

6.18 **Road verge and green space improvements:** The green spaces and verges in Necton are generally lacking in colour or appropriate tree planting which is a missed opportunity for enhancing the appearance of the village. Necton Parish Council have started a 'Necton in Bloom' initiative to plant bulbs and planters around the village. Opportunities to improve village verges / green spaces by planting more trees and bulbs / flowers will be explored as this initiative continues. It is hoped to involve members of the community in looking after those areas which have been planted and identify new ones for improvement.

Community Aspiration 3 - Road verge and green space improvements

Opportunities to improve village verges / green spaces by planting more trees and bulbs / flowers will be explored.

9. BUILT ENVIRONMENT

Context

7.1 Necton currently has a small conservation area in the vicinity of Church View and School Road. In addition, there are seven listed buildings and one scheduled monument, at Mona Hill. The details of these are contained in Appendix 3. Necton is thought to have grown sporadically up to the late 18th century, with development concentrated around the church, Necton Hall (demolished in 1949) and the edge of Necton Heath. Limited changes to the settlement pattern are thought to have occurred from the late 18th century up to the 1950s. After this period, substantial new estate development occurred along Hale Road, North Pickenham Road and south of School Road. In addition to the main village centre, there are small clusters of housing around Mona Farm and Ivy Todd, both to the east of the main village.

7.2 The location, size and form of new buildings, or the extension of existing buildings, can have a significant detrimental impact on the characteristics of an area as well as the lives of residents living there. Where planning permission is required, it will be important that proposals do not have a detrimental impact on the area, its services and infrastructure and the lives of those living in its vicinity.

Residents' Survey

7.3 The residents' survey noted that 94% that responded agreed that the impression and character of the village was important to them and 93% said that the quality and style of the built environment is either important or very important to them.

Planning Policy Context

7.4 The NPPF notes that heritage assets (see Glossary) "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations." It also makes it clear, in paragraph 124, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January

2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.

7.5 At a local level, Policy GEN 02 of the adopted Local Plan promotes high quality design in all new developments noting that Breckland Council will produce a Supplementary Planning Document (SPD) on Design to provide detailed guidance for new development. At the time of preparing the Neighbourhood Plan, the SPD had not been prepared.

7.6 Other local plan policies of particular relevance to Necton's built environment are:
Policy HOU 10 Technical Design Standards for New Homes
Policy ENV 07 Designated Heritage Assets
Policy ENV 08 Non-Designated Heritage Assets
Policy EN V 09 Flood Risk & Surface Water Drainage
Policy COM 01 Design
Policy COM 02 Healthy Lifestyles
Policy COM 03 Protection of Amenities



Neighbourhood Plan Policies

Heritage Assets

- 7.7 The protection of the existing designated heritage assets is already adequately addressed through the NPPF and adopted local plan policies. It is not therefore necessary for the neighbourhood plan to repeat these.
- 7.8 However, there are buildings and features within the neighbourhood area that, although not officially recognised, do have an importance in defining the character of Necton. National guidance allows local planning authorities and neighbourhood plans to identify buildings and features that make a positive contribution to the character of the area and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection through identifying them as a 'local heritage asset'. Some local planning authorities create a "Local Heritage List" so that their significance can be taken into account in planning applications affecting the building or site or its setting. Breckland Council does not currently operate such a list for Necton and therefore a separate piece of work in preparing the Neighbourhood Plan has identified a number of buildings and features across the Parish that have a local heritage significance. The work has been informed by Historic England's guidance note "Historic England 2021 Local Heritage Listing: Identifying and Conserving Local Heritage" and the results published in a separate Necton Local Heritage Assets Assessment, which has identified a number of buildings and features worthy of local designation and is available on the Parish Council website.
- 7.9 Designation as a local heritage asset does not prevent owners from carrying out any modifications to the property or require any separate permissions for development that may ordinarily require planning permission. It does mean that when proposals for planning permission at or in the vicinity of the property are considered, regard will be had as to the potential impact of the proposal on the heritage characteristics of the property.

Community Aspiration 4 - Local Heritage Trail

The Parish Council will investigate the preparation of a Heritage Trail that could include information boards, plaques or leaflets.

Policy NTN 4 - Local Heritage Assets

Local Heritage Assets, including buildings, structures, features and gardens of local interest must be protected.

The following properties and buildings (and as shown on the Policies Map) are identified as Local Heritage Assets:

1. Library and Reading Rooms, School Road
2. Old Post Office, 2 School Road
3. Former farmhouse and dairy building, 9-11 School Road
4. Swiss Cottage, Tuns Road
5. Old Blacksmith's building, Church Farm, Tuns Road
6. Plaque identifying the location of the Community Coal House, Eastgate Park
7. Old Rectory, St Andrews Lane
8. Former Necton Mill, Mill Street
9. Necton Mill buildings, Mill Street
10. Old Butcher's building, Mill Street
11. Former Methodist Chapel, 52 Chantry Lane
12. Old Good woman public house, Chantry Lane
13. Pear Tree Cottage, Chapel Road
14. West Cottage, Chapel Road
15. Former Baptist Chapel, Chapel Road
16. Mother of Necton's cottage remains, Little Drift
17. Old Carpenters Arms public house, Ivy Todd

Development proposals should be designed to respect and, where possible, enhance the integrity and appearance of Local Heritage Assets. Proposals for any works that would lead to the loss of or substantial harm to a Local Heritage Asset should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

Community Aspiration

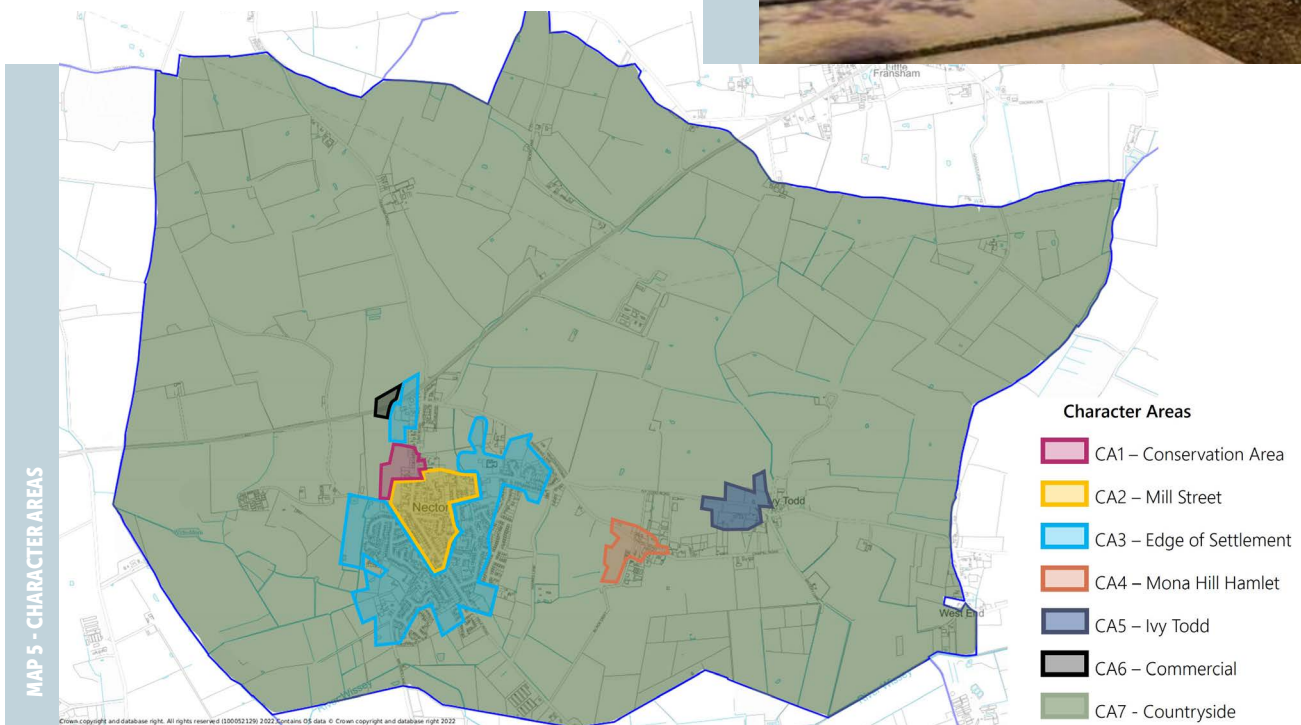
- 7.10 **Non-Designated Heritage Assets:** Historic England list buildings that are considered nationally important and therefore have extra legal protection within the planning system. However, there are other buildings that reflect the history of Necton through their use and the people that lived in them. These people and buildings served the community and helped it to develop into the village we see today. It is important to understand and preserve this heritage.

Community Aspiration 5 - Local List of Non-Designated Heritage Assets

Necton Parish Council will encourage Breckland District Council to create a "local list" of Non-Designated Heritage Assets for buildings, monuments and sites identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets.

Development Design

7.11 As part of the preparation of the Neighbourhood Plan, AECOM consultants were commissioned as part of the Government's Neighbourhood Planning support programme to prepare Design Guidance for the Neighbourhood Area. The document, published separately on the Neighbourhood Plan pages of the Parish Council's website, provides guidance that seeks to inform the design that all development should follow in order to retain and protect the character and distinctiveness of Necton. The Design Guidance document should be used by Breckland alongside the National Model Design Codes by the Government in July 2021, or any subsequent national as well as district level guidance as and when it is published. A series of character areas have been identified, which split the main settlements into seven distinct 'places', each with coherent character and form and as illustrated on Map 5.



7.12 For each of the seven areas, the Design Guidance identifies the important features and characteristics of the area. Proposals for development will be expected to have regard to the Design Guidance and reflect the characteristics of the particular area and not result in damage to or the loss of identified important features.

7.13 The Design Guidance states that new development should comply with the following principles:

- Thoughtfully respond to its context and the rural character areas of the parish;
- Protect green spaces and contribute to the further greening of Necton;
- Promote active travel whilst reducing the dominance of parked cars on the streetscape; and
- Encourage environmentally-responsible design.

- 7.14 In expansion of these principles, the following design guidelines should be taken account of in new development:
- Integrate with existing paths, streets, circulation networks and patterns of activity;
 - Reinforce or enhance the established settlement character of streets, greens, and other spaces;
 - Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
 - Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
 - Reflect, respect, and reinforce local architecture and historic distinctiveness;
 - Retain and incorporate important existing features into the development;
 - Respect surrounding buildings in terms of scale, height, form and massing;
 - Adopt contextually appropriate materials and details;
 - Provide adequate open space for the development in terms of both quantity and quality;
 - Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
 - Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
 - Positively integrate energy efficient technologies
- 7.15 The Design Guidelines provide a development management checklist against which development proposals should seek to respond where applicable. The checklist is included as Appendix 4 of the Plan.

Policy NTN 5 - Development Design

Proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

1. integrate with existing paths, streets, circulation networks and patterns of activity;
2. reinforce or enhance the established village character of streets, greens, and other spaces;
3. include boundary treatments that reflect the character and materials of the local vicinity;
4. do not involve the loss or partial loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of the locality;
5. taking mitigation measures into account, do not affect adversely:
 - a. any historic, architectural or archaeological heritage assets of the site and its surroundings; and
 - b. important landscape characteristics including trees and ancient hedgerows and other prominent topographic features;
6. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
7. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network and seek to ensure permeability through new housing areas, taking opportunities to connect new development into the heart of the existing settlement by sustainable modes of travel;
8. where appropriate, make adequate provision for the covered storage of all wheelie bins and dedicated cycle storage in accordance with adopted cycle parking standards;
9. include suitable ducting capable of accepting fibre to enable superfast broadband; and
10. provide one electric vehicle charging point per new off-street parking place created.

Where new off-highway car parking provision is created for non-residential uses or public car parking, ducting and cabling shall be laid to enable charging points to be provided at every space and the minimum number of charging points shall be provided in accordance with adopted standards at the time of the application.



Climate Change

- 7.16 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met.
- 7.17 Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) and residents are encouraged to implement such measures. There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:
1. Minimising energy demand;
 2. Maximising energy efficiency;
 3. Utilising renewable energy;
 4. Utilising low carbon energy; and
 5. Utilising other energy sources.
- 7.18 In June 2019, the government committed to a legally binding target requiring the country to be net zero carbon by 2050. The National Planning Policy Framework (NPPF) requires plans to develop a positive strategy to promote energy generation from renewable and low carbon sources. The NPPF encourages plans to maximise renewable and low carbon energy development, whilst ensuring that adverse impacts are addressed. It further states that when determining planning applications for renewable and low carbon development, local planning authorities should approve the application if its impacts are (or can be made) acceptable.

Policy NTN 6 - Sustainable Construction Practices

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and pV systems; and
- e. make provision for grey water/rainwater, and/or surface water harvesting and recycling.

Policy NTN 7 - Renewable Energy

Renewable energy generation schemes, including those that form part of wider development proposals, will be supported where their scale, siting and cumulative effects would not have a significant adverse impact on:

- i. neighbouring uses or amenity;
- ii. visual amenity, particularly from sensitive viewpoints;
- iii. environmental and heritage assets;
- iv. the best and most versatile agricultural land; and
- v. highway safety.

Where development is permitted, mitigation measures, such as landscaping, may be required to minimise any potential negative visual amenity and/or highway impacts.

Flooding

7.19 The River Wissey flows along the southern boundary of the parish in an east-west direction, intersecting Brown's Lane and flowing westwards beyond the parish boundary. Whilst much of the parish has a very low flood risk from both seas and rivers, land south of the main built-up settlement (particularly on arable land south of Elizabeth Drive and the Whitby's Plantation) includes areas with medium and high flood risk.

7.20 In terms of surface water flooding, areas of high flood risk are generally concentrated south of the settlement (also aligning with the course of the River Wissey), however high flood risk is also recorded along Hale Road, Chantry Lane and Ramms Lane in the east. Localised surface water flood risk is also evident along many of the minor roads within the settlement. In preparing planning applications, applicants should refer to the latest version of the Norfolk County Council Lead Local Flood Authority Statutory Consultee for Planning: Guidance Document available on the County Council's website.

Policy NTN 8 - Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate include the use of above ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.



8. SERVICES AND FACILITIES

Context

8.1 Necton is reasonably well provided for in terms of services and facilities. At the time of preparing the Neighbourhood Plan, the village had the following fixed services and facilities:

- Community Centre
- Sports and Social Club
- Playing Fields
- Primary School
- Post Office
- Necton Stores
- Butchers
- 2 dispensing surgeries
- Pub / restaurant (now closed, at least temporarily)
- Petrol filling station with foodstore
- Vehicle electric charging points
- Drive-through coffee shop
- Service/repair garage and MOT station
- All Saints' Church

Residents' Survey

8.2 Less than 2% of residents said that it was not important to retain village shops and the Post Office. When it came to usage of local village shops, there was a good level of regular usage, as illustrated below.



8.3 Few residents would be interested in having an allotment and 70% of respondents did not use the Community Centre. Despite the lack of use, 77% of respondents said that the Community Centre was important or very important to them.

Planning Policy Context

8.4 Paragraph 97 of the National Planning Policy Framework states that 'existing open space, sports and recreational facilities and land should not be built upon unless an assessment shows them to be surplus to requirements, or the loss would be replaced by equivalent or better facilities in a suitable location, or the development is for alternative provision which has benefits that outweigh the loss'.

8.5 The adopted Local Plan contains policies that support the retention and creation of community and recreation facilities. In particular, Policy COM 04 is concerned with minimising the loss of community facilities and promotes the creation, enhancement and expansion of facilities, while Policy ENV 04 protects the loss of open space, sport and recreation facilities and requires developers of 11 or more dwelling to provide contributions towards outdoor playing space. The Recreation Ground is identified on the Local Plan Policies Map as open space.

Neighbourhood Plan Policies

8.6 The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the needs of current and future residents. The village hall, recreation ground and play area provide a central facility for both formal and informal recreation. At the same time the Windmill public house, in particular, has been demonstrated to play an important role in village life. This has an uncertain future as it is currently closed.



Policy NTN 9 - Community Facilities

Proposals that will result in the loss of the following existing community facilities:

- Community Centre
- Sports and Social Club
- Primary School
- Post Office
- Necton Stores
- Butchers
- Dispensing surgeries
- Petrol filling station with food store
- Vehicle electric charging points
- Drive-through coffee shop
- Service / repair garage and MOT station
- All Saints' Church
- Windmill pub / restaurant (closed at present); will only be permitted where:
 - a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
 - b. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
 - c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

- 8.7 It is essential that the village's playing fields are retained and improvements are supported in order to facilitate healthy lifestyles in future years.

Community Aspirations

- 8.8 The preparation of the Neighbourhood Plan has identified the following aspirations in relation to the sport and recreation facilities.
- 8.9 **Sports and Play Facilities:** There is a focus on football in Necton and other sports are not so well provisioned. The MUGA (Multi-Use Games Area) can be used for a variety of sports but is limited in size. The children's play area is well used and has a good variety of equipment as does the adult exercise area. However, Necton Parish Council are keen to enhance the provision of more varied sports and play facilities, particularly for older children



Policy NTN 10 - Sport and Recreation Facilities

The Plan identifies the following facilities (as shown on the Policies Map) as important sport and recreational facilities:

- The Playing Field, and
- The Primary School Playing Field

Proposals for development at these locations will be determined in accordance with Policy ENV 4 of the adopted Local Plan or subsequent replacement policy.

Community Aspiration 6 - Sports and Play Facilities

Improved/more varied sports and play facilities. eg. tennis court and monkey bars will be explored.

- 8.10 **Village Hall Improvements:** The current Village Hall is well used by a variety of village groups. A recent make-over with new curtains and colour scheme etc. has improved the appearance. However, its use is limited by the relatively small area of the main hall. Opportunities to extend the village hall to support larger events such as Christmas/craft fairs, wedding receptions and badminton will be explored.

Community Aspiration 7 - Village Hall Improvements

Opportunities to extend the village hall to support larger events such as Christmas/craft fairs, weddings receptions and badminton should be explored.

9. TRANSPORT & TRAVEL

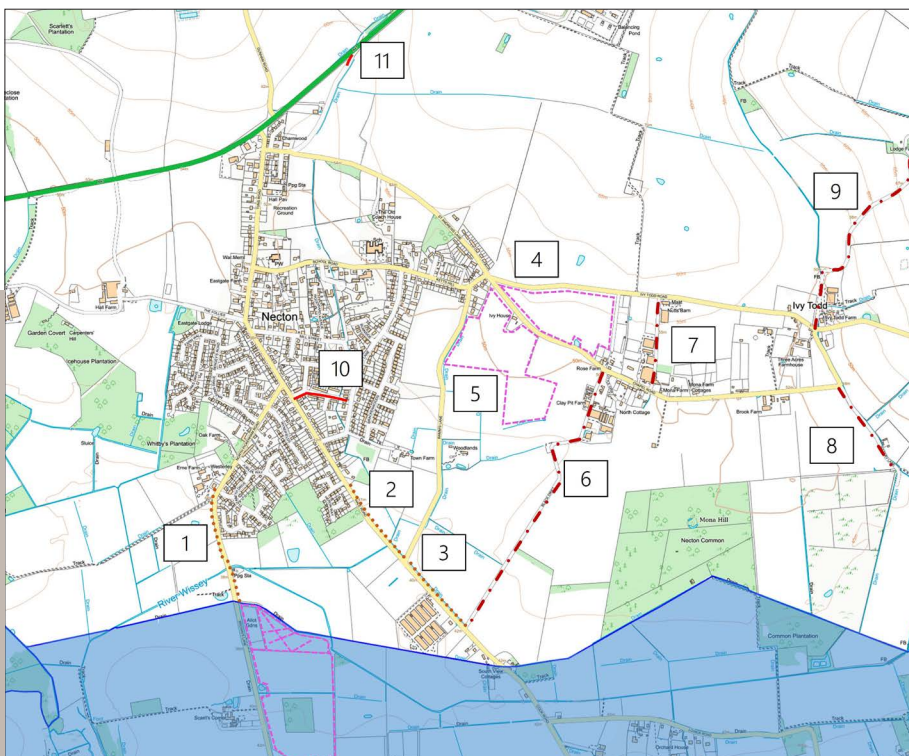
Context

- 9.1 Necton enjoys the benefit of being located on the A47 Trunk Road which provides good links with Swaffham and King's Lynn to the west and Dereham and Norwich to the east. The presence of the road also brings with it some problems, especially the difficulty for vehicles to turn right out of the village, the safety of pedestrians crossing the road to get to and from the bus stop, and the traffic noise impact on nearby homes.
- 9.2 Unlike many parishes in the area, Necton is practically devoid of public rights of way, with only the path between Chantry Court and Chantry Lane being officially registered. However, as **Map 6** illustrates, there are a number of "Trods" which are maintained by the County Council Highways Department and Permissive Paths.

Residents' Survey

- 9.3 The residents' survey asked a range of questions concerning transport and travel. In terms of roads, most respondents wanted changes in speed restrictions including a reduction to 20mph in the village centre and extended speed limits on the village edge. Opinion was split as to whether there is adequate parking near to village facilities but 91% felt that parking on verges and pavements should be discouraged.
- 9.4 When it comes to public transport, 48% of respondents never used a bus while 7% used it more than once a week. 72% of respondents said that they would not use the bus more if improvements were made.

MAP 6 - PUBLICLY ACCESSIBLE PATHS IN NECTON



Current Paths

Necton Trods: (maintained by Norfolk County Council Highways)

1. North Pickenham Road/Browns Lane.
2. Hale Road from Kingfisher Drive to Ramms Lane.
3. Hale Road from Ramms Lane to Black Drift.

Permissive Paths over field headlands:

(Maintained by local landowner. Necton Farms Ltd that are likely to cease when the DEFRA grant ends.)

4. Between Ivy Todd Road & Chapel Lane.
5. Between Chapel Lane & Ramms Lane.

Roads used as paths (RUPS): (maintained by Norfolk County Council Highways except *sections that are maintained by the landowner)

6. Black Drift from Hale Rd to Chapel Lane.
7. Road used as private drive from Chapel Road to Ivy Todd Road passing Mona Farm House.*
8. Chapel Road/Leatherbottle Lane, track to Fox Covert and Pub site.
9. Ivy Todd Cross Roads to Lodge Farm.

Public footpaths:

10. Chantry Court to Chantry Lane.
11. Connecting Grove Lane to the A47

Policy NTN 11 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way and bridleways will be supported where their value as biodiversity corridors is safeguarded. Where practicable development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.

Planning Policy Context

- 9.5 The NPPF seeks to promote sustainable transport through reducing the impacts of development on transport networks and promoting walking, cycling and public transport. In the Local Plan, Policy TR 01: Sustainable Transport Network, states that Breckland Council will work in partnership to promote a safe, efficient and convenient sustainable transport system. The same policy notes that development should:
- seek to minimise the need to travel;
 - promote opportunities for sustainable transport modes;
 - not adversely impact on the operation or safety of the strategic road network;
 - improve accessibility to services; and support the transition to a low carbon future.

- 9.6 Policy TR 02 of the Local Plan sets out how proposals will be considered in terms of transport impact. It states that proposals will be permitted that:
- integrate satisfactorily into existing transport networks;
 - mitigate impacts on the local or strategic highway networks arising from the development itself, or the cumulative effects of development, through the provision of, or contributions towards, any relevant transport improvement deemed to be necessary, including those secured by legal agreement;
 - protect, and where possible enhance, access to public rights of way;
 - provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout (Appendix 2 provides a starting point); and
 - avoid inappropriate traffic generation and do not compromise highway safety.

Neighbourhood Plan Policies

- 9.7 Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is not an appropriate place to contain policies for their improvement. Likewise, the provision of bus services is a decision made outside the planning system.
- 9.8 Public rights of way provide opportunities for recreational walking, horse riding and cycling. Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.



Community Aspirations

- 9.9 The preparation of the Neighbourhood Plan has identified the following aspirations in relation to Transport and Travel.
- 9.10 **A47 Pedestrian Safety Improvements:** The safety of pedestrians crossing the A47 to access the bus stops on this busy trunk road is a concern for local residents particularly children on their way to school and the elderly. The speed limit on this stretch of the A47 is currently 50mph. National Highways are due to start work improving the junctions with Tuns Road and Dunham Road in 2023 and associated works to improve signage including new "Pedestrians Crossing" signs. Also "dragons teeth" road markings will be added at the transition from national speed limit to 50mph either side of the junction. In addition, new lighting will be provided as the existing lights illuminating the junction frequently do not work. National Highways are considering reducing the speed limit to 40mph in the vicinity of the junction. Necton Parish Council will actively support this reduction in speed limit.

Community Aspiration 8 - A47 Pedestrian Safety Improvements

The improvements of the safety of pedestrians crossing the A47 will be sought.



9.11 **Pedestrian and Cycling Connectivity:** There are limited public footpaths / bridleways in and around Necton and there is no connectivity to local towns and places of interest. Some local land owners have provided permissive footpaths under the Countryside Stewardship scheme which has now ended. Necton Parish Council is keen to ensure that these paths remain and can perhaps be added to through dialogue with relevant landowners. Suggested routes would connect to Swaffham, Little Fransham and Holme Hale. This would also involve engaging with the relevant adjoining Parishes. Within the village of Necton, pedestrian access to the village primary school through the Queen Elizabeth Memorial Wood and a new permissive footpath along St Andrew's Lane to connect to an existing network of permissive footpaths will be explored with local landowners.

There are no cycle paths or cycle lanes in Necton at present, where possible and practical any new permissive paths will ideally include provision for cycles in particular the main routes to Swaffham and Little Fransham.

Community Aspiration 9 - Pedestrian and Cycling Connectivity

Improvements to pedestrian and cycling connectivity to Swaffham, Fransham and Holme Hale will be supported.

Community Aspiration 10 - St Andrew's Lane Permissive Footpath

The provision of a permissive footpath along St Andrew's Lane will be explored.


9.12 **Verge parking:** This occurs frequently within Necton and can be considered a hazard to other road users, including pedestrians. The improvement of existing and provision of additional parking facilities close to the School and Church to reduce inappropriate verge parking in the village will be promoted.

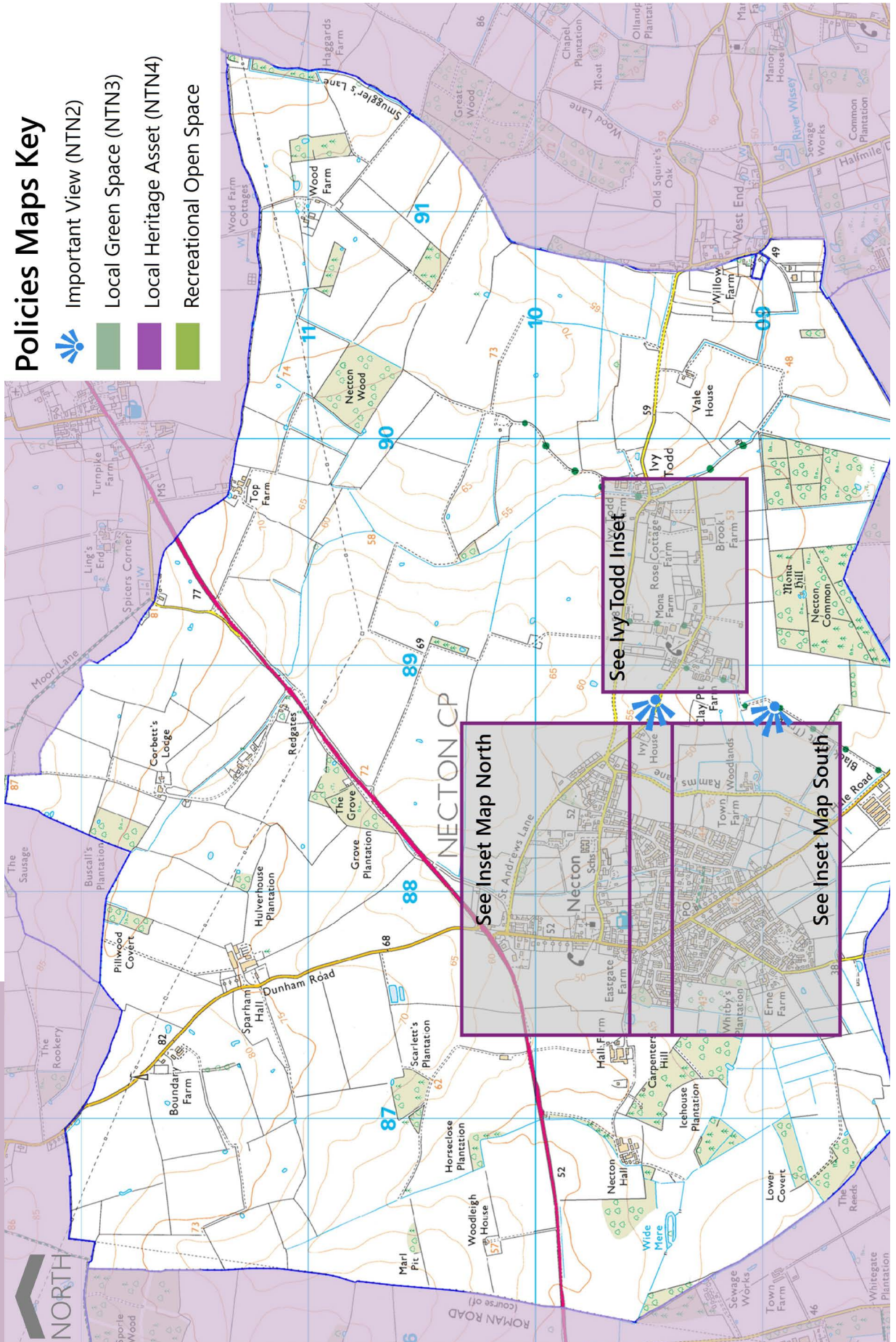
Community Aspiration 11 - Verge Parking

Facilitate the improvement of existing and provision of additional facilities to reduce inappropriate verge parking in the village.

POLICIES MAPS

Policies Maps Key

-  Important View (NTN2)
-  Local Green Space (NTN3)
-  Local Heritage Asset (NTN4)
-  Recreational Open Space

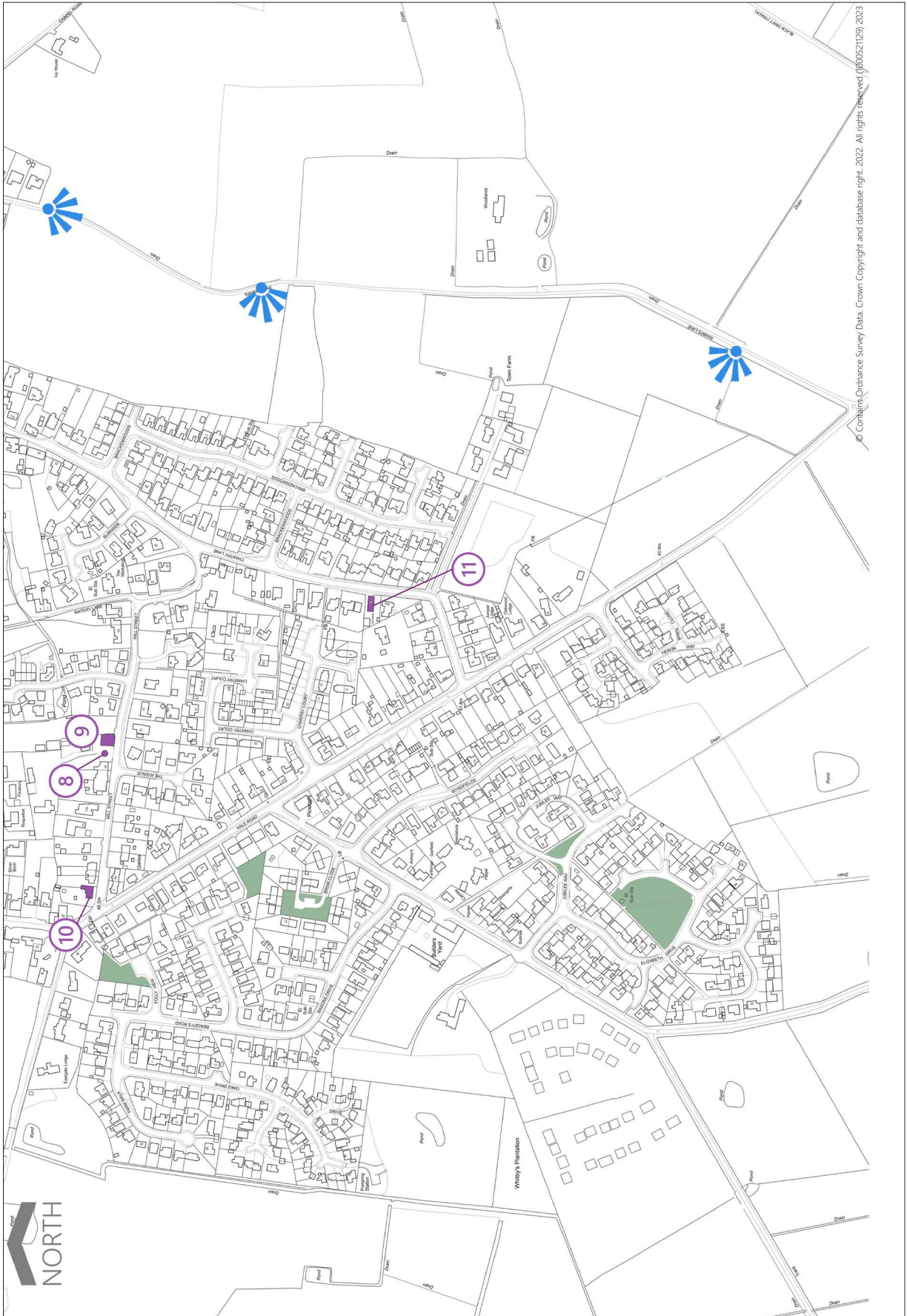


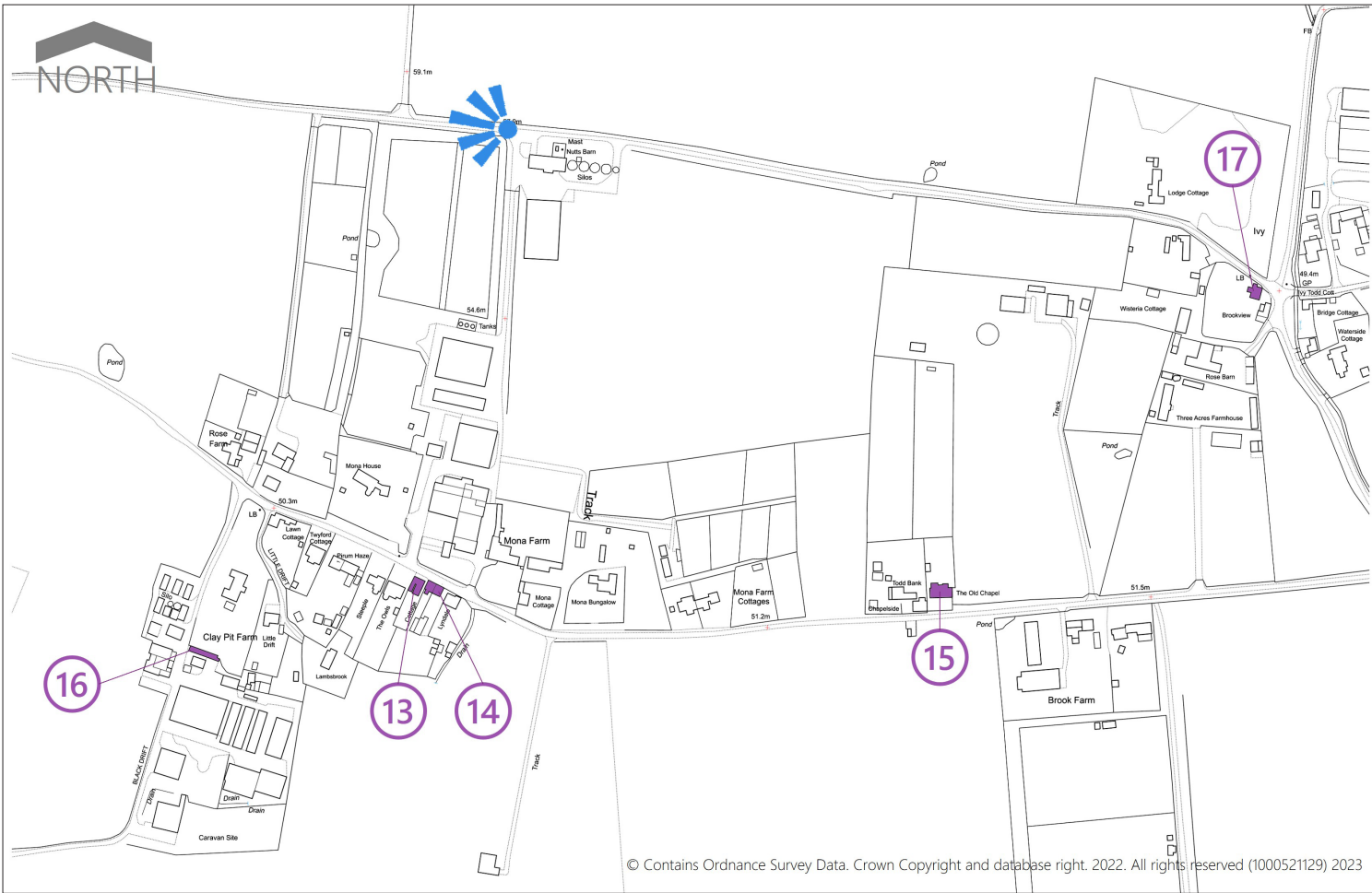
INSET MAP - NORTH



INSET MAP - SOUTH

INSET MAP - SOUTH





NSET MAP - IVY TODD

APPENDIX 1 – HOUSING PLANNING PERMISSIONS

Reference	Location	Proposal	Type	Status	Net Dwellings
3PL/2022/0706/O	24 Ketts Hill PE37 8HX	Outline planning for a 4 bed bungalow	Outline	Permission	1
3PL/2021/1397/F	Residential Development School Road PE37 8HT	Residential Development comprising 9 no. 3 & 4 bedroom houses, garages and means of access	Full	Permission	9
3PL/2021/0631/O	26 Hale Road PE37 8EY	Outline permission for Single Dwelling Plot	Outline	Permission	1
3PL/2021/0587/F	7 Ketts Hill PE37 8HX	Demolition of existing property and the erection of 3 dwellings	Full	Permission	2
3PL/2020/1265/O	18 Mill Street PE37 8EN	Outline application for Residential Development Comprising 2 no. Detached Dwellings (with all matters reserved except access)	Outline	Permission	2
3PL/2020/0469/O	Land north of Charnwood, St Andrews Lane	Erection of up to 22no. residential units along with landscaping, drainage and associated infrastructure (all matters reserved except for access).	Outline	Permission	22
3PL/2019/1183/F	Land off North Pickenham Road Necton	Erection of 27 dwellings with associated access, parking, landscaping and surface water attenuation	Full	Permission	27
				TOTAL	64

APPENDIX 2 – LANDSCAPE GUIDANCE

The following guidance is recommended:

- Conserve the landscape setting of Necton, in particular the aspects of value that are identified in this assessment.
- Ensure that future development does not cause the coalescence of its separate settlement clusters.
- New development should be well related to the main settlement. Detailed analysis of the potential landscape and impacts of any proposals should be subject to site specific assessment.
- New development should be designed to the highest standards, using local materials that fit sympathetically with the local vernacular. Refer to AECOM's Necton Design Code.
- Residential units should be delivered at densities that reflect those found in neighbouring areas. Prominent new rooflines must be avoided by generally limiting development to two storeys and by limiting storey heights. The scale of new buildings must not be noticeably greater than in neighbouring areas. Proposals for dwellings of three storeys will require strong justification and evidence that no significant harm will result.
- In larger developments break up rooflines internally by creating space for 'forest scale' trees with appropriate foundation design, as needed, to enable this.
- Avoid standardised residential plot planting schemes with excessive use of ornamental species.
- Propose boundary treatments (walls, fences and hedges) that reflect the local character, inappropriate boundary treatments can have a substantial negative effect.
- Ensure adequate resources are planned for, and made available, to ensure successful establishment and on-going management of structural planting schemes. Do not allow structural boundary planting to be conveyed to new residents. They should be managed strategically.
- Rigorously applied highway standards can have a sizeable adverse impact in rural areas. Use discretion to limit their application particularly where new access points are created onto existing roads. A minimal approach to lighting, signage, concrete kerbing, safety railings is recommended.
- Retain and enhance existing vegetative features as much as possible, particularly intact hedgerow and trees, as well as existing features such as ditches. Any unavoidable loss of trees or hedges must be more than adequately offset by new planting which should seek to restore local landscape character.
- Consider the perimeter of new developments very carefully. Avoid hard edges directly onto open farmland which create a stark interface. Landscaped buffers are generally desirable to help developments integrate and are expected to be substantial enough to mitigate negative impacts. They should comprise predominantly native species. However, screening planting should not be regarded as a substitute for well-designed developments.
- Ensure that the species proposed in new structural vegetation is locally appropriate to character.
- Do not allow surface water attenuation basins to fill public open spaces and render them unusable. Creative solutions to SUDS should be required rather than allowing developers to revert to the cheapest options for water attenuation. SUDS schemes should be properly integrated so that high quality, usable public spaces result.
- Identify sites of high biodiversity value and plan for links to create larger, contiguous networks. Developments must soon achieve Net Gain. Where this is not achievable on site, opportunities in the wider parish could be identified.
- Control the use of visually intrusive and unnecessary lighting or signage. Design any needed with simple forms and appropriate local materials so that they are well integrated within the surrounding landscape.
- Mitigation of the major infrastructure (Boreas and Vanguard) is very important. The Secretary of State asked for this to be properly considered through Independent Design Review which is currently being undertaken.
- Improve the entrance to the village from the north. Better integrate the commercial land use at the new A47 services with structural planting.
- Gaps in the Rights of Way network are an obvious issue to address. Public access is limited and generally informal (permissive). This is not easy to change but is an aspiration to improve. A starting point could be the DEFRA supported permissive paths - some of which could be made permanent. Improving health and well-being could be a focus for the negotiation with landowners, using the Neighbourhood Plan as a vehicle.
- From the results of the questionnaire, residents would like the village to retain its character with trees and green spaces a priority. Green spaces that play a role in defining sense of place that are seen from the streetscape should be protected.
- Address the flooding issue in the lowest parts of the village as referenced in the ideas for improvement in the AECOM Design Code document.
- New farm buildings should not be located close to roads - they are characteristically placed back from roads and seen in the middle distance, backed by trees.
- Avoid harm to the mapped important views. Although this does not mean that additional views or other elements or attributes of setting do not also merit protection and consideration.

APPENDIX 3 - DESIGNATED HERITAGE ASSETS

Scheduled Monument

Mona Hill

Grade I Listed Building

Church of All Saints

Grade II* Listed Building

Table Tomb Approximately 14 metres south of aisle of Church of All Saints

Grade II Listed Buildings

K6 Telephone Kiosk

Church Farmhouse

Stables to Necton Hall

Eastgate House and Park House

Necton War Memorial



APPENDIX 4 - DEVELOPMENT DESIGN CHECKLIST

Source: Copdock and Washbrook Neighbourhood Plan Design Guidelines - AECOM January 2020

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- Is the layout of the proposal sympathetic to the character area in which it is located?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are the proposed groups of buildings reflective of the associated character area?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?
- If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building line and boundary treatment:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials and surface treatment:

- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties and associated character area? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?



Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Amenity: Element of a location or neighbourhood that helps to make it more attractive or enjoyable for residents and visitors.

Ancient woodland: Woodland that is believed to have existed from at least medieval times and as such probably been continuously wooded since 1600.

Best and most versatile agricultural land: Land in grades 1, 2 and 3 a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Brownfield land or site: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage Brownfield Land or Site should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Building of Local Significance: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status. **Conservation (for Heritage Policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve or enhance. There are special rules on some types of development in conservation areas.

County Wildlife Site: A site of important nature conservation value within a County context but which are not protected under the Wildlife and Countryside Act 1981.

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.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. 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.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

Local Plan: The plan for the future development of the district, drawn up by the local planning authority in consultation with the community.

National Planning Policy Framework (NPPF): The NPPF forms the national planning policies that neighbourhood plan bodies need to take into account when drawing up their Neighbourhood Plan and the local planning authority needs to take into account when making decisions on planning applications.

Neighbourhood Area: The Neighbourhood Area is that which the Neighbourhood Plan covers. It normally covers a whole parish and is formally designated by the local planning authority upon request of the Parish Council.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004 as amended) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

SuDS: Sustainable drainage systems are a natural approach to managing drainage in and around properties and other developments. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants.



Necton

NEIGHBOURHOOD PLAN
2023 - 2036

PRE-SUBMISSION
DRAFT PLAN
MARCH 2023



NEKTON

Necton Parish Council

<https://nectonparishcouncil.norfolkparishes.gov.uk/>