



Necton

NEIGHBOURHOOD PLAN
2023 - 2036

**CONSULTATION
STATEMENT**
SEPTEMBER 2023



NEKETON

Necton Parish Council

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

Prepared for Necton Parish Council by
Places4People Planning Consultancy
September 2023



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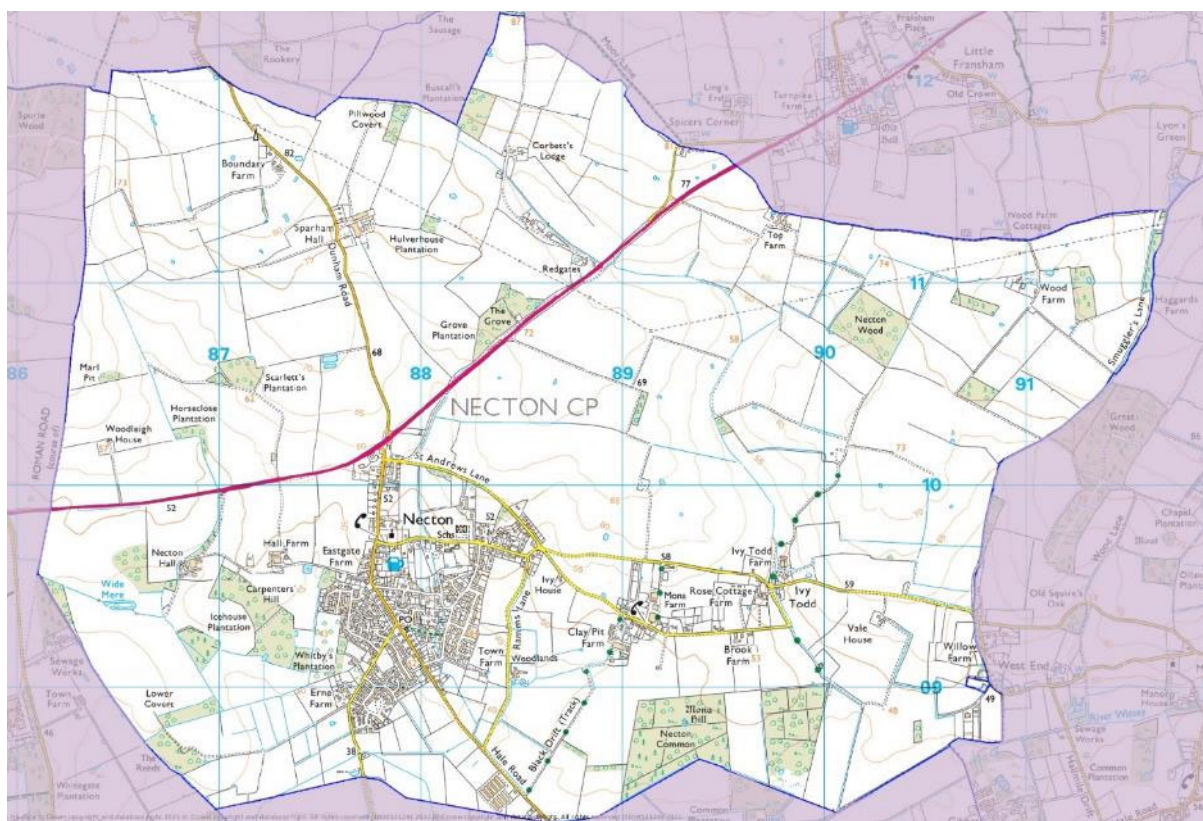
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1. Introduction

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

2. Background to the preparation of the Neighbourhood Plan

2.1 Necton Parish Council made the decision to produce a Neighbourhood Plan for the parish in July 2020. It was agreed that work would initially be carried out by a Sub-Committee of volunteers and parish councillors. An application to Breckland Council to designate the whole of the Necton parish as the neighbourhood plan area was made on 8 December 2020 and, after some time, the area was finally designated on 16 March 2021, although the Designation Notice has not been published by Breckland Council on its website. Map 1 identifies the extent of the Neighbourhood Area.



Map 1 – Neighbourhood Area

3. How the Neighbourhood Plan has been prepared

- 3.1 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 and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys, drop-in events and externally sourced evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses.
- 3.2 The main pieces of work carried out in preparation of the Plan were:
- Residents' Survey 2021
 - Housing Needs Assessment 2022
 - Design Guidance and Codes 2022
 - Landscape Appraisal 2022
 - Assessment of Local Heritage Assets 2023
 - Appraisal of Views 2023
 - Local Green Spaces Assessment 2023
- Reports on all these projects are either included as an appendix to the Plan or available separately to download on the Neighbourhood Plan pages of the Parish Council website.
- 3.3 In March 2023 the Parish Council considered the draft and approved it for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

4. Regulation 14 Pre-Submission Consultation

- 4.1 Consultation commenced on Saturday 25 March and lasted until Monday 22 May. An explanatory leaflet, illustrated in Appendix 1, was published and distributed to every household.
- 4.2 A drop-in consultation event was held at the Village Hall on Saturday 25 March which approximately 50 people attended. The display boards used at the event are illustrated in Appendix 2.
- 4.3 The Neighbourhood Plan pages of the website provided a copy of the Draft Neighbourhood Plan, links to the supporting evidence documents and details on how to comment on the Plan. An online comments form was made available, linked from the Neighbourhood Plan pages. It was also made available in paper form should respondents be unable or unwilling to submit comments online.
- 4.4 The District Council provided a list of statutory consultees, as listed in Appendix 3, and these were notified of the consultation by email at the start of the consultation period. A copy of the consultation email content is included as Appendix 4.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

- 5.1 Despite the extensive publicity and distribution of the explanatory leaflet to households and businesses, only ten people responded to the Pre-Submission Consultation as listed below.

Residents

P Hayton	L Hayton
D Suckling	R Callaby
A Smedley	A Spain
D Heaviside	

Plus 3 anonymous responses

Organisations and Developers

Fransham Parish Council	Sport England
Holme Parish Council	Water Management Alliance
Anglian Water	Norfolk County Council
National Highways	Breckland District Council
Natural England	

- 5.2 Appendix 5 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 6. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of the Appendix. Further amendments were made to the Plan to bring it up-to-date as well as reflecting the outcome of the Screening of the Plan carried out for Babergh District Council and published in September 2022. Appendix 7 provides a comprehensive list of all the modifications made to the Pre-Submission Plan following consultation.

Appendix 1 – Pre-Submission Consultation Leaflet

A NEIGHBOURHOOD PLAN
for **Nepton**
your chance to comment

Village Drop-in Event
Saturday 25 March
between 10.00 & 16.00
Community Centre

NEPTON

Necton Parish Council



In July 2020, Necton Parish Council created a sub-committee, aptly aided by volunteers from the community, to prepare a Neighbourhood Plan for the whole parish.

A neighbourhood plan is prepared by the community for the community in guiding future development, regeneration and conservation of an area. Being a land use plan there are certain rules and regulations that must be followed during its preparation, but once 'made' it becomes part of the legal planning framework for the area and is used in deciding planning applications. In addition to planning policies, the Plan also includes a number of 'community aspirations', these are important matters but fall outside the remit of a neighbourhood plan and will not be subject to independent examination in due course.

You may have been involved in previous community engagement activities over the last couple of years, including our residents' survey. Since then, various studies have been undertaken on housing, design and landscape character to inform what the Neighbourhood Plan should contain.

We've now reached a major milestone and are commencing consultation on the Draft Plan.

Consultation commences on 25 March and will last until 22 May, a period of 8 weeks.

It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The draft Plan will be published on the Parish Council website on 25 March and the back page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

The draft Plan covers five main topic areas:



EACH TOPIC FORMS A CHAPTER FOR THE NEIGHBOURHOOD PLAN, BUT BEFORE WE GET INTO THE DETAILS THE PLAN INCLUDES A VISION

OUR 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.

This will be delivered through a series of objectives and planning policies



HOUSING

Objectives

- 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

The Plan concentrates on ensuring that proposals for new housing developments deliver the right mix of new homes for the parish, with a focus on smaller (1 bed) and larger homes (3 and 4 bed) to suit local needs - see **Policy NTN1** in the plan. This reflects that the bulk of existing dwellings are 2 and 3 bedroomed homes. So on all new developments of more than 10 dwellings the proposals will need to reflect this mix unless the latest data indicates otherwise.

In terms of affordable housing, given existing developments in progress - the site off North Pickenham Road (73 homes) and land at St. Andrews Lane (22 homes), the neighbourhood plan does not include any specific policies on affordable housing as we do not think there is a need for anymore before 2036.





NATURAL ENVIRONMENT

Objectives

- 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

Policy **NTN2** seeks to protect the landscape character of the area, through ensuring new development is appropriate in scale, nature and location and will not result in an unacceptable impact on important views or the essential landscape character of the parish.

The Plan, in **Policy NTN3** also designates 8 local green spaces for special protection.

- i. The churchyard
- ii. War memorial and cemetery
- iii. Folly View amenity open space
- iv. Masons Drive / Hale Road amenity open space
- v. Briar Close amenity open space
- vi. Jubilee Way amenity open spaces
- vii. Elizabeth Drive amenity open space
- viii. Queen Elizabeth Memorial Wood (formerly The Marl Pit)

Guided by your feedback, our community aspirations for the Natural Environment are:

Central Village Green

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

Woodland Recreation Area

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

Road verge and green space improvements

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



BUILT ENVIRONMENT

Objectives

- 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

Necton is fortunate to have a conservation area together a number of buildings and features which although not officially recognised, do have an importance in defining the character of the village and parish. Consequently, we have identified a few key assets that are not currently listed but we think are worthy of protection - these are:

Former Baptist Chapel
Former Blacksmith's building
Former Carpenters Arms public house
Former farmhouse and dairy buildings
Former library and reading rooms
Former Methodist Chapel
Mother of Necton's cottage remains
Necton Mill
Necton Mill buildings
Old Butcher's
Old Post Office
Old Rectory
Pear Tree Cottage
Plaque identifying the location of the Community Coal House
Swiss Cottage
West Cottage
Ye Olde Good Woman, former public house

So, **Policy NTN4** - seeks to ensure these are not harmed by any development proposals in the future.



The shape and form of new development impacts us all. **Policy NTN5** sets out various considerations to ensure local characteristics and circumstances are reflected when new development is proposed – covering such matters as boundary treatment; retaining open and green areas that contribute to the appearance of the area; ensuring adequate provision for the storage of wheelie bins and dedicated cycle storage.

Climate change features in the Plan (**Policy NTN6**) and there is a requirement to ensure current best practice in energy conservation being utilised when designing proposals – to include such features as maximising solar gain and incorporating ground/air source heat pumps and making provision for rain and surface water harvesting and recycling. There is also support for renewable energy generation schemes subject to these not having adverse impacts on the nature and character of the locality. (**Policy NTN7**).



Whilst much of the parish has a very low flood risk, there are some parts which are more at risk. **Policy NTN 8** refers to Flooding and Sustainable Drainage to ensure existing surface water and fluvial flooding is not made worse by new developments.

SERVICES AND FACILITIES

Objectives

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

The Plan acknowledges that Necton is reasonably well provided for in terms of services and facilities and specifies a number of community facilities to be protected.

Policy NTN 9 lists the facilities considered important which range from the community centre and primary school to the Co-op foodstore and petrol filling station. The Plan also identifies both the playing field and the primary school playing field as important sport and recreational facilities to be retained - **Policy NTN 10**

Guided by your feedback, our community aspirations for the Natural Environment are:

Sports and Play Facilities

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

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



HIGHWAYS AND TRAVEL

Objectives

- 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

This section of the Plan seeks to ensure public rights of way are protected where they are also valued as biodiversity corridors - see **Policy NTN11**.

Guided by your feedback, our community aspirations for the Natural Environment are:

A47 Pedestrian Safety Improvements

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

Pedestrian and Cycling Connectivity

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

Pedestrian and Cycling Connectivity

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

Verge Parking

Norfolk County Council will be lobbied to put in place measures to reduce verge parking in the village.



HOW TO COMMENT



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

If you don't have access to the internet, paper copies will be available to view by arrangement at the The Parish Office Necton Community Centre 13 Tun's Road, Necton, PE37 8EH
Tel: 07483 412755 to make appointment.

You can also borrow copies of the Plan by contacting
Alice Spain 07519 511611 Fraser Bateman 07967 398010

Drop-in Event

We'll be at the Community Centre on
Saturday 25 March between 10.00 and 16.00
where you'll be able to find out more about the Plan and talk to members of the Sub-Committee.

How to comment

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

Although we'd prefer you to use the online comments form, paper comments forms can also be obtained by contacting the telephone numbers above or at the Drop-in Event. They can be returned to the Parish Councillors listed above or the Parish Council letterbox at the Community Centre.

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

Necton Parish Council supported
by Places4People Planning Consultancy

PLACES4PEOPLE P4P
PLANNING CONSULTANCY

A NEIGHBOURHOOD PLAN

for **Necton**
your chance to comment



Village Drop-in Event
Saturday 25 March
between 10.00 & 16.00
Community Centre

Necton Parish Council

Appendix 2 – Drop-in Event Display Boards



Welcome

The story so far

- Since 2017 the Parish Council has been progressing the preparation of a Neighbourhood Plan for the parish.
- Progress was hampered by available volunteer time and COVID but we've now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **Monday 22 May**, a period of 8 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community actions that are in the Plan.
- We welcome your feedback by submitting your comments, even if you fully support the Plan.

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning Breckland Council and Planning Inspectors will have to take note of what it says when considering planning applications.



Over the next 8 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about the Plan.

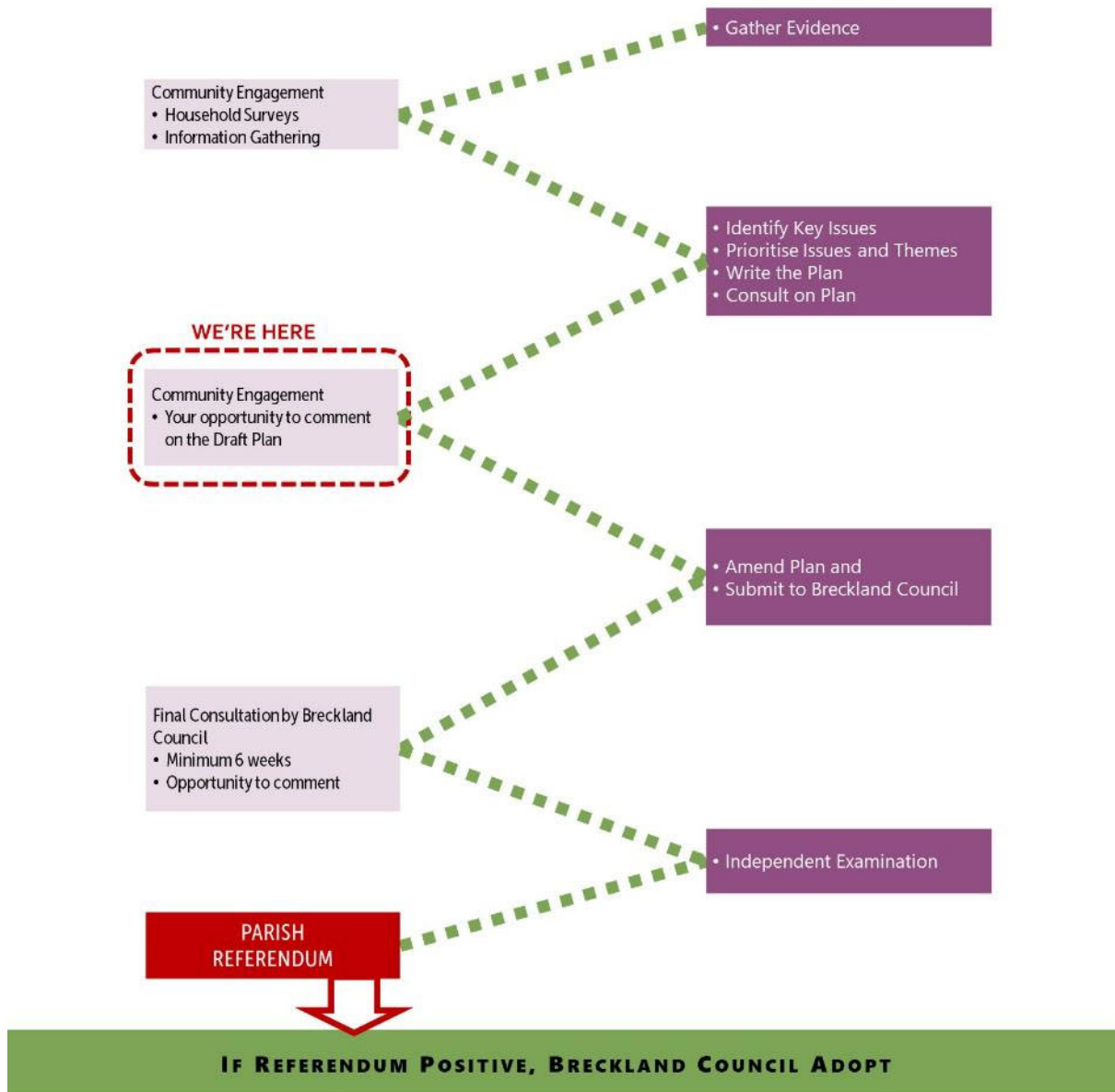
WE NEED YOUR VIEWS BY 22 MAY



Process

How the Plan is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.





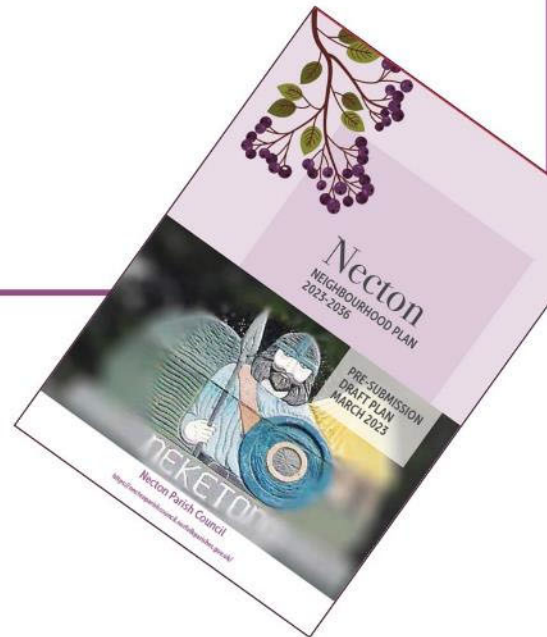
The Draft Plan

Plan Contents

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified but would urge you to view the Plan as a whole.

- Housing
- Natural Environment
- Built Environment
- Services and Facilities
- Transport and Travel



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns raised in the Household Survey.

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.

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

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Vision and Objectives

Neighbourhood Plan 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.

The Vision translates into the following Objectives that cover five themes

Housing	Natural Environment	Built Environment	Services and Facilities	Highways and Travel
<p>1 To ensure that the amount, size and tenure of new housing in the Parish meets locally identified needs</p> <p>2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with Necton Parish</p>	<p>3 Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment</p> <p>4 Maximise opportunities to improve natural habitats and biodiversity</p>	<p>5 Recognise and protect the importance of historic assets and their settings</p> <p>6 Ensure that new development is designed in a way that reflects local character</p> <p>7 Minimise the impact of new development on infrastructure, services and existing residents</p>	<p>8 To protect and improve the range of existing community facilities and services.</p> <p>9 Improve opportunities for home working</p>	<p>10 Support and encourage safe and sustainable transport, including walking, cycling and public transport</p> <p>12 Minimise the impact of vehicles on the historic character of the area</p>

DO YOU SUPPORT THE VISION AND OBJECTIVES?

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Housing

Context

- The Plan does not identify any new sites for housing development
- We do know that Breckland Council is preparing a new Local Plan and that they may consider further development for Necton. That process is outside the Neighbourhood Plan remit.
- We think that there is no justification for any further affordable housing developments in Necton over the period to 2036.
- A Housing Needs Assessment has been prepared for Necton. It identifies that 82% of all homes have 2-3 bedrooms and there are comparatively few in the smallest and largest categories.
- The Assessment recommended that the following housing mix should be sought in new developments:

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

Planning Policy NTN1 – Housing Mix

In all housing developments of ten or more homes, the housing mix in terms of number of bedrooms shall be in accordance with the Necton Housing Needs Assessment 2022, unless it can be demonstrated that:

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



DO YOU SUPPORT THE POLICY?



Natural Environment

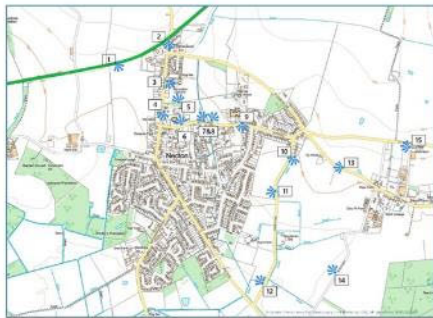
Context

- The parish does not contain any sites designated for wildlife importance at European or National level.
- There are three sites which are designated County Wildlife sites. Necton Wood, in the NE of the parish is considered 'Ancient' woodland.
- 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.
- The preparation of the Plan has enabled a Landscape Character and Sensitivity Assessment to be prepared.

Landscape Character and Sensitivity Assessment

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.

The Assessment provides guidance on how to protect and improve the landscape as part of development proposals.



Local Green Spaces

National planning policy 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.

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.

Community Aspiration 2 - Woodland Recreation Area

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

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.

Planning 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:

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



Planning 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.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ASPIRATIONS?



Built Environment

Context

- 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.
- There are buildings and features that, although not officially recognised, do have an importance in defining the character of Necton. National guidance allows 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.

Local Heritage Assets

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 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.

Planning 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 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.

DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTION?



Built Environment

Context

- *National planning policy is clear 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.'*
- *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.*
- *Preparing the Neighbourhood Plan provides us with the opportunity to identify the features and attributes that will make sure that new development reflects the character of the area and will not have unwanted impacts.*
- *As part of the Government support for preparing Neighbourhood Plans, we've commissioned the preparation of Design Codes for Necton.*
- *The Design Codes apply to the whole of the parish, although some codes will be more relevant to built up areas such as the village centre.*
- *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.*

General design guidelines for 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.

Planning 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.



DO YOU SUPPORT THIS POLICY?



Built Environment

Context

- 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 Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes.
- Whilst much of the parish has a very low flood risk from 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.
- Artificial lighting, such as floodlighting, can have a significant impact on our rural setting.



Planning 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:

- maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- avoid fossil fuel-based heating systems;
- 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
- make provision for grey water/rainwater, and/or surface water harvesting and recycling.

Planning 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:

- neighbouring uses or amenity;
- visual amenity, particularly from sensitive viewpoints;
- environmental and heritage assets;
- the best and most versatile agricultural land; and
- 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.

Planning 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.

DO YOU SUPPORT THESE POLICIES?



Services and Facilities

Context

- Necton is reasonably well provided for in terms of services and facilities.
- 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. It is essential that these are retained and improvements are supported in order to facilitate healthy lifestyles.
- The Windmill public house, in particular, has been demonstrated to play an important role in village life but has an uncertain future as it is currently closed.



The adopted Local Plan contains policies that support the retention and creation of community and recreation facilities.

Policy COM 04 is concerned with minimising the loss of community facilities and promotes the creation, enhancement and expansion of facilities.

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.

Community Aspiration 5 - Sports and Play Facilities

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

Community Aspiration 6 - 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.



Planning 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:

- 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
- 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
- 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.

Planning 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.

DO YOU SUPPORT THESE POLICIES?



Transport and Travel

Context

- Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is limited in what it can deliver.
- The presence of the A47 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.
- Only the path between Chantry Court and Chantry Lane is registered as a public right of way, but there are a number of "Trods", which are maintained by the County Council Highways Department, and Permissive Paths.

Planning Policy NTN 11 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way and brideways 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.



- 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/Leathercottle 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

Community Aspiration 7 - A47 Pedestrian Safety Improvements

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

Community Aspiration 8 - Pedestrian and Cycling Connectivity

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

Community Aspiration 10 - Verge Parking

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



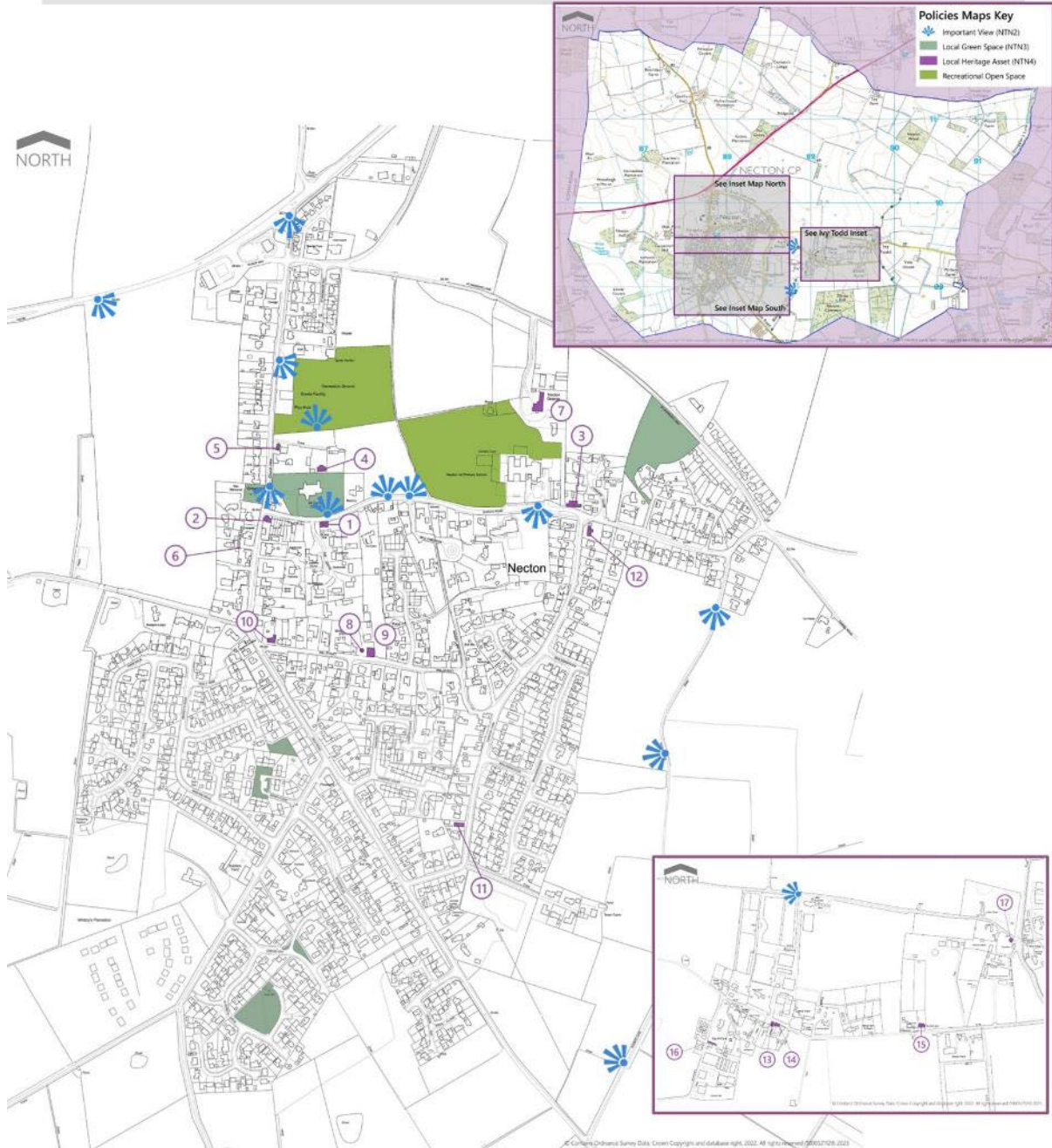
DO YOU SUPPORT THE POLICY AND COMMUNITY ASPIRATIONS?



POLICIES MAPS

Context

The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan





What next

Consultation on the Neighbourhood Plan ends on 5 May

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Breckland Council.

Further Consultation

Breckland Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Breckland Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Appendix 3 – Statutory Consultees Consulted at Pre-Submission Stage

- Portfolio Holder, Breckland District Council
- Local councillor, Breckland District Council
- Breckland District Council
- Norfolk County Council
- Sporle Parish Council
- Bradenham Parish Council
- Little Dunham Parish Council
- Fransham Parish Council
- Home Hale Parish Council
- Natural England
- Environment Agency
- Historic England
- Norfolk County Council Environment Department
- Highways England
- NHS ICS Estates
- Norfolk County Council, Public Health Department
- Anglia Water
- Network Rail
- Mobile Operators Association
- National Grid
- UK Power Networks
- Homes England
- Active Norfolk
- Department for Transport, Walking and Cycling
- Department for Transport, Active Travel
- Age UK Norfolk
- Community Action Norfolk
- Norfolk Rural Community Council
- Norfolk Community Foundation
- CPRE Norfolk
- Norfolk Biodiversity Partnership
- Norfolk Wildlife Trust
- Norfolk Rivers Trust
- RSPB
- Woodland Trust
- Ramblers Association
- Sport England
- Norfolk CC Education Department
- Friends of the Earth
- National Farmers Union East Anglia
- National Trust
- Norfolk Archaeological Trust
- Water Management Alliance
- Wild Anglia
- The Traveller Movement
- National Federation of Gypsy Liaison Groups
- Norfolk Chamber of Commerce
- New Anglia Local Enterprise Partnership
- Federation of Small Businesses East
- Greater Norwich Development Partnership
- Wayland Chamber of Commerce
- Norfolk Deaf Association
- The Norfolk and Norwich Association for the Blind
- Norfolk Local Access Forum
- Equal Lives (Norfolk Coalition of Disabled People)

Appendix 4 – Statutory Consultees Notification

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

Dear Sir/Madam

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

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



This Pre-Submission Consultation runs until **Monday 22 May 2023**.



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




Clerk



Necton Town Council



Appendix 5 - Summary of Pre-Submission consultation comments

1. Do you support the content of Chapters 1, 2, and 3?			
Answer Choices		Response Percent	Response Total
1	Yes	 70.00%	7
2	No	 30.00%	3
3	No opinion	0.00%	0



2. Do you support the Vision and Objectives in Chapter 4?			
Answer Choices		Response Percent	Response Total
1	Yes	 90.00%	9
2	No	 10.00%	1
3	No opinion	0.00%	0

3. Do you support Policy NTN 1 - Housing Mix?			
Answer Choices		Response Percent	Response Total
1	Yes	 62.50%	5
2	No	 25.00%	2
3	No opinion	 12.50%	1


4. Do you have any other comments on Chapter 5 – Housing?			
Answer Choices		Response Percent	Response Total
1	Yes	 80.00%	8
2	No	 20.00%	2

5. Do you support Policy NTN 2 - Protecting Necton's Landscape Character?			
Answer Choices		Response Percent	Response Total
1	Yes	 88.89%	8
2	No	 11.11%	1
3	No opinion	0.00%	0


6. Do you support Policy NTN 3 - Local Green Spaces?

Answer Choices		Response Percent	Response Total
1	Yes		87.50% 7
2	No		0.00% 0
3	No opinion		12.50% 1


7. Do you support Community Aspiration 1 - Central Village Green?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 8
2	No		0.00% 0
3	No opinion		0.00% 0



8. Do you support Community Aspiration 2 - Woodland Recreation Area?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 8
2	No		0.00% 0
3	No opinion		0.00% 0



9. Do you support Community Aspiration 3 - Road verge and green space improvements?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 8
2	No		0.00% 0
3	No opinion		0.00% 0

10. Do you have any other comments on Chapter 8 – Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		57.14% 4
2	No		42.86% 3



11. Do you support Policy NTN 4 - Local Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes		75.00% 6
2	No		12.50% 1



11. Do you support Policy NTN 4 - Local Heritage Assets?

3	No opinion		12.50%	1
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12. Do you support Policy NTN 5 - Development Design?

Answer Choices		Response Percent	Response Total	
1	Yes		71.43%	5
2	No		28.57%	2
3	No opinion		0.00%	0



13. Do you support Policy NTN 6 - Sustainable Construction Practices?

Answer Choices		Response Percent	Response Total	
1	Yes		85.71%	6
2	No		14.29%	1
3	No opinion		0.00%	0




14. Do you support Policy NTN 7 - Renewable Energy?

Answer Choices		Response Percent	Response Total	
1	Yes		71.43%	5
2	No		28.57%	2
3	No opinion		0.00%	0




15. Do you support Policy NTN 8 - Flooding and Sustainable Drainage?

Answer Choices		Response Percent	Response Total	
1	Yes		87.50%	7
2	No		12.50%	1
3	No opinion		0.00%	0



16. Do you support Community Aspiration 4 - Local List of Non-Designated Heritage Assets?

Answer Choices		Response Percent	Response Total	
1	Yes		75.00%	6
2	No		12.50%	1
3	No opinion		12.50%	1



17. Do you have any other comments on Chapter 7 – Built Environment?

Answer Choices			Response Percent	Response Total
1	Yes		28.57%	2
2	No		57.14%	4
3	No opinion		14.29%	1



18. Do you support Policy NTN 9 - Community Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	6
2	No		25.00%	2
3	No opinion		0.00%	0




19. Do you support Policy NTN 10 - Sport and Recreation Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		87.50%	7
2	No		0.00%	0
3	No opinion		12.50%	1



20. Do you support Community Aspiration 5 - Sports and Play Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		87.50%	7
2	No		0.00%	0
3	No opinion		12.50%	1


21. Do you support Community Aspiration 6 - Village Hall Improvements?

Answer Choices			Response Percent	Response Total
1	Yes		62.50%	5
2	No		25.00%	2
3	No opinion		12.50%	1


22. Do you have any other comments on Chapter 8 – Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		37.50%	3
2	No		62.50%	5
3	No opinion		0.00%	0


23. Do you support Policy NTN 11 - Public Rights of Way?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	7
2	No		0.00%	0
3	No opinion		0.00%	0



24. Do you support Policy Community Aspiration 7 - A47 Pedestrian Safety Improvements?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	8
2	No		0.00%	0
3	No opinion		0.00%	0




25. Do you support Policy Community Aspiration 8 - Pedestrian and Cycling Connectivity?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	8
2	No		0.00%	0
3	No opinion		0.00%	0



26. Do you have any other comments on Community Aspiration 9 - St Andrew's Lane Permissive Footpath?

Answer Choices			Response Percent	Response Total
1	Yes		50.00%	4
2	No		50.00%	4
3	No opinion		0.00%	0



27. Do you support Community Aspiration 10 - Verge Parking?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	6
2	No		12.50%	1
3	No opinion		12.50%	1



28. Do you have any comments on Chapter 9 – Transport and Travel?

Answer Choices			Response Percent	Response Total
1	Yes		42.86%	3
2	No		57.14%	4
3	No opinion		0.00%	0



29. Do you support the contents= of the Policies Maps?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	6
2	No		0.00%	0
3	No opinion		14.29%	1

30. Do you support the content of the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	6
2	No		0.00%	0
3	No opinion		14.29%	1

31. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		66.67%	4
2	No		33.33%	2

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

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

Because of the way that the comments from Breckland District Council were set out in their submission, a separate table follows detailing their comments and, in the final column, the Parish Council's response.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Chapters 1, 2, and 3				
D Suckling		Sect3.5 "adequate services and facilities are to be made available". We can't see a dentist or doctor now, how do you expect to facilitate another 280+ residents? The schools are overcrowded as it is now.	These matters are dealt with by the NHS and County Education Department.	None
D Heaviside		A walk in health centre is needed for a village this size. Three outlines housing strategy, but would comment that it is clearly not fit for purpose based on the current housing need numbers. There is no question at Government and stakeholder levels that the country is way behind on the number of homes that are needed to catch up to meet current shortfall, let alone future demand. Current intransigence (politically driven) over the need for targets or not is not helpful. Over the next 10 years this is going to change probably numerous times. This needs to be held in mind at all times. In relation to 3.5 I contend that just building within settlement boundaries, largely bland estates, is not a route for communities like Necton to thrive and survive. I suggest that focus on mix is crucial within settlement boundaries, but I also recommend that infill housing within say, garden plots of existing homes, be classed in the same way as those within settlement boundaries. Smaller settlements are just smaller communities, not rural/greenfield sites devoid of exiting development. Many have been around for centuries!	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
L Hayton		3) 3.10 The situation regarding gypsy/travellers and how any developments might relate to Necton is unclear on this Plan.	These are matters covered by the Local Plan	None
R Callaby		As a summary of Necton's past it is very informative and illuminating.	Noted	None
Anonymous		Adequate services and facilities are needed eg. A walk in health centre, Doctors, dentists are not available despite having 2 doctors surgeries. Schools are already overcrowded. (sect:3.5)	These matters are dealt with by the NHS and County Education Department.	None

Vision and Objectives

D Suckling		Sect 4. 3.The main road through the village should be an avenue of trees and flowers and the grass verges properly maintained to enhance the village. A map of the village showing public footpaths and areas of interest could be included in the main village hall area.	It is very likely that service ducting and wires run below the services which would make it impossible to plant trees. The Parish Council will consider this separately from the Plan	None
D Heavyside		I do not support the vision on housing and built environment. Much contained in the broad plans here are poorly informed and analysed. In fact they don't seem to contain any vision at all with proposals much based/rooted in the past. Housing need is badly misinterpreted and there is no sense of a vision that will encourage the village to flourish and diversify. Need is based on now, without a vision of the community looks like in the future and what kind of built environment will attract new people to it.	Noted	None
L Hayton		Following past history I have no confidence that BDC will respect/adopt any proposals on this plan. Look at what happened to Erne's Farm from its original conception.	If passed at Referendum, Breckland DC are obliged to adopt the Plan and use it when determining planning applications	None
R Callaby		Objectives clearly put and easy to understand.	Noted	None
Anonymous		Sect.4.3 How is the rural setting to be enhanced?	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		4.7 New housing affects existing residents .eg, more cars, and all problems mentioned above sect.3		
		4.8 Improve community facilities.Every village needs a pub/ restaurant. Allow community centre a drinks license OR extend the sports and social club to facilitate events and socialising.		
	Norfolk County Council	Natural Environment objectives 3 (protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment) and 4 (maximise opportunities to improve natural habitats and biodiversity) are supported.	Noted	None
Policy NTN 1 - Housing Mix				
	D Heaviside	See later comments	Noted	None
	R Callaby	Most of it is fine but having read in the document that the majority of residents are of or heading towards retiring age and also that there is a shortage of affordable homes for younger people then I think the building of large 4 bedroom plus homes is probably not needed	The independent Housing Needs Assessment did not suggest this.	None
Chapter 5 – Housing				
	P Hayton	I would like to think that Necton has reached capacity now, especially affordable (social). No nhs dentist availability. Who in social housing can afford to go private, or any other residents for that matter? Without small industrial units for start ups where are all the social/affordable residents supposed to work. How is Necton sustainable without local jobs or are we relying on social security payments to keep them at home?	Noted	None
	D Suckling	New housing affects existing residents by increasing the amount of cars going through the village, emmissions etc. Also schools overcrowded, doctors, dentists etc as inquestion1	Noted	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Heaviside		See comments above and conclusions later in my responses... but to illustrate the challenge of community engagement (uninformed or pure NIMBYism) the residents survey shows most currently don't want any more development, yet outline the types of development needed? My experience with engagement programmes and surveys always identifies that you effectively people don't know what they are 'voting' for. There's no clear illustrative vision on what the community is going to look and feel like. You have to give vision pictorially to allow people to clearly envisage, to excite them. This plan is largely void of this. Extremely flawed!	Noted	None
Anonymous		Although 5.15 states at least 25% of sites of 10 or more or with an area of 0.5 hectares should be affordable, there should also be an upper limit of say 40% to prevent the District Council from trying to meet it's overall target of affordable housing by allowing large all affordable sites within a small village.	Noted	None
L Hayton		5.7 Provision for traveller/gypsy needs clarification. How likely is Necton to find itself with a traveller site?	This is addressed in the Breckland Local Plan	None
R Callaby		The comments in part 5.14 of the document seem to support my comments in Q3. I would like to see more one bedroom homes for young people-bedsits or terraced 1 bedroom homes? As long as the walls weren't paper thin like some new builds seem to be. That would attract the younger element that then may in the future be able to upgrade to 2 or 3 bedrooms.	Noted	None
Anonymous		Residents in some parts of Necton are affected by flooding , drainage problems.and have been for years, How has the council been allowed to build more houses before sorting these problems out first? More housing is only going to overload the system and the council seem not to care.	New development is required to meet surface water drainage requirements set by the County Council to prevent run off and flooding	None
Anonymous		we have a lot of concerns about additional building on pickenham road relating especially to ongoing flooding concerns	New development is required to meet surface water drainage requirements set by the County Council to prevent run off and flooding	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Policy NTN 2 - Protecting Necton's Landscape Character				
D Heaviside		Protection of some noted landscapes/environments, but the really big focus here needs to be on the future development of the environment - whether that is organically or with 'big idea' transitions e.g. village green vision... both will be transformational and create a true sense of place that residents now will have pride in, improve the feeling of wellbeing, yet will attract future new residents - that's how communities such as these survive and thrive.	Noted	None
	Norfolk County Council	Policy NTN 2 – Protecting Necton's Landscape Character is supported	Noted	None
Policy NTN 3 - Local Green Spaces				
	Anglian Water	Anglian Water has water supply pipes and sewers adjacent to or within some of the proposed local green spaces identified on the Policies Map. However, we do not consider that the policy would prevent operational development needed to maintain or repair our assets	Noted	None
Community Aspiration 1 - Central Village Green				
D Heaviside		Critical! See my previous comments and later conclusions.	Noted	None
Anonymous		This would be a wonderful addition to the green space within the village. It would allow greater connectivity between the village hall, carpark, playing field, sports and social club and the school. It could also help solve the school run drop off problem of verge parking.	Noted	None
	Norfolk County Council	It is recommended that any proposals for a new village green include provision for enhancing its biodiversity value, for example by using native wildflower seeding and introducing an appropriate maintenance regime, for example carrying out a late summer cut and collection of arisings to allow plants to flower during the summer period. The inclusion of a pond would be supported, and again it is advised that it is designed to maximise wildlife opportunities, for example by creating shallow margins and planted with suitable native marginal and aquatic species to benefit amphibians and invertebrates.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Community Aspiration 2 - Woodland Recreation Area				
No comments received				
Community Aspiration 3 - Road verge and green space improvements				
P Hayton		Except parents are going to bring their children to school by car and install grasscrete panels on the adjacent road verges minimising the mud being tracked into school.	Noted	None
	Norfolk County Council	The planting of trees and bulbs/ wildflowers is broadly supported however, it is advised that the verges are first assessed to establish their existing plant species richness; for example, a relaxation in verge mowing can sometimes reveal the existence of previously unrecorded native plants. Where new planting takes place, the use of native species is advised.	Noted	None
Chapter 8 – Natural Environment				
P Hayton		There is little or no natural about Necton's environment. Our dud load of farmers are only interested in conservation if you can shoot or spray it! Necton is blighted by unplanned and piecemeal development that makes it impossible to construct a viable central space but getting the church to release land currently under agricultural tenancy, could make a worthwhile start.	The preparation of the neighbourhood plan provides an opportunity to put in place local based planning policies that will enable the local environment to be taken into account when planning applications are determined.	None
A Smedley		The Natural Environment of Necton is important, not only for us today but also for future Nectonians not even born yet. It should be protected.	Noted	
L Hayton		Map 4 Important Views is too small and blurred	The Map will be improved	Improve clarity of Map 4
R Callaby		An excellent aspiration to develop green spaces. You can never have too many trees and diversified verges will help the wildlife especially the pollinators. I have no problem with leaving the verges in the village to grow either.	Noted	
	Norfolk County Council	In regard to Community Aspirations 1,2 and 3 (Central Village Green, Woodland Recreation Area and Road Verge and Green Space	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Improvements) are broadly supported. The intersection of Biodiversity and Community uses is important, and we would encourage educational initiative whether working with local schools or installing interpretation boards to strengthen the relationship between the two, without causing impacts to biodiversity. However, we would encourage collaborative working with other parties to ensure that no existing biodiversity benefits are lost through the proposals, for example verges that may already have species richness and only need a change in management regime.</p> <p>2.6. Appendix 2 – Landscape Guidance is supported.</p>		
Policy NTN 4 - Local Heritage Assets				
P Hayton		<p>They are few and far between with no connecting vernacular so perhaps setting them in aspic is not a good idea? This proposal can have a negative effect on the property value of thoes listed.</p>	<p>The plan does not seek to preserve identified buildings in aspic. Historic England research has found that generally the value of listed buildings is higher than comparable properties.</p>	None
Anonymous		<p>Although some of these buidlings are not outstanding architecturally they help understand the rural past of the village. If these Local Heritage Assets and the space aropard hem are not respected by new development proposals then the few remaining clues to the history of the village will become lost in urban crowding.</p>	Noted	None
A Spain		<p>Please add a community aspiration: Develop a heritage trail giving a walk past all the designated and non-designated heritage assets, providing some information about each one.</p>	New Community Aspiration will be added	Include new Community Action to develop a Heritage Trail
Policy NTN 5 - Development Design				
P Hayton		<p>The window requirements would preclude some wonderful modern designs and all of the Arts & Crafts movement buildings!</p>	<p>The guidance does not preclude high quality exemplar designs</p>	None
D Heaviside		See later comments	Noted	None
L Hayton		My answer really is: I Guess So.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Norfolk County Council	<p>Policy NTN4 – Local Heritage Assets neglects to mention buried heritage assets, either known or currently unknown and fails to mention the role of the Norfolk County Council Historic Environment Strategy and Advice Team in advising the local planning authority about the heritage impacts of proposed developments. There is a wealth of buried archaeological monuments within the parish, knowledge of which is constantly expanding, and it is a great pity that none of these have been mentioned within the draft neighbourhood plan. We would therefore recommend that the authors:</p> <ol style="list-style-type: none"> 1. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at heritage@norfolk.gov.uk. 2. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration. 3. Mention the role of the Norfolk County Council Historic Environment Strategy and Advice Team in advising the local planning authority about the heritage impacts of proposed developments. 	Noted	None

Policy NTN 6 - Sustainable Construction Practices

D Heaviside		See later comments	Noted	None
	Anglian Water	<p>Anglian Water supports the policy requirements to ensure new buildings are energy efficient and reduce resource use. We particularly support the policy requirement to enable water reuse and recycling, and to that end we would welcome reference to more ambitious water efficiency measures in the policy which aligns with the Necton Design Guidance and Codes EE Environmental and energy efficiency which specifically references more ambitious water efficiency standards in EE01 - Features in Dwellings Figure 107.</p> <p>The Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.</p>	Noted	None
			A Written Ministerial Statement made in 2015 places restrictions on neighbourhood plans	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Anglian Water would recommend that more ambitious water efficiency standards are included to help reduce potable water use in new homes to 100 litres per person per day through a fixtures and fittings based approach.	setting higher standards for such matters	
Policy NTN 7 - Renewable Energy				
A Smedley		Renewable Energy is given a disproportionate clearance to do anything, even at the expense of the local people and environment. Any developments should be very carefully scrutinised to ensure the least harm is done in the name of progress.	The Neighbourhood Plan Landscape Appraisal will help to ensure that the impact on the landscape of Necton is given careful consideration for such proposals.	None
D Heaviside		See later comments	Noted	None
Policy NTN 8 - Flooding and Sustainable Drainage				
D Suckling		Some houses and roads in the village have problems with flooding. This is an ongoing problem .How can the council justify building another 280+ houses before sorting out these existing problems first?	The development being built at the moment incorporate Sustainable Drainage Systems	None
D Heaviside		Broadly		None
Anonymous		The flood assessment process needs to be improved with less emphasis on "desktop studies" and more time in the field talking to residents who know the area and where the existing problems are,	Noted	
	Anglian Water	<p>Anglian Water welcomes the policy support for sustainable drainage systems to help minimise surface water run-off from new development. We would recommend that reference is made to the Design Code EE03 Flood Mitigation, which provides helpful links to regulations, standards and guidelines relevant to sustainable drainage.</p> <p>It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented and the necessary measures are in place.</p>	<p>Noted</p> <p>None</p> <p>None</p>	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Norfolk County Council	<p>Lead Local Flood Authority</p> <p>The LLFA welcome that there is reference made in the Draft Neighbourhood Plan and its proposed policies to flooding from various sources such as surface water and fluvial (river) sources, as well as the need for flood mitigation and the potential impacts of climate change on new development and the surrounding landscape. Of the 11 policies and 10 Community Aspirations proposed, Policies NTN 6: Sustainable Construction practices and Policy NTN 8: Flooding and Sustainable Development and their supporting text, along with the Landscape Guidance in Appendix 2 and Development Design Checklist found in Appendix 4, are all of relevance to matters for consideration by the LLFA. These set out the need for of all new development to consider how on-site drainage and water resources will be managed so as to not result in or exacerbate surface water and fluvial flooding elsewhere.</p>	Noted	None
		<p>The LLFA also welcomes the references made to new developments incorporating Sustainable Drainage Systems (SuDS) through the use of features such as permeable surfaces, rainwater and storm water harvesting and wetland and other water features, recognising the wider benefits in achieving the four pillars of SuDS, namely water quality, water quantity, biodiversity, and amenity.</p>	Noted	None
		<p>The LLFA further welcome reference made in the document to the Necton Neighbourhood Plan supporting the Strategic Policies which deal with matters relating to flooding, drainage and climate change such as the Breckland Local Plan 2019 and the National Planning Policy Framework, noting that the River Wissey flows along the southern boundary of the Parish of Necton in an east-west direction.</p>	Noted	None
		<p>Notwithstanding the above, the LLFA recommends that a full review of flooding within the Parish should be carried out to assess all sources of flood risk in the Parish of Necton, including flood risk from surface water, groundwater, rivers and ordinary watercourses, supported by relevant mapping, along with developments. The LLFA also advises that guidance from relevant Agencies such as the LLFA and the Environment Agency be</p>	This is not considered necessary at a Plan level given it does not allocate any further sites for housing development.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		adhered to in respect the impacts of new development upon flood risk and drainage.		
		The LLFA recommend reference be made to the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document' (the most up to date version at the time of adoption) within the Neighbourhood Plan regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website.	The supporting paragraphs will be amended	Add reference to Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document' in paragraph 7.19
		According to LLFA datasets (extending from 2011 to present day) we have 3 no. records of internal flooding and 7 records of external/anecdotal flooding in the Parish of Necton. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area.	Noted	None
		Please note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.	Noted	None
		We advise that Norfolk County Council (NNC), as the LLFA for Norfolk, publish completed flood investigation reports here.	Noted	None
		We are not aware of AW DG5 records within the Parish of Necton, however, this will need to be confirmed with/by Anglian Water.	Noted	None
		According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) and surface water flowpaths present within the Parish of Necton.	Noted	None
		We note this does not include flood risk from surface water or any mapping. We therefore recommend inclusion of surface water flooding maps within the Neighbourhood Plan representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:	This is not considered necessary.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map • Norfolk County Council (NCC) – Flood and Water Management Policies • Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document 		
Community Aspiration 4 - Local List of Non-Designated Heritage Assets				
P Hayton		There are far too many listed.	Noted	None
Chapter 7 – Built Environment				
P Hayton		We must try not to stop people who want to erect an inovative modern building of a high standard providing it has the support of its neighbours.	Then Neighbourhood Plan does not preclude this	None
D Heaviside		<p>I have real concerns about the advices provided by the neighbourhood Design Guides. Quite honestly, at best key elements are not well conceived and at worst dangerous. I'm not convinced about how much research time has been given to this guide (hastily taken pictures over garden gates around the parish to glean insights into typical build?) and what, if any, broader understanding has been applied.</p> <p>Whilst the precepts of design for positioning and conformity (building lines, roof heights and a nod to settlement distribution and sustainability) appear broadly acceptable, the critical element of design is woefully misguided! Reviewing the architectural vernacular of the neighbourhood, as it is, as the benchmark for future development is just wrong. It doesn't take a rocket scientist to conclude from a cursory tour that it is difficult to define a typical style of build (buildings range from centuries old through to the dire - and unloved - builds of the sixties through to the current day), let alone for them to be used as a model for future builds.</p> <p>The flaws are clear and obvious. To take the view that the window design in old and traditional buildings (for example) should be a key guider for future homes, adding that small windows are also better for heat retention is shocking. It demonstrates a lack of historical context (small windows in English homes were the result of the window tax from 1696</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>until the law was repealed in 1851 - over 150 years, for example) but also pays scant regard for current architectural thinking, design innovations and the many global scientific papers on the importance of light in homes for human mental wellbeing i.e. large areas of glazing. The guidance offered flies in the face of modern thinking. Glazing today is often more energy efficient than traditional builds.</p>		
		<p>The reason I say that the design guide is dangerous is simply based on the observance of process in the 'current' planning system and its frailties. It is how key elements, once written into the planning formula, where prescriptive 'tick-boxing' is de rigeur from the endemic under resourcing in the system, will result in blind decision making.</p>	<p>The Design Guidance has been prepared by a professional Urban Design consultancy.</p>	<p>None</p>
		<p>Macro-economic planning can contain a nod to the past, but informed and considering how an aesthetic can be integrated into a future design. It should not be routed in the past! The plan is not just a guide about how people want to live now, but more an adaptable reference point about how they live in the future and for future generations, underpinned by build quality, efficiency and sustainability .</p>	<p>Noted</p>	<p>None</p>
		<p>This is the opportunity for a community to be aspirational, to consider the kind of place they would like to live in for years to come. However, it is difficult to gauge that without great reference points on what that may look like... most people don't know if you were to ask them. However, if you were to say or show what it could be like it brings the aspiration to life. Remember too the importance of forward thinking - communities around the globe have and are currently disappearing as they have lived looking backward not forwards, through a refusal to embrace change and to adapt.</p>	<p>Noted</p>	<p>None</p>
		<p>My experience of Norfolk is a pleasure in seeing it have perhaps the largest diversity of property types compared to any other county in the country, so why restrict the benchmarking to just the parish?. It is also a county that can embrace the new - the number of more contemporary homes across the county beautifully integrate into and compliment</p>	<p>Noted</p>	<p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>communities with diverse architectural vernacular.</p> <p>These are often beacons for high design standards, great build quality and sustainability - not surprising that several such Norfolk homes have won the much coveted Grand Designs RIBA House of the Year. Also strange that these benchmarks don't exist in the Necton Guide! No room for a modern take on Dutch gable, a fabulous barn conversion, let alone a Huf style house here then... not without a lengthy planning and appeal process?</p>	Noted	None
Policy NTN 9 - Community Facilities				
D Suckling		<p>Community facilities could be improved by either:</p> <p>A. Allow a drinks license for the community centre</p> <p>B. Extend the sports and social club and encourage villagers to events.</p> <p>C. Ensure the pub is kept as a pub/ restaurant.</p> <p>There are more people going to be in the village, facilities such as youth club/ entertainment places need to be provided ,otherwise what do they do?</p>	Noted	None
D Heaviside		<p>Smaller rural communities do not need lots more facilities on the doorstep (in the village) to thrive, as long as they are close by in the larger market towns and faster future accessibility into Norwich and Kings Lynn (A47 dualling). The thinking here is flawed with a planning assumption that development requires amenities close by/walkable. It ignores that in todays world most drive to support facilities.</p>	Noted	None
Policy NTN 10 - Sport and Recreation Facilities				
D Heaviside		<p>The more the better. Benchmark yourselves against other communities... in Norfolk and across the country to highly sought after and desirable villages. There is no benchmarking in this study/proposal other than what exists in the village today - that's not benchmarking!</p>	Breckland DC have an Open Space Assessment which will be used to assess any shortfalls when considering planning applications	None
	Norfolk County Council	Children's Services		None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>The NP proposes a designation for the school playing field as Important Sport and Recreation Facilities (in NP policy NTN10.) The supporting text to this policy explains that the area should be protected by policy ENV4 of the Breckland Local Plan (BLP) (which protects open space areas identified in the BLP adopted in 2019).</p> <p>The BLP identified two such areas in Necton (the village recreation ground and church yard) but did not include the school playing field.</p> <p>BLP Policy ENV4 amongst its provisions explains that development that would result in the loss of existing designated open space will only be permitted if:</p> <p>a) it can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period; or b) recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or</p> <p>c) the community would gain greater benefit from the developer providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.</p> <p>Looking at this wording, it may present a policy obstacle to the future expansion of the school, if required, onto the protected playing field area.</p> <p>Policy NTN10 should include the following text '<u>except for the expansion of school buildings on the site to deliver education enhancement, in view of the wider social benefit that this would deliver</u>'. To enable for the expansion of the school, if required.</p>	<p>The playing field provides an important resource for exercise at the primary school and, in accordance with Sport England's "Playing Fields Policy and Guidance" (December 2021, should be protected from being lost except when it can be demonstrated that certain criteria are met. These criteria are included in the Local Plan policy.</p>	
			This is not considered necessary	None
Community Aspiration 5 - Sports and Play Facilities				
D Heaviside		See comments above	Noted	None
Community Aspiration 6 - Village Hall Improvements				
D Suckling		See previous comments.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Heaviside		Only via changing the fields location and overall enhancement of facilities. Existing fields should be redeveloped to create the focal point 'green'.	Noted	None
Chapter 8 – Services and Facilities				
P Hayton		With the recent demise of the Little Oaks nursery what provision has been made for an alternative to this well used and essential facility?	This would be a commercial decision	None
D Suckling		As stated previously.	Noted	None
D Heaviside		See above	Noted	None
R Callaby		As a village it is very useful to have such an excellent butcher and convenience shop. The document does seem a little pre-occupied with keeping the pub. Surely if the village had used it it would have been economically viable and stayed open? Rather than see the building become dilapidated re-development would be my preferred option.	Noted	None
Policy NTN 11 - Public Rights of Way				
D Suckling		Put a village map up near the community centre, showing all public walking / dog walking places available.	Noted. The Parish Council will consider this	None
L Hayton		Map 6 is too small and blurred to be of any use.	The quality of the map will be reviewed	Improve quality of map in document
Community Aspiration 7 - A47 Pedestrian Safety Improvements				
No comments received				
Community Aspiration 8 - Pedestrian and Cycling Connectivity				
No comments received				
Community Aspiration 9 - St Andrew's Lane Permissive Footpath				
P Hayton		This is a must! The national speed limit applies where pedestrians without any way to get off the road are confronted by vehicles that take up the total width and more! If we must pay the two subsidy junkies (King & Saunders) for a permissive path please do so.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Anonymous		This is a very dangerous lane to walk or cycle, with national speed limit for most of it's length. It is very narrow with steep banks on either side and very few refuges. Large lorries and farm vehicles use this route and occupy the complete width of the road for the majority of it length.	Noted	None
Community Aspiration 10 - Verge Parking				
P Hayton		Install "Grasscrete" if parking on the verge is causing a problem and ask the vehicle owner to contribute.	Noted	None
Chapter 9 – Transport and Travel				
P Hayton		Necton is marooned in a sea of agribusiness with no access to our neighbouring villages other than by vehicle. A footpath/cycleway to Swaffham, trod extension to Holme Hale and open the illegally closed bridalway to Little Fransham from Ivy Todd would be great.	Noted	None
D Heavyside		Much will be enhanced by the new village green proposal, however the transformational will be determined by the A47 dualling - I would have suggested communication with the County Council and Highways to gain an early insight as to the potential change of route falling out of the development (early plans/routes must be available) as this will change future vision. This will be a major structural change!	Noted	None
R Callaby		Anything that encourages people to walk and cycle more is to be applauded. More footpaths and bridleways should be sought after. Car parking near the school is a nightmare. A47 access is also difficult- a roundabout would be the answer I think. Would some of the Vattenfall community projects money be able to be spent on footpaths and bridleways?	Noted	None
Policies Maps				
L Hayton		These maps need to be presented the right way up with the key to the numbers nearby.	The quality of the map will be reviewed	Improve quality of map in document
Appendices				
No comments received				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Other comments				
A Smedley		A well thought out and presented set of documents. The descriptions and history of Necton, etc are better than I've seen elsewhere. Given time it would be an interesting Document to see all the Necton information in one document that the Parish Council could make available as an on-line book about and for Necton.	Noted	
D Heaviside		Whilst the planning system has fuelled heated debate, particularly over the last few years, with much needed reform still anticipated, the ongoing defining of neighbourhood and local plans is extremely challenging. The discussions and conflicts around people, place, geo-political thinking and the process itself continue to cloud progress towards outcomes that can garner widespread support.	Noted None	None
		I am very au fait with the thinking and process behind design guides and the current drive for higher quality builds, sustainability and community development. "Place" for most communities is about the backdrop of its heritage, but critically also about meeting their short and long term needs, driven by the vision and demand for how people want to live... their aspiration to lifestyle choices, the type of homes, the kind of services afforded, plus key drivers around wellbeing. You really need to pause to look at all of this again. The design guide proffered for the neighbourhood is fundamentally flawed, too routed in the past and not forward thinking, too insular. Templates for homes not even a fit for habitable wellbeing. I would also urge the Parish Council to take a broader geographical view for it's design leads, at least across the county and maybe not limited to just this either.	Based on the comments that have been received during the preparation of the Plan, the Parish Council does not consider a pause is needed as there is no appetite amongst residents for significant change.	None
		One final observation is at the apex of foreseeable problems for every neighbourhood, especially in Breckland. If the build strategy is almost completely focused on large scale sites and the major house builders, we will end up with thousands of androgynous developments that do nothing to give residents a sense of place, a sense of pride in where they live. We must make room for the little infill sites and one-offs that add to the variety and individuality of communities... just drive around some of the coastal villages along the A148 in North Norfolk and you'll exactly see	This is a matter for the District Council and its forthcoming consultation on the new Local Plan	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		my point.		
		If you want the community to be one that can embrace change, become a place that people, that families aspire to be part of in the future, that is entirely achievable as you have a voice.	Noted	None
		As always, happy to help, provide feedback, lend to the thought processes.	Noted	None
L Hayton		I greatly respect and appreciate the huge amount of time which has been spent on creating this Plan. Thank you very much! I don't, however, have any confidence whatsoever that BDC will take it into account when making its own planning strategies. They have consistently run roughshod over the village.	The District Council are required to take the neighbourhood plan into account when making planning decisions.	None
		This consultation form is a challenge which I doubt most residents would tackle. It took me 2 hours to read the Plan and then respond. One has to have a printer to print off a blank copy and use it alongside the NP on screen. I don't know how many residents have this facility.	Noted.	None
		The maps are frustratingly unhelpful as they are either too small and blurred or larger but not the right way up and without their key.	The quality of the maps will be reviewed	Review quality of maps
		Much scrolling back and forth of the Plan to confirm which heading I am actually being referred to is required to complete this form.	Noted	None
R Callaby		An extremely thorough and informative document that has tried hard to take into account all of the various opinions of the locals and give a balanced view. The document is divided into accessible headings and can be kept for reference in the future. Those who wrote it should be pleased with the result and we should be grateful to them for their time and effort. So thank you to them.	Noted	None
A Spain		An excellent piece of work. Well done.	Noted	None
	Anglian Water	Thank you for inviting comments on the Necton Neighbourhood Plan pre-submission consultation. Anglian Water is the statutory water and sewerage undertaker for the Necton neighbourhood plan area and is	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources.</p> <p>Anglian Water welcomes the opportunity to comment and wish the Parish Council and Neighbourhood Plan Sub-Committee every success in taking the neighbourhood plan forward to submission.</p>		
	Fransham Parish Council	Fransham Parish Council has no comment in respect of your neighbourhood plan but we do appreciate being consulted.	Noted	None
	Holme Parish Council	Thank you for letting us have sight of your proposed plan. Holme Hale Parish Council has no comments.	Noted	None
	National Highways	<p>Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.</p>	Noted	None
	Natural England	<p>Thank you for your consultation on the above dated 24 March 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Necton Neighbourhood Plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>		
	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
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Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. <http://www.sportengland.org/planningtoolsandguidance>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p>		

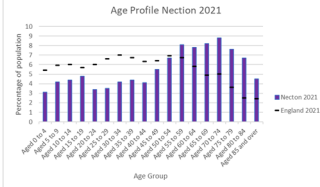
Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>		
	Management Alliance	<p>Thank you for your pre-submission consultation on the draft Neighbourhood Plan for the Parish of Necton. Please be advised that Necton lies outside of the Internal Drainage District of the Norfolk Rivers Internal Drainage Board, as well as the Board's wider watershed catchment. Therefore, the Board has no comments to make.</p>	Noted	None
Water	Norfolk County Council	<p>1. Preface</p> <p>1.1. The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of the emerging Neighbourhood Plan.</p> <p>1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.</p>	Noted	None
		<p>Public Health</p> <p>Neighbourhood Plans play an important role in the considerations of the built environment and can positively influence health and wellbeing of residents. Good health includes physical, social, and mental wellbeing.</p>	Noted	None
		<p>Neighbourhood Plans should support healthy behaviours and aim to reduce health inequalities; therefore, they could consider:</p> <ul style="list-style-type: none"> • Quality and affordable housing: associated with improved quality of life, mental health, and clinical health-related outcomes 	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • Improved transport and accessibility: increased social connections and encouragement to walk and cycle • Social infrastructure provisions: enable residents to have good access to service and opportunities for social interaction and sense of community • Economic activity: a range of employment opportunities within the neighbourhood or accessible by sustainable travel • Natural environment: access to high quality green space can increase physical activity, provide opportunity for local food growing, address air quality issues and contribute to nature conservation and biodiversity • Climate resilience: address warm summers and cold winters. Build resilience into the community, for example flood risk mitigation • Health inequalities: specific consideration of vulnerable groups, for example elderly people or deprived areas <p>Reference to health can be included throughout the Neighbourhood Plan or the health elements can be drawn together into one section within the plan to be easily accessible and show full consideration of health.</p>	It is considered that, combined with the Breckland Local Plan, the Neighbourhood Plan provides a balanced approach to the inclusion of planning policies to promote healthy lifestyles	None

Breckland District Council Comments

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
Map 1	Comments from Planning Policy Map could be clearer as its blurred. Hard to tell where key sites are.	Useful for everyone to see a clear map particularly at the boundary.	New Clear Map with better resolution.	The resolution of the maps in the online version will be improved
1.6 An initial community engagement event was held on 9th and 10th July 2021 to	Comments from Planning Policy Statistics to state the approximate proportion of the public that	May add further weight to support the neighbourhood plan.	Add more data information within this section.	This is not considered necessary

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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.	responded and who was consulted at the community engagement event. Were they exclusively the local population?			
1.7 During the course of 2022, important background evidence documents were commissioned to inform and support the eventual policies of the Plan.	Comments from Planning Policy Useful to include hyperlink to: Necton Housing Needs Assessment – February 2022 • Necton Design Guidance and Codes – August 2022 • Necton Landscape Character & Sensitivity Assessment - December 2022 .	Easier for public to view assessments.	Add link.	This is not considered necessary and would be reliant, ultimately, that Breckland DC's website never changes
2.0 Necton Past and Present	Comments from Planning Policy A lot on history but not enough about Necton today. There is some population, but what about groups of people within that population, economic data (where do people work in and out) information of jobs, who does what. Community trends in and out towns.	AECOM would need to update the Census data. Residents will feel more represented therefore may be more encouraged to support the neighbourhood plan.	Add section including Necton today, emphasising what residents do today, where they work, job occupations, community groups.	This is not considered necessary
2.13 (Chart below)	Comments from Planning Policy Table needs to be clear, Y axis should be included, a wider range of age categories should be included, a comparison to the national average (and Breckland).	Y axis should be included to give an idea of the population number or percentage of each age group.	Example of table (Could add Breckland and 2001 data):	This is not considered necessary

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
		<p>A wider range of age group comparison may be useful for the public to justify policies that age may relate to such as Housing Mix and Community Facilities.</p> <p>A comparison to the national average may emphasize the significances of certain age groups, putting more emphasis on the challenges Necton face and why policies are needed.</p>	 <p>The chart shows the percentage of the population in various age groups for Necton in 2021 (blue bars) and England in 2021 (dashed line). The x-axis lists age groups from 0-4 to 75+. The y-axis represents the percentage of the population from 0 to 10. Necton generally has a higher percentage of the population in the 15-24 and 25-34 age groups compared to the national average, while having a lower percentage in the 65+ age group.</p>	
2 NECTON PAST AND PRESENT (Overall)	Comments from Planning Policy Include a Strength Weakness Opportunity Threats of the Parish?	Other Neighbourhood Plans have included a SWOT analysis. It can be useful for the public to get a quick overview of the area and address important issues quickly.	Add SWOT table.	This is not a requirement of the neighbourhood planning regulations. A SWOT analysis is a perception by a few people at a point in time.
Section 2	Comments from Planning Policy Understanding the wider context of Necton can provide valuable insights into resident's relationship with other areas. This could include key routes, where employment opportunities are located, and where other essential services are.	This may help with wider themes of issues that Necton faces. Including why key services are no longer in use and what significance services are to residents.	Further evidence is needed in regard to the residents of Necton.	This is not a requirement of the neighbourhood planning regulations.
Neighbourhood Plan Policies 5.09	Comments from Planning Policy	Relying on planning permission does not mean that	Amend/Review	The adopted Local Plan fully meets its housing

	Comment	Justification	Suggested Amendments	Parish Council response
	On this basis the Neighbourhood Plan does not allocate further sites for housing development.	Though there are planned houses, not all may be built. The neighbourhood plan may be seen as negative towards development.	the developments will go ahead. This adds some uncertainty and risk to overall housing targets in Breckland which may be contrary to their Local Plan.	requirement and paragraph 5.9 of the Plan notes that in Necton considerably more dwellings than the minimum requirement identified in the Local Plan have been granted planning consent.
5.12 (Housing Needs Assessment in Appendix 1 – Housing Planning Permission)	Comments from Planning Policy In the Local Plan <i>3.9 For the local service centres (LSCs) it has been assumed that each settlement will see new allocations at a level broadly equivalent to 10% of the estimated number of households from a base date of 2011. This figure was derived from the population information in the 2011 census and applying a householder multiple figure which assumed 2.3 people per household. This approach helps to ensure a supply of housing over the plan period.</i> https://nectonparishcouncil.norfolk.gov.uk/files/2022/11/Necton-HNA.pdf (uses 2011 data for census)	Useful to have more than permission but also what stage each dwelling is at.	Update housing data to include different stages of development.	This is not necessary as it will soon be out of date. This is a matter for the local planning authority through the production of its land supply reports.
Policy NTN1 -Housing Mix In all housing developments of ten or more homes,	Comments from Planning Policy Neighbourhood Plans should be aligned with the strategic needs and priorities, of the wider local	If the wider local area has not been considered and aligned, then the neighbourhood plan	Check with housing this policy complies with surrounding areas and matches the strategic	The Neighbourhood Plan can only cover the designated Neighbourhood Area.

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>the housing mix in terms of number of bedrooms shall be in accordance with the Necton Housing Needs Assessment 2022, unless it can be demonstrated that:</p> <p>i. the particular circumstances relating to the tenure of the housing dictate otherwise; or</p> <p>ii. the latest publicly available housing needs information for the Plan area identify a need for a different mix.</p>	<p>area. Neighbourhood Plans must be in general conformity.</p> <p>Housing Needs should be Reviewed.</p>	<p>will be contrary to existing policy.</p>	<p>needs of the wider local area.</p>	
	<p>Comments from Housing</p> <p>Whilst that the AECOM assessment recommends such a high proportion of large properties – over 2/3 3b or 4b – it is noted there is nothing specific about assessment of size and type need for affordable housing.</p> <p>Where affordable housing is proposed, the district wide mix should therefore take precedence over the local assessment for the affordable homes only</p>			<p>Noted</p>
	<p>Comments From Development Management</p> <p>Further clarity and explanation of what is meant by in accordance with 'Housing Mix'. Is this simply bedroom numbers, what about other trends noted in Housing Needs Assessment, i.e. type – bungalows; layouts – semi-detached, terraced, flats etc.</p>	<p>In order to be implemented successfully in accordance with objectives additional explanation and clarity needed on the mix and type of housing needed. Mix can mean many different things, size, tenure, layout etc.</p>	<p>Add detail of what is meant by Housing Mix to Policy wording, i.e., types of housing (not bungalows); more semi-detached, terraced?? Or add more explanation in supporting text as to what 'in accordance with' would mean i.e., just size etc.</p>	<p>This is referred to in paragraph 5.12 but the policy will be amended to include the sizes referred to in that paragraph, evidenced by the Housing Needs Assessment.</p>

	Comment	Justification	Suggested Amendments	Parish Council response
<p>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.</p>	<p>Comments from Planning Policy Local Plan. <i>HOU 14"Local need" is a need for affordable housing arising from current residents within the parish and adjoining parishes, those who have an existing family or employment connections, or those who have had to leave the parish due to a lack of suitable affordable housing.</i></p> <p>The Affordable Housing Target is the minimum not maximum, its unusual to encourage to meet at a minimum which may add risk to the overall Housing Target of the Local Plan, Housing Needs Assessment.</p>	<p>This statement may be contrary to HOU14 given that local need is defined to adjoining parishes, existing family or employment connections. This may mean that the neighbourhood plan will be contrary to existing policy.</p>	<p>Remove "not required" to 2036. Re-assess paragraph.</p>	<p>It is considered that Necton has taken its fair share of affordable housing which is skewing the availability of new market housing. The statement is not policy and therefore is not contrary to Local Plan Policy HOU14</p>
	<p>Comments from Housing - this statement directly is directly in contradiction with both local and national policies, and would be at risk of placing the Plan in breach of the basic conditions. As Necton is a Service Centre Village, it would be expected to meet part of district need, and therefore affordable housing would be sought on any sites that came forward – allocated or windfall – that met the criteria within planning policy.</p>		<p>Objection to Paragraph</p>	<p>The statement does not breach the Basic Conditions as it is not policy.</p>
AECOM Assessment	Comments from Housing			Noted

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	<p>I would also comment this is based on a somewhat selective reading of the AECOM assessment, ignoring for example the table 4-7 which suggests a variation to the existing tenure balance and a 40% discount for First Homes. It may be of interest to note that, following the introduction of First Homes, our tenure balance is now 52.5% rented – 22.5% shared ownership – 25% First Homes, which is far closer to that recommended in table 4-7. Note should also be taken of para 175 in this context, which tends to support my point about Necton’s status as a service centre village – such homes cannot be considered exclusively for Necton residents, but will be allocated in line with Breckland’s Allocations Policy. Likewise, paras 183 and 184.</p> <p><i>It is also welcome that the potential risks of a 40% First Homes discount are noted, and these will need to be explored as this policy develops’</i></p>			
<p>Policy NTN 2 - Protecting Necton’s Landscape Character</p> <p>Proposals must, proportionate to the development, demonstrate how the</p>	<p>Comments from Planning Policy</p> <p>How far that view you take into account looking at that map. (X) is good example (see below).</p>	<p>Each view must take into consideration its significance within the area, what characteristic is acceptable, what isn’t, and how far the</p>	<p>Denstone Neighbourhood Plan includes distance of views as well as angles.</p>	<p>This is not considered necessary. The consultants preparing the Neighbourhood Plan have had a large number of</p>

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<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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 Map 4. 	<p>http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/neighplanning/denstone/Denstone%20NP%20made%20version%20230217%20final.pdf</p> <p>https://nectonparishcouncil.norfolkparishes.gov.uk/files/2023/03/Necton-Appraisal-of-Views-March-2023-2.pdf</p> <p>Comments from Development Management The Landscape Character considerations are important and will need to be regularly considered, so having to review and correlate 3 different documents (the NP, Landscape Character Assessment and Key Views Assessment) will be overly cumbersome.</p>	<p>view can be considered. Without this information it may hard to justify the policy or the policy will not be successfully implemented.</p> <p>Make it clearer for all involved and easier to implement the policy.</p>	<p>An updated map that shows the extent of the view would be helpful and more defined.</p> <p>Summarise the key Characteristics of each Character Area and the Key Views Sensitivities within a series of bullet points in the Appendices.</p>	<p>plans found to meet the Basic Conditions using the same approach to the identification of views, including some prepared by Landscape Architects. The Landscape Institute’s Technical Guidance Note “Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)” does not require the approach suggested.</p> <p>This is not considered necessary.</p>
<p>Policy NTN 3 – Local Green Spaces</p> <p>The following Local Green Spaces are designated in this Plan and identified on the Maps in Appendix 3:</p> <ul style="list-style-type: none"> i. The churchyard ii. War memorial and cemetery iii. Folly View amenity open space 	<p>Comments from Planning Policy NPPF makes clear that the Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used where the green space is demonstrably special.</p>	<p>There needs to be more justification for all of these spaces to be defined as a Local Green Space.</p>	<p>More evidence is required to emphasise the significance of these allocated green spaces.</p>	<p>Such an approach has been accepted by many different Neighbourhood Plan Examiners across the East of England, where our planning consultancy, Places4People, have prepared 17</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>iv. Masons Drive / Hale Road amenity open space 25</p> <p>v. Briar Close amenity open space</p> <p>vi. Jubilee Way amenity open spaces</p> <p>vii. Elizabeth Drive amenity open space</p> <p>viii. Queen Elizabeth Memorial Wood, (formerly the Marl Pit) between Ketts Hill and St Andrews Lane</p> <p>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</p>	<p>There needs to be a lot of justification for all of these spaces.</p> <p>Comments from BDC Property Team (as landowners).</p> <p><u>Folly View Amenity Space</u> – This area is owned by Breckland District Council. The area has two large trees, but shows no signs of outstanding natural beauty, historical significance and is not a wildlife hotspot. We do not believe it would meet the criteria for LGS designation.</p> <p><u>Briar Close Amenity Open Space</u> – This area is owned by Breckland District Council. This area is not suitable for recreational use, shows no signs of outstanding natural beauty or historical significance and it is not a wildlife hotspot. The land is used as access to the surrounding properties. We do not believe it would meet the criteria for LGS designation.</p> <p><u>Jubilee Way Amenity Open Spaces</u> – This area is owned by Breckland District Council. This area is not suitable for safe recreational use, shows no signs of outstanding</p>		<p>Following BDC Property Team comments, much more evidence is required for Folly View Amenity Space, Briar Close Amenity Open Space. Jubilee Way Amenity Open Spaces as they do not think the criteria will be met.</p>	<p>neighbourhood plans that have used the same approach to the evidence for supporting Local Green Space designations as in the Neighbourhood Plan</p> <p>The Parish Council is confident that the spaces meet the NPPF criteria for designation</p>

Policy/ Paragraph No		Justification	Suggested Amendments	Parish Council response
	<p>natural beauty or historical significance and it is not a wildlife hotspot. We do not believe it would meet the criteria for LGS designation.</p> <p><u>Elizabeth Drive Amenity Open Space</u> – This area is owned by Breckland District Council. Due to the large number of trees, it is not suitable for recreational sports but could potentially be an area in which wildlife may inhabit. The area does have a public right of way through the middle which suggests it is used by the residents.</p>			
	<p>Comments From Development Management</p> <p>The policy justification is not clear as to why Green Belt policies and tests should be used for the Green Spaces and it is not clear what the Green Belt policy tests are that are considered necessary here.</p>	<p>Why are these areas being designated as Local Green Spaces and what needs protecting, and what circumstances would development be accepted if any? For an example see policy ENV04 of the Breckland Local plan which designates Open Spaces and the justification for this.</p>	<p>Remove final sentence of NTN3 and replace with a list of criteria with which proposals and applications will be assessed against.</p>	<p>Para 103 of the NPPF states "Policies for managing development within a Local Green Space should be consistent with those for Green Belts."</p>
<p>Whole of policy and its justification and objectives</p>	<p>Comments From Development Management</p> <p>Why is the Green Belt relevant to Necton and Breckland which is not a large urban or metropolitan authority. There is no Green Belt designations in Breckland, simply because they are not required given</p>	<p>Policy is not justified in this location with reference to Green Belt and does not meet the required policy tests. Need to set out the specific objectives of the Local Green Spaces which will lead into what needs protecting and</p>	<p>Need supporting explanation and justification in terms of the need for the policy in these locations (paras 6.12-6.14).</p>	<p>Para 103 of the NPPF states "Policies for managing development within a Local Green Space should be consistent with those for Green Belts."</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
	the rural context of the District and limited urban areas and significant spread of towns and settlements.	what the circumstances in which development maybe accepted.		
<p>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 in Appendix 4) are identified as Local Heritage Assets:</p> <ol style="list-style-type: none"> 1. Library and Reading Rooms, School Road 2. Mother of Necton’s cottage remains, Little Drift 3. Former Necton Mill, Mill Street 4. Necton Mill buildings, Mill Street 5. Old Bakery buildings, School Road 6. Old Blacksmith’s building, Church Farm, Tuns Road 7. Old Butcher’s building, Mill Street 8. Old Carpenters Arms public house, Ivy Todd 9. Old Good woman public house, Chantry Lane 10. Old Post Office, School Road 11. Old Rectory, St Andrews Lane 12. Swiss Cottage, Tuns Road <p>Development proposals should be designed to respect 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</p>	<p>Comments from Planning Policy There has been no mention of funds and how this could be used to help support community assets, facilities or public assets. Perhaps this could be included.</p> <p>Map 5 is not clear needs better resolution.</p>		<p>A section would need to include text, how money would be collected from a development area and where it could be prioritised.</p> <p>Map 5 is not clear needs better resolution.</p>	<p>The collection of funds has nothing to do with this designation.</p> <p>The map resolution will be improved in the Submission Plan</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
significance of the asset together with an explanation of the wider public benefits of the proposal.				
Policy NTN4 – List of local assets	Comments from Development Management Make it clearer/distinguish if the assets are also nationally designated assets or listed in County records and if so by what.	Make it clearer and easier to implement the policy.	Add additional detail to each in list if Nationally Listed; i.e. Grade 1; Grade 2; Grade 2*; Norfolk Historic Env Record; etc.	The policy and supporting text is quite explicit that these are local (non-designated) heritage assets
Policy NTN4 – Reflect NPPF requirements and policy ENV08 of BLP requirements	Comments from Development Management Policy requirements in NPPF and BLP require preservation and ‘enhancement’.	Make sure policy aligns with and does not conflict with broader policy objectives.	Cross reference to the policy requirements of the NPPF and policy ENV08 of the BLP and requirements of the Planning Listed building and Conservation Areas Act.	The final para of the policy will be amended to include a requirement to enhance the asset where possible
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;	Comments from Planning Policy Permitted Development Rights may still cause a loss of sight to gardens for example. To enable superfast broadband? Superfast is defined from OFCOM to be 30MB or more. Some providers can offer ultrafast broadband in Necton (300MB or higher), if the policy is to encourage fast broadband should they be aiming for ultrasfast? Or if the policy is amended, is it to encourage all residents to be on at least superfast?	Could encourage superfast to all or/and ultrafast broadband to the community. With electric vehicle spaces, there needs to have some regard with minimum standards (S1) and explain why there is a need for an uplift.	Amend and clarify what is meant with part 9 of Policy 5. Further justification why Necton requires more than the minimum standards. For example for non-residential areas where more than 10 spaces, 1 must be electric.	The policy will be amended to clarify the broadband requirements, The policy is future-proofing the situation whereby it is very likely that future households will have more than one electric vehicle and will be needing to charge them at the same time. The policy will be amended to relate to residential off-street parking spaces

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>2. Reinforce or enhance the established village character of streets, greens, and other spaces;</p> <p>3. Include boundary treatments that reflect the character and materials of the local vicinity;</p> <p>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;</p> <p>5. taking mitigation measures into account, do not affect adversely:</p>	<p>S1 new electric vehicles government policy. New residential building must have access to a electric parking. If there are less spaces than dwellings all of them have to be electric. Less than or equal to.</p> <p>Building protections.</p> <p>Non-residential more than 10 spaces. 1 in 10 in enabled. Needs to address and demonstrate. Need to have regard with minimum standards and explain an uplift. Spaces created as part of a new development.</p>			

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>a. any historic, architectural or archaeological heritage assets of the site and its surroundings; and</p> <p>b. important landscape characteristics including trees and ancient hedgerows and other prominent topographic features;</p> <p>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;</p> <p>7. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network and seeking 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;</p> <p>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;</p> <p>9. include suitable ducting capable of accepting fibre to enable superfast broadband; and</p>	<p>Comments from Development Management</p> <p>Unjustified in planning terms. Ducting cables are not development which is generally controlled through the planning system often benefiting from permitted development rights by statutory undertakers, and should not reasonably be controlled by policy.</p> <p>Electric charging is also permitted development so does this need to be a requirement particularly where there is a cost implication?</p>	<p>Policy would fail to be implemented successfully as beyond the scope of what applications can reasonably secure. Requiring developments to secure suitable ducting is subject to various technical constraints that are not known at the planning stage and therefore difficult to secure through planning.</p> <p>Electric charging point per off-street space may have viability implications on development if the cost implications have not been factored into development viability in Necton.</p> <p>One charging point per space is also unreasonable for 2 plus bedroom dwellings which require at least two spaces.</p>	<p>Remove criteria</p> <p>Reference to electric vehicle charging points being encouraged and development comprising them being supported rather than required.</p> <p>Amend to one charging point per dwelling.</p>	<p>The policy is future-proofing the situation whereby it is very likely that future households will have more than one electric vehicle and will be needing to charge them at the same time.</p> <p>The policy will be amended to relate to residential off-street parking spaces</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>10. provide one electric vehicle charging point per new off-street parking place created.</p> <p>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.</p>				
<p>Landscape Consultation 6.</p>	<p>Comments from Planning Policy There is a recommendation to review the Landscape Assessment, however some more references include the number of people who were in the assessment may be useful.</p>	<p>May provide more justification for the importance of key landscapes.</p>	<p>Include more detail on who was there.</p>	<p>This is not considered necessary</p>
<p>Policy NTN6 – Criteria c</p>	<p>Comments from Development Management Criteria C – covered by other legislation and Building Regulations</p>	<p>Criteria C – not clear what will be achieved by inclusion in policy given limited teeth and coverage by other legislation.</p>	<p>Suggest remove.</p>	<p>This is not considered necessary</p>
<p>Policy NTN 7 - Renewable Energy Renewable energy generation schemes, including those that form part of wider development proposals, will be supported</p>	<p>Comments from Planning Policy The NPFF encourages local authorities to find suitable areas for</p>			<p>No comment</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>where their scale, siting and cumulative effects would not have a significant adverse impact on:</p> <ul style="list-style-type: none"> 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. <p>Where development is permitted, mitigation measures, such as landscaping, may be required to minimise any potential negative visual amenity and/or highway impacts.</p>	<p>renewable energy generation and infrastructure. Maximising opportunities for community-led and decentralised area. With all communities responsible to increase green energy.</p>			
<p>Flooding 7.19</p>	<p>Comments from Planning Policy Include more reason for why this policy is needed.</p>	<p>To justify the policy.</p>	<p>Any examples of recent or well-known flooding could be included.</p>	<p>Paragraph 7.19 provides the facts which are available on the Environment Agency flood maps.</p>
<p>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:</p> <ul style="list-style-type: none"> • wetland and other water features, which can help reduce flood risk whilst offering 	<p>Comments from Planning Policy Consider the size of the development or where the sites fall in. If it is within a flood risk area then use the proposal?</p> <p>All applications should reflect best practice and the Lead Local Flood Authority (LLFA) guidance, and any updated version (currently April 2017). (Local plan anyway)</p> <p>Env 09 local plan</p>			<p>No further comment</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and</p> <ul style="list-style-type: none"> rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved. 	<p>Developers will be required to show that the proposed development would:</p> <p><i>i) not increase green field run off rates and vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows;</i></p> <p><i>ii) wherever practicable, have a positive impact on the risk of surface water flooding in the surrounding area adjacent to the development; and</i></p> <p><i>iii) address potential impact of infiltration upon groundwater</i></p> <p><i>Source</i></p> <p><i>Protection Zones and/or Critical Drainage Catchments.</i></p>			
<p>8.3</p> <p>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.</p>	<p>Comments from Planning Policy</p> <p>With a majority not using the community centre, more reasoning may be required to justify why the community centre is important.</p>	<p>To help justify why Policy NTN 9 should include the community centre.</p>	<p>Provide more reasons why the community centre is important.</p>	<p>The community centre is an important public asset and meeting place. It's inclusion in the policy does not need further justification.</p>
<p>Community Aspiration 4</p>	<p>Comments from Planning Policy</p> <p>This should be in another section within the report.</p>	<p>Does not make sense to be included in the section of flooding.</p>	<p>Place with earlier section that includes heritage assets.</p>	<p>The Community Action will be moved to follow Policy NTN4</p>
<p>Policy NTN 9 – Community Facilities</p>	<p>Comments from Planning Policy</p>	<p>To provide further justification for the protection of each site.</p>	<p>Significance could list the isolation of these facilities</p>	<p>This is not considered necessary</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
<p>Proposals that will result in the loss of the following existing community facilities:</p> <ul style="list-style-type: none"> • 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); 	<p>More information may be needed to say why each facility is important. Perhaps some emphasis could be made considering where the next available facility is outside of Necton.</p> <p>Could include NPPF 84 supporting a prosperous rural economy,</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship</p>		<p>in relation to the neighbouring parishes/towns.</p> <p>Or more evidence of its usage.</p>	
<p>will only be permitted where:</p> <p>a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial 38</p> <p>evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and</p> <p>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</p>	<p>Comments From Development Management</p> <p>The list of facilities within the policy is overly prescriptive. Why is a butchers protected but not a bakers?</p>	<p>Policy does not meet respective tests for policy wording. Policy may only protect those facilities listed rather than those that provide similar function.</p>	<p>Suggest taking list out of policy wording and into justification as an example of community facilities.</p>	<p>There is no bakers shop in Necton. It is not considered necessary to remove the list.</p>

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
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.				
Community Aspiration 8 Pedestrian and Cycling Connectivity "Improvements to pedestrian and cycling connectivity to Swaffham, Fransham and Holme Hale will be supported	Comments From Economic Growth Should this include "Dereham" as part of this potential initiative?			This is not considered necessary given that Dereham is 8 miles from the village centre
9.10 A47 Pedestrian Safety Improvements	Comments from Planning Policy Needs an assessment, transport study?	To provide justification and evidence of why safety needs to be improved.	Add more detailed assessment. Transport report.	This is not considered necessary to support a Community Aspiration.
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.	Comments from Planning Policy Quite a high number of respondents would not use the bus if there were improvements. This is surprising. Would be interested to know who has been asked and whether a further consultation would be needed.	To make sure that the most amount of people have been fairly represented.	More surveys.	As noted earlier in the Plan, all households had the opportunity to complete the neighbourhood plan survey
Policy NTN 10 – Sport and Recreation Facilities The Plan designates the following facilities (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	Comments from Planning Policy More information on who would use this may be useful. Comments from Development Management Not needed. This appears to unnecessarily duplicate policy NTN3 of the NP and policy ENV04 of the BLP.	To provide justification that enough people would use these facilities. Unnecessarily duplicate policies if they were to be designated as Local Green Space (NP), or Open Space (BLP).	Add census data on number of children. Further consultation. Suggest adding the two sports / playing areas listed as Local Green Spaces within policy NTN3 and refer to policy ENF04 of Breckland Local Plan which will protect them.	This is not considered necessary This is not considered necessary given the policy refers to the Local Plan policy in terms of how they will be assessed.

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
accordance with Policy ENV 4 of the adopted Local Plan or subsequent replacement policy.				
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.	Comments from Planning Policy The map shows the majority of paths are not PRoW. The map 6 publicly accessible paths in Necton might be misleading if Policy 11 is for PRoW and bridleways.		Re-wording of PRoW.	The policy is clear in what it is trying to achieve, ie the protection and enhancement of the public rights of way network.
	Comments from Development Management Not clear what the policy is seeking to achieve, and is not justified and when and how it would be applied. Is it improving biodiversity or public rights of way?	What types of development would this be applicable to? What is meant by measures to enhance biodiversity? Public right of way improvements are only secured in certain types of development, and how would biodiversity be improved? Would be difficult to implement policy.	Policy wording should set out when or for what types of development this policy should be applied. i.e. Major developments only, and those that require the improvement of public rights of way on site or off site.	The policy is clear in what it is trying to achieve, ie the protection and enhancement of the public rights of way network.
General. 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	Comments from Planning Policy “Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (Extract Para.185 NPPF 2012.)	May be useful to include to show the significance of the neighbourhood plan by adding this text in 3.8.		The District Council has referred to the 2012 NPPF which, at the time of consultation, had been updated three times since that edition!
General	Comments from Planning Policy	For the public to understand that neighbourhood plans may	Include that neighbourhood plans	There is no statutory requirement to update

Policy/ Paragraph No	Comment	Justification	Suggested Amendments	Parish Council response
	Neighbourhood plans should mention that it needs to be updated from time to time, formally every 5 years.	change be adapted to stay relevant.	should be updated time to time and formally every 5 years.	neighbourhood plans every five years
General	Comments from Planning Policy Should set out where the full version of the plan may be examined (on-line and printed copies) and how people may respond, where to respond. This could be done at the beginning.	This has been done on the website.		Nothing to add

Appendix 7 – Post Pre-submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

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

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Front cover		Amend as follows: Pre-Submission Draft Plan March <u>September</u> 2023	To bring the Plan up-to-date
2	4 th para	Amend as follows: 1 “Pre-submission” consultation on draft Plan by Parish Council (<u>March – May 2023</u>) This is the stage we’ve now reached. The plan has to be widely consulted on for a minimum of six weeks allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan. 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.	To bring the Plan up-to-date

		<p>2 Submission of draft Plan to Breckland Council All comments received at the “pre-submission” consultation will be stage were considered and reviewed and any necessary amendments to the Plan will be made. The Plan, together with supporting documents will then be <u>have now been</u> submitted to Breckland Council.</p> <p>3 “Submission” consultation on draft Plan by Breckland Council <u>This is the stage that the Plan has now reached.</u></p>	
3	Contents page	Update as necessary as a result of changes elsewhere in the Plan	To bring the Plan up-to-date
5	1.11	<p>Amend as follows:</p> <p>This is the “Pre-Submission” draft Neighbourhood Plan and provides the first a <u>further</u> 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:</p> <p>Amend flow diagram to bring it up-to-date</p>	To bring the Plan up-to-date
9	3.5	<p>Insert new second sentence as follows:</p> <p><u>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.</u></p>	To bring the Plan up-to-date
14	Policy NTN 1	<p>Amend policy as follows:</p> <p>In all housing developments of ten or more homes, the <u>following</u> housing mix in terms of number of bedrooms shall be <u>provided</u>, in accordance with the Necton Housing Needs Assessment <u>2022</u>:</p>	In response to comments

		<p>1 bedroom dwellings 32%</p> <p>2 bedroom dwellings nil</p> <p>3 bedroom dwellings 21%</p> <p>4 or more bedroom dwellings 47%</p> <p><u>unless</u> it can be demonstrated that:</p> <p>i. the particular circumstances relating to the tenure of the housing dictate otherwise; or</p> <p>ii. the latest publicly available housing needs information for the Plan area identify a need for a different mix.</p>	
21	After 7.9	<p>Insert new Community Aspiration as follows:</p> <p><u>Community Aspiration 4 – Local Heritage Trail</u> <u>The Parish Council will investigate the preparation of a Heritage Trail that could include information boards, plaques or leaflets.</u></p>	In response to comments
21	NTN 4	<p>Amend final paragraph of policy as follows:</p> <p>Development proposals should be designed to respect <u>and, where possible, enhance</u> 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.</p>	In response to comments
21	Following NTN 4	Move paragraph 7.20 and Community Aspiration 4 from page 25 to after Policy NTN 4.	In response to comments
25	7.19	<p>Add the following to the end:</p> <p><u>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.</u></p>	In response to comments

25	7.20 & Community Action 4	Move to follow Policy NTN 4 as referred to above.	In response to comments