

Neighbourhood Plan for Yaxham “NP4Yaxham” 2016 – 2036



Review - Proposed Changes & Updates

March 2024

Prepared on behalf of Yaxham Parish Council by the NP4Yaxham Working Group with support from



NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

Acknowledgements and thanks go to the members of Yaxham Parish Council and to the members of the Neighbourhood Plan 4 Yaxham 2 Working Group for all their hard work and contributions.

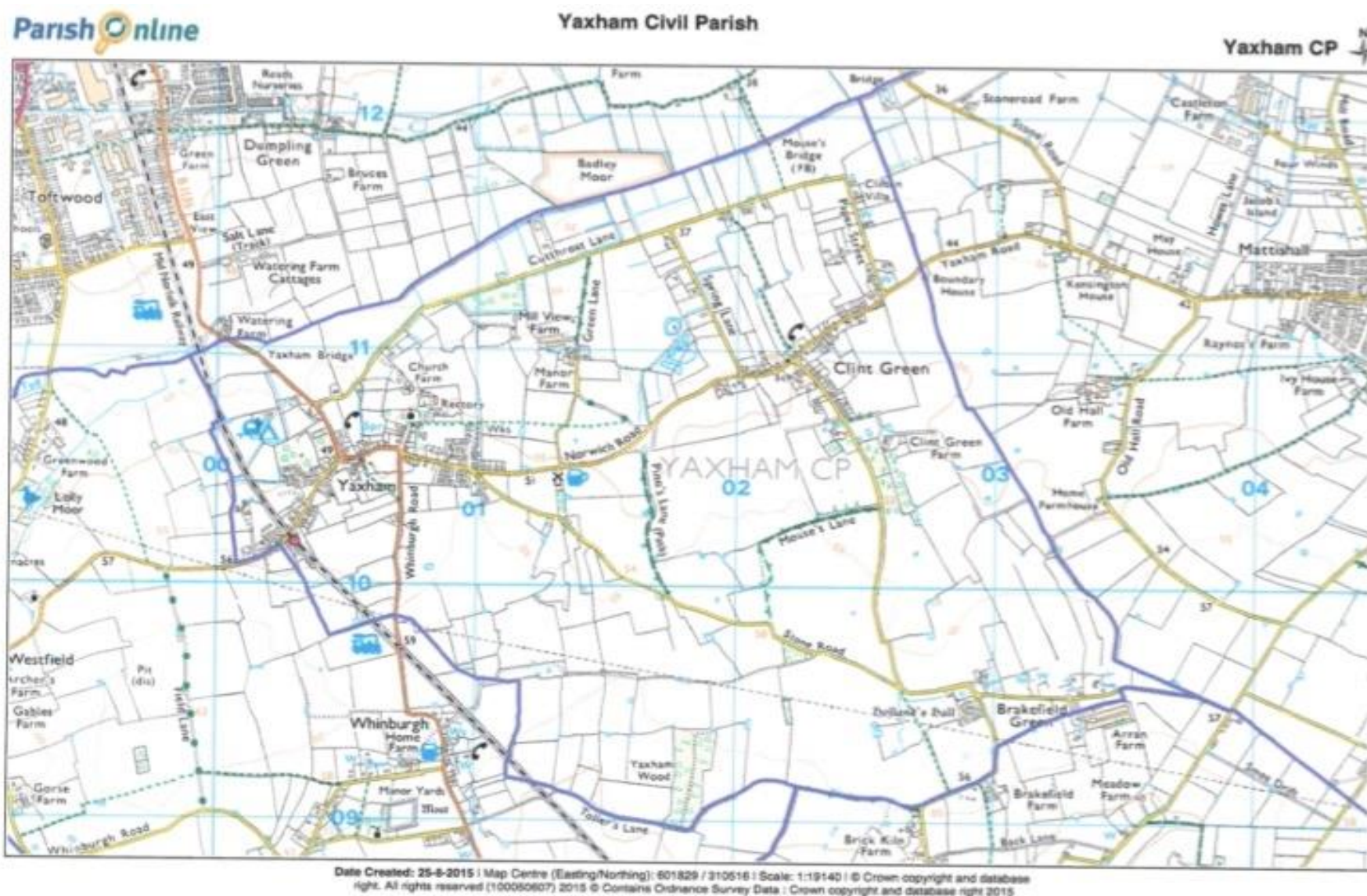
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Map 1: Yaxham Parish & Neighbourhood Area



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Executive Summary

The review of the Yaxham Neighbourhood Plan (NP4Yaxham) has demonstrated just how important the Neighbourhood Plan is to the parish of Yaxham in shaping future development and improving the quality of development in the Neighbourhood Area.

The NP4Yaxham has been key in its ability to guide and influence development that has come to the village in a positive way which has led to a higher quality of development and community benefits.

The review seeks to bring best practice to the local planning arena, to ensure the policies are relevant and delivering the intended outcomes.

The changes being proposed are contained in sections 5 and 6. In summary these are: -

- **Policy HOU2:** Housing Density – deletion of the first sentence.
- **Policy HOU7:** Affordable Homes for Local People – reworded to enable people with a local connection to the parish of Yaxham to have priority in accessing Affordable Homes.
- **Policy ENV3:** Green Infrastructure – one new area for designation as Local Green Space has been identified - Land to the East of St Peter's Close and adjacent to the existing footpath leading to Mill Lane.
- Updates and corrections: Mainly attributed to the latest version of the National Planning Policy Framework (NPPF) and the adoption of the Breckland Local Plan.

The remaining policies of the NP4Yaxham will be 'saved policies' and remain unaltered. See Appendix 4.

The proposed changes to the NP4Yaxham will enable it to continue having a positive influence while maintaining the 'golden thread' of environment, economic and social within the planning policies.

It is the view of the Yaxham Parish Council (as the Qualified Body) that these changes and modifications do **not materially change** the nature of the NP4Yaxham.¹

The public consultation on the proposed changes and updates to NP4Yaxham will start on 10th April 2024 and close on 23rd May 2024.

The response form can be found at Appendix 5 and downloaded at the Parish Council website following this link - https://yaxham.com/local_index/nplan/ - please email your completed Response Form to NP4Yaxham2@gmail.com

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

NP4YAXHAM

YAXHAM NEIGHBOURHOOD PLAN (May 2017)

REVIEW 2024

1.0 Introduction

This document steps out the review² of the Yaxham Neighbourhood Plan (NP4Yaxham), May 2017, as set out in Sections 13.2 item 5 of the NP4Yaxham and in the National Planning Policy Framework (NPPF) in paragraph 33.

Planning Practice Guidance (PPG)³ sets out there is no legal requirement to review a Neighbourhood Plan, although 'best practice' suggests timely reviews and necessary updates is good policy.

Planning Practice Guidance (PPG)

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Guidance

Neighbourhood planning

The guidance explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required.

Updating a neighbourhood plan

When will it be necessary to review and update a neighbourhood plan?

A neighbourhood plan must set out the period for which it is to have effect ([section 38B\(1\)\(a\) of the Planning and Compulsory Purchase Act 2004](#)). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new Local Plan is adopted, communities preparing a plan should take account of latest and up-to-date evidence of housing need, as set out in [guidance](#).

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Paragraph: 084 Reference ID: 41-084-20180222

This review was undertaken to assess whether the policies in the NP4Yaxham needed updating, considered the changing circumstances affecting Yaxham, the ongoing review of the Local Plan and any relevant changes in national policy. The review of all policies is underpinned by relevant and up-to-date evidence, which needs to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and be informed by relevant market signals.

The five-year review of the NP4Yaxham has been undertaken and this document sets out the proposed updates and changes to the NP4Yaxham policies, supporting text and guidance. The document should be read in conjunction with the adopted NP4Yaxham. Once the proposed

² Reviews at least every five years are a legal requirement for all Local Plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) not Neighbourhood Plans.

³ <https://www.gov.uk/guidance/neighbourhood-planning--2>

changes have been through the consultation process with residents and stakeholders (Regulation 14), submitted to the Breckland District Council (as the Local Planning Authority, LPA) and completed an independent examination the revisions will be made to the NP4Yaxham and subsequently adopted as part of the Development Framework used by the LPA in determining planning applications in the Yaxham Neighbourhood Area.

The updates and changes take the form of additional supporting and/or explanatory text, intent statements, additional or changed policy wording and updates to the supporting documents, plans and strategies.

NOTE: Only the changes detailed in this document are proposed to be made to the NP4Yaxham and only those elements have been included in this document. Please see the Yaxham Parish Council website⁴ for the adopted NP4Yaxham.

2.0 Review Process

The process used to review the NP4Yaxham follows best practice, the guidelines set out by Government guidance and the NPPF. Whilst the Yaxham Parish Council, as the 'Qualified Body' has instigated the review the work is being led by the NP4Yaxham Working Group.

Step 1 – policy review, draft updates, any new policies, changes to existing policies and text.

Step 2 – consult (Regulation 14) on the changes to existing policies.

Step 3 – submit changes to Breckland District Council for independent examination and adoption (following a referendum if deemed necessary).

The timeline for the review process is:-

Step 1 – November 2023 to March 2024

- Assessment of a sample of planning applications which have come forward to see how the Planning Officer's at the Local Planning Authority (LPA), Breckland District Council (BDC) have referenced and identified the NP4Yaxham policies.
- Review of impact of new National Planning Policy Framework (NPPF) and Local Plan Policies.
- Review of NP4Yaxham Policy intention statements.
- Identification of any unintended outcomes of the NP4Yaxham policies.
- Drafting of new policies, intent statements, supporting text and updates.

⁴ <https://yaxham.com>

Step 2 – April to July 2024

- Community and stakeholder consultation on changes to policies.
- Community event to support consultation.
- Working Group evaluate outcomes.
- Consultation responses used to inform and finalise the changes and any new policies for the NP4Yaxham.
- Undertake, if necessary, a new Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) with Statutory Bodies.

Step 3 – August to December 2024

- Policy documents submitted to Breckland District Council.
- Examination (if required) and adoption of revisions and updated NP4Yaxham.

3.0 Changes in Local Context

Breckland Local Plan

In November 2019 the current Breckland Local Plan was adopted.

Policy HOU 01 – Development Requirements (Minimum) sets out to meet Breckland District’s future housing needs the Local Plan will provides for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.



The distribution of the new homes required follows the settlement hierarchy outlined in **GEN 03 - Settlement Hierarchy** and defines the villages of Yaxham and Clint Green as ‘Villages with Boundaries’.

Settlement Hierarchy:-

- Key Settlements;
- Market Towns;
- Local Service Centres;
- Villages with Boundaries; and
- Villages without Boundaries

Policy HOU 04 – Villages with Boundaries sets out the criteria required for allowing appropriate development immediately adjacent to the settlement boundary. The number of new dwellings should not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of adoption of the Local Plan (November 2019).

The number of dwellings inside the defined settlement boundaries (including planning permissions granted) has been baselined (at 31st March 2018) for Yaxham and Clint Green as 357 with an accumulative growth of 18 dwellings over the Local Plan period to 2036.

Although this does not include 3PL/2016/1499/O for 25 dwellings which were allowed on appeal on 14th May 2018, which increases the numbers to a total of 382 dwellings and with a new accumulative growth of 19 dwellings over the Local Plan period to 2036.

The remainder of the parish of Yaxham, including Brakefield Green, are identified in **Policy HOU 05 – Small Villages and Hamlets Outside of Settlement Boundaries** - where development needs of these communities must meet local needs through this criteria based policy in a manner which is more restrictive than for those named settlements with boundaries.

Allocations & Planning Permissions for New Development

There are many planning permissions already granted within the parish of Yaxham.

Yaxham	Completions at 2021/22	Permissions at March 2023	Allocations (LP & NP4Yaxham)	Total	Completions by 2046
	22	72	0	94	94

Source: Breckland District Council Principle Planning Policy Officer March 2024 (data March 2023)

Locations of the granted planning permissions can be found on the Map in Appendix 3.

Local Plan Review

The Local Plan is also currently undergoing a review. Breckland DC have agreed to do a Full Update of the Local Plan which will roll forward the Local Plan period to 2046, including the allocation of new developments and reviewing other policies as necessary.

The Regulation 18 consultation, a 6-week period of public consultation on the Full Update (emerging development strategy) for the Local Plan finished on 19th February 2024. The proposals included:-

- Alternative development strategy options.
- Potential new development sites.
- Settlement boundaries and the removal of settlement boundaries.
- Call for sites & site assessments. Please see Appendix 3 for the location of the sites being assessed and considered.

In Spring 2024, it is anticipated there will be a further consultation on the draft version of the new Local Plan – Preferred Options. Any changes may result in the need to further adjust and update the NP4Yaxham.

Planning Policy Review

Each of the policies in the NP4Yaxham has been assessed against a sample of planning applications which have come forward in the Neighbourhood Area since the adoption of the NP4Yaxham up to October 2023. The assessment has been undertaken to see how planning officers have made reference to the policies when reporting on applications.

See Appendix 1 for the summary and details on the separate review document.

4.0 The Vision, Principles & Objectives

The NP4Yaxham Working Group considered the Vision, Principles and Objectives, established by the community of Yaxham, and felt they had stood the test of time, still being as relevant today as they were when first agreed by the community. Therefore, the **Vision, Principles and Objectives** will remain unchanged.

The Vision

- a) The Neighbourhood Plan for Yaxham supports small-scale development, as it is to be welcomed for the long-term economic and social sustainability of the parish. The Plan is designed to ensure that development is undertaken in a way that protects and enhances the small rural nature of the parish, within its surrounding agricultural and open countryside. Its individual identity is valued by residents who appreciate being close to, but not part of, the market town of Dereham or village of Mattishall. Residents value highly the friendly, welcoming community spirit. Both new and old residents wish to build on this to ensure future residents are a part of the community.
- b) Yaxham residents wish to retain the essential ‘small village feel’ of a sustainable rural community through the Plan period and beyond. This can be achieved through small-scale organic development that meets local housing and community needs and supports the rural economy. Development should be: of the highest design and build standards, closely taking account of their surroundings, sympathetically looking to enhance their location in relation to the locality within the parish. The close co-operation between relevant authorities and developers to provide the necessary infrastructure ahead of development will be actively encouraged. Specifically in relation to health, education, sustainable transport, drainage: co-operation will be essential, as these services are already under pressure.
- c) Small-scale economic and employment opportunities in the parish, including working from home, are and will continue to be an integral element of the sustainability of a vibrant community. The encouragement and growth of such opportunities will

support and foster local services, to aid this greater access to high quality and high speed mobile phone, broadband and other emerging technologies is required. Suitable opportunities, such as a new shop, cafe or pub (particularly in Clint Green), will be supported. Such facilities would enhance the community by providing more opportunities for social interaction, employment and recreation locally.

- d) Travel by private car will continue to be the predominant way of travelling to, from, and around this part of the District. Adequate parking for proposed new homes, new employment sites, new services and recreational facilities will be encouraged. The aim is to reduce the need for on street parking, and its associated impingement on cyclist and pedestrians. The reduction of car use for travelling to and from neighbouring settlements can be achieved through making walking and cycling safer – through lower speed limits, wider pavements, the installation of new pavements/footpaths and, where possible, cycle-paths. This improved infrastructure would also contribute to a reduction in the parking and traffic congestion at the school at the start and end of the school day. The present network of rural lanes and footpaths (Map 9) used for informal recreation needs to be preserved and enhanced, with the introduction of reduced speed limits under a “Quiet Lanes” Scheme to be encouraged. The current public transport bus services enabling residents to travel to Norwich, Dereham and the Norfolk & Norwich University Hospital (NNUH), should extend to include an additional evening service to further reduce car use.
- e) The built environment and natural heritage of Yaxham is of vital importance and value to the Parish and should be protected, enhanced and retained – throughout the Plan period. The most highly valued countryside areas in Yaxham Parish need to be nurtured, recognised and conserved. Thus, it will retain its character as a small rural, independent, inclusive, vibrant economically and socially sustainable community.



Three Key Principles

Sustainable development underpins the National Planning Policy Framework and is about positive growth within the community. The three key principles of such development are also drawn from the CLP and the NP4Yaxham consultation process.

Principle 1 – Environmental

Yaxham maintains, and its residents value highly, its “village” feel as a small rural parish set in open agricultural countryside, close to, but separate from Dereham and nearby villages –

sustaining its own primary school, village hall, cafe, chapel and church. This “rural village” view underpins the whole approach of this Neighbourhood Plan. Consultations have shown that Yaxham is a much valued place to live and residents appreciate the special qualities within the settlements. At the same time, local residents accept that growth will continue, but they wish to minimise the impact of development and have a say how that development takes place.

Each of the sites put forward for development potential in 2016 border existing settlements and there is great concern that large new developments of 30 plus homes could erode the very qualities that make this community special, if such developments are not carefully managed in terms of scale and design. Residential or rural business development should seek to minimise the irreversible loss of undeveloped land and productive agricultural land.

All new development should contribute to protecting and enhancing our natural, built and historic environment for future generations. Measures to improve biodiversity, use natural resources prudently, minimise waste and pollution and adapt to climate change will be required as well as avoiding allocating inappropriate development in flood-risk areas.

Elm Close is a site with planning permission for 42 new dwellings. It is adjacent to the Conservation Area and the Grade II listed Baronia Cottage (1611) within the curtilage of The Elms. New dwellings would be expected to enhance the historic environment and avoid eroding the quality and distinctiveness of the setting.

Principle 2 – Economic

Our aim is to enable the provision of new homes to meet the needs of all sections of the community in a manner that respects the character of a small rural village surrounded by open farmland. The Plan also seeks to enhance the provision of, and protect, the existing small businesses and farming activities in and around our parish while at the same time protecting the countryside and supporting nature conservation.

Connectivity within the parish through linking up existing footways and a cycleway into Dereham may increase the viability of small local businesses and encourage more start-ups. Evidence from the consultations showed over 40 small businesses within the parish but also a large number of people commuting to work further afield.

The NP4Yaxham is not anti-development and accepts that housing growth is needed and new people and new businesses will come with it. However it must be more than an exercise in meeting housing supply numbers by the addition of characterless estates on the rural fringes of our settlements and open countryside.

Principle 3 – Social

This Neighbourhood Plan seeks to build, extend and add to initiatives arising from the Community Lead plan (CLP) to ensure that Yaxham continues to be a balanced, healthy and inclusive community and ensure Yaxham remains a special place that people choose to live,

work and visit. Housing should meet the needs of the present and future generations and by creating a high quality built environment where appropriate, there should also be accessible local services that reflect the community's needs.

The Neighbourhood Plan would seek to develop and improve local community facilities such as medical, educational, leisure and recreational to enable the good health and wellbeing of residents.

The provision of a footway to link up to Footpath No 5⁵ from a new development in Elm Close would enable safe walking to Station Road and the bus stop and also would provide easy access to community facilities such as Village Hall and St Peter's Church thus reducing the need to get in the car.

Objectives

Objective 1:

In the context of cumulative proposed developments in the Mattishall- Yaxham-Dereham area to ensure sufficient infrastructure and facilities to meet the ongoing and future needs of the local community, including: sufficient primary school places, pre-school provision, primary health care provision, and that sufficient potable water and sewerage capacity are available to meet the needs of the expanding parish population.

Objective 2:

To maintain the independent and separate character and identity of the parish of Yaxham as a small rural and independent, close to, but separate from the neighbouring settlements of Dereham and Mattishall. **See Policies – STR1, HOU3 & HOU4**

Objective 3:

To establish clear Non-Coalescence Gaps between Yaxham and Dereham, Yaxham and Mattishall, and within the parish of Yaxham between the two main settlements of Yaxham and Clint Green. **See Policy – STR1**

Housing

Objective 4:

To resist those developments which do not meet the key principles, and to support small-scale, sustainable developments in keeping with the character and the parish within the settlement boundaries. **See Policies – HOU1, HOU2, HOU3 & HOU4.**

⁵ See NP4Yaxham Map 9 on page 21

Objective 5:

To support good design, a diversity of housing types appropriate to local need and the use of sustainable materials and methods. **See Policies – HOU5, HOU6 & HOU7**

Environment**Objective 6:**

To seek to champion and enhance the “Dark skies” initiative in order to minimise light pollution and protect the small rural character of the parish. **See Policy – ENV1.**

Objective 7:

To conserve and enhance the historic built and environmental heritage within the parish. **See Policy – ENV2**

Objective 8:

To maintain and protect the green spaces within the parish. **See Policy – ENV3**

Objective 9:

To protect and enhance the countryside, including wildlife habitats and sites of special interest. **See Policy – ENV3**

Objective 10:

To minimise the level of surface water/groundwater run-off in order to minimise the risk of local flooding and contamination of the drainage ditches and water courses including the River Tud. **See Policies – ENV4 & ENV5**

Economy**Objective 12:**

To maintain and enhance the vibrancy of the parish by supporting existing local businesses, and encouraging small-scale new businesses, including home-working, consistent with a rural environment. **See Policy – ECN1**

Objective 13:

To work towards achieving the latest communications technology is in place including superfast broadband and 4G mobile phone network infrastructure for all parts of the parish to support local people, families, businesses and services.

Transport

Objective 14:

Within the parish to minimise the need for private car use by encouraging the use of alternative forms of transport. See Policy/PAP – TRA1 & PAP6. Objective 15: to promote and enable alternative forms of transport within the parish by making cycling and walking safer; specifically by creating and/or enhancing pedestrian walkways, cycle paths and “Green Lanes” and “Quiet Lanes” within the parish, and walkways and cycle paths between the two main settlements of Yaxham and Clint Green and with the neighbouring settlements of Dereham and Mattishall. **See Policies – TRA1 & ENV3.**

Objective 16:

To achieve the extension of the local bus service (Dereham - Norwich, running through the parish) into the evening.

Community

Objective 17:

To encourage opportunities for cultural, leisure, community, sport and other activities, fostering social interaction and community spirit between all sections of the community. **See Policy – COM1.**

Objective 18:

To protect and enhance the existing local play space in the settlement of Yaxham. **See Policy – COM2.**

Objective 19:

To maximise the developer contributions to the community infrastructure within the Parish of Yaxham. **See Policy – COM2.**

5.0 Changes to Existing Policies & Updates to the Supportive Text

Within this section are the changes to the existing policies proposed for inclusion in the updated version of the NP4Yaxham following the completion of the review.

Each of the policy changes has been identified through the review of the performance of the existing NP4Yaxham policies (see appendix 1), or through changes in local or national policies, or where the Working Group have suggested a change that will bring improvement to the NP4Yaxham, a better outcome for future growth and development. Each change is targeted to guide future quality development in and around our parish.

Below are the proposed new or reworded NP4Yaxham policies and any additional supporting text. The format followed is: -

- What has changed?
- Reason for the new policy wording?
- Intent Statement for the policy.

All the other policies in the NP4Yaxham remain unchanged and are ‘**saved**’ policies. A full list of the saved policies can be found in Appendix 4, which also includes each policy’s intent statement.

HOU2 – HOUSING DENSITY

What has changed?

The first sentence “New residential development should have a density that is consistent and compatible with the existing prevailing density in the immediate area in order to reflect the local character and appearance.” has been removed and deleted from Policy HOU2.

Reason for the New Policy wording?

While reviewing this policy, especially the comments in the Examiner’s Report which completely reworded the second sentence the NP4Yaxham Working Group felt that the first sentence was no longer necessary as the Examiner’s words covered their intent of this policy.

INTENT STATEMENT

Policy Intent: Seeks to guide new development to maintain the village feel in concentration and intensity of homes.

New Policy Words: HOU2 Housing Density

<i>Policy: HOU2 – Housing Density</i>
<i>In keeping with the generally low density within the parish, the density of new residential development will not normally exceed approximately 20 dwellings per hectare, unless there are material considerations which clearly justify a higher density, which may include the need for the development to be viable or the quality of the design of the proposal.</i>
<i>The need for an appropriate density is particularly important for proposals which are within or abutting the Conservation Area.</i>

The Housing Density Policy contributes to NP4Yaxham Principles 1 and 2 and Objective 4.

HOU7 - Affordable Homes for Local People

What has changed?

Paragraph 60 in the NPPF states that the needs of groups with specific housing requirements need to be addressed, to support the Government's objective of significantly boosting the supply of homes.

Whilst the Breckland Local Plan, Policy HOU 07 – Affordable Housing, seeks to meet the District housing need identified in the Central Norfolk Strategic Housing Market Assessment (CNSHMA) and requires 25% on developments of 10 or more or on site areas of 0.5 hectares or more and requires a mix of housing types, sizes and affordability to cater for different accommodation needs.

There are 47 Affordable Homes in the parish of Yaxham, of which 46 are for rent and one is of shared ownership. The size breakdown is illustrated in the table below.

Number of Bedrooms	Number of Homes
1	9
2	28
3	9
4	1
TOTAL	47

Source: Breckland District Council Housing Growth and Enabling Office (March 2024)

Reason for the New Policy wording?

Without the Local Connection Eligibility Criteria, priority is not given to residents of Yaxham parish seeking an Affordable Home.

The rewording of this policy now creates the opportunity for people with a local connection to the parish of Yaxham to have priority in accessing some Affordable Homes as they become available in the Yaxham Neighbourhood Area.

As of March 2024, a total of 1,538 applicants were on the Housing Register, of those seven have been identified as persons currently who live in the parish of Yaxham. The following table has a further breakdown and details of the type of accommodation required.

Type	Number	Needing Adapted or Wheelchair Standard
Sheltered	0	0
1 bedroom	3	0
2 bedrooms	2	0
3 bedrooms	1	0
4 bedrooms	1	0

Source: Provided by the Housing Growth and Enabling Officer (March 2024)

NP4Yaxham Policy HOU 07, as reworded, sets out a criteria for the allocation of affordable housing. The need for affordable housing for people living in the parish of Yaxham and family members is widely recognised and supported by the seven identified on the Housing Register.

INTENT STATEMENT

Policy Intent: Affordable Homes for Local People – this policy is seeking to create the opportunity for residents or those with connections to the parish of Yaxham, who are on Breckland District Council’s Housing Register, to have priority to access Affordable Homes.

New Policy Words: HOU7 Affordable Homes for Local People

<i>POLICY HOU7: Affordable Homes for Local People</i>
<p><i>In order to meet the housing needs of the parish all new housing developments providing Affordable Homes will make provision, by way of a s106 agreement, for the Affordable Homes to be made available first to eligible households on the Breckland District Council Housing Register with a local connection to the Parish of Yaxham for the lifetime of the development using the following cascade criteria in order of priority is defined as;</i></p> <ol style="list-style-type: none"> <i>1. Resident of the Parish of Yaxham;</i> <i>2. People who need to move to the Parish of Yaxham to give or receive support to or from close family*;</i> <i>3. People who work in the Parish of Yaxham; and</i> <i>4. People who were a former resident of the Parish of Yaxham.</i> <p><i>* Close family is defined for this policy as – parent, spouse, civil partner, sibling, child, grandchild, or grandparent.</i></p> <p><i>If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has</i></p>

been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.

The Affordable Homes for Local People Policy contributes to NP4Yaxham Principles 2, 3 and Objective 5.

The following plans, documents and strategies support this policy:

- National Planning Policy Framework
- Breckland Local Plan
- Breckland Council Housing Allocations Scheme (Revised June 2016)
- Central Norfolk Strategic Housing Market Assessment (CNSHMA)

How it will work... the Administration Procedure for Nominations

This Policy will be implemented through s106 Agreements with developers and managed by Breckland Council through their management of the Housing Allocation Policy. In the same way Breckland Council does now for Affordable Homes delivered on exception site.

In the s106 Agreements which makes provision and commitment for the delivery of Affordable Homes the s106 Agreement also commits those Affordable Homes are made available to persons who meet the requirements of NP4Yaxham Policy HOU7 for the lifetime of the development.

Breckland will have been granted nomination rights to the Affordable Housing Rental Units. The administrative procedure for nominations as Affordable Homes are constructed and come forward for allocation those Affordable Homes will be available to be nominated to people with a local connection to the parish of Yaxham ahead of any other priority based on the cascade set out in this Policy.

Those persons with a local connection to the parish of Yaxham will have registered their need by being on Breckland District Council's Housing Register.

Breckland Council will administrate the delivery of this policy and the allocations in a similar way in which the Council currently administrates the allocation of Affordable Homes delivered through 'exception sites'.

Impact

This policy will introduce the ability for people with a local connection to the parish of Yaxham to have priority in accessing Affordable Homes.

This is seen as a huge benefit when maintaining sustainable communities and enabling young people and families to remain in the parish.

This policy, whilst having a huge impact locally for the parish of Yaxham, will have very limited impact on the overall delivery of Affordable Homes across Breckland District, as do Affordable Homes Policies in other parts of the Breckland and other local Districts.

ENV3 – GREEN INFRASTRUCTURE:

Additional Local Green Space Designation Land to the East of St Peter’s Close and adjacent to the existing footpath leading to Mill Lane.

The Environment Act 2021 and the Parish Council’s Biodiversity Policy 2024 have clearly stated the duty to conserve and enhance biodiversity. This is seen as particularly important in a rural parish with a rich diversity of birds such as owls, buzzards, red kites, with deer and resident badgers all utilising the native hedging, water courses, flood meadows with farmland and mature trees scattered around the settlements.

The designation of additional green spaces contributes to maintaining and conserving the rural nature of the parish and would aid the delivery of the Parish Council’s Action Plan which includes planting indigenous trees and wildflowers, reducing mowing and reliance on pesticides and herbicides to create new habitats that benefit wildlife and residents alike.

- They support the aims of the Neighbourhood Plan by responding to the climate change emergency and the commitment to reach net zero greenhouse gas emissions by 2050
- Maintain the character of the village
- Existing and additional green spaces have close proximity to the settlements
- They have recreational value with richness of wildlife and trees planted to create habitats for the future

ENVIRONMENTAL POLICY ENV3 – GREEN INFRASTRUCTURE This policy remains unchanged with all the existing designations of Local Green Space.

A new area has come forward for designation as Local Green Space, as defined in the NPPF⁶, Land to the East of St Peter’s Close and adjacent to the existing footpath leading to Mill Lane (space 5 on the map on page 22). It is on this new proposed designation stakeholders and residents are being asked to comment.

Green Infrastructure Policy supports the Vision and contributes to NP4Yaxham Principles 1 and 3. Objectives 2, 7, 8, 9, 14 and 17.

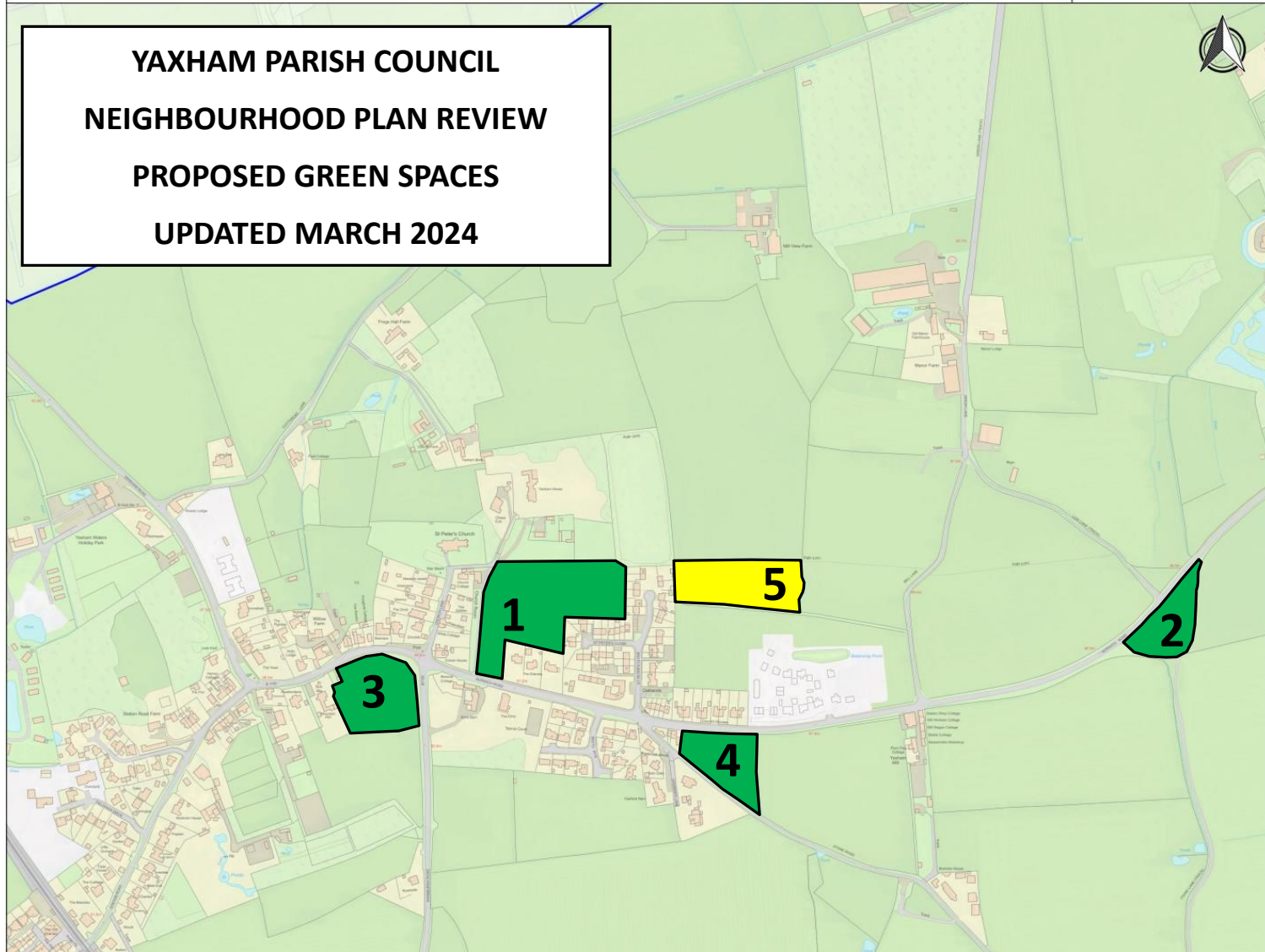
⁶ NPPF Paragraphs 101, 102 & 103

Significance or rationale for designation as Local Green Space Assessment: The following assessment has been carried out in relation to the newly identified location using the criteria set out in the NPPF paragraph 102. The Local Green Space designation should only be used where the green space is:-

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

Name, Location, Ownership & Size (ha)	Adjacent to existing properties?	Local or Community Value	Landscape Value	Historical Value	Recreational Value	Wildlife or Green Infrastructure Value
<p>Land to the East of St Peter's Close.</p> <p>Leading from St Peter's Close towards Mill Lane abutting the existing footpath.</p> <p>Reported to be in private ownership of Lanpro Services Ltd.</p> <p>Area - 0.9 ha</p>	<p>Yes.</p> <p>Along the western border are the homes in St Peter's Close.</p> <p>This green space links the existing footpath to the new dwellings currently being constructed to the southern border.</p>	<p>Yes.</p> <p>The area is enjoyed on a daily basis and is valued by local residents walking in the countryside and those exercising their dogs.</p> <p>Seen as a key visual amenity.</p>	<p>Yes.</p> <p>Provides open views across countryside with views to the north of open landscape beyond the Tudd valley.</p> <p>Part of an agricultural field. Bounded by a water course to the west, an ancient hedgerow with an oak protected by a TPO, Bounded on the east side by a pond, further hedging, an Oak tree and five Ash trees also protected by TPOs</p>	<p>Yes.</p> <p>Traditionally used as a village link, hence the footpath being established.</p>	<p>Yes.</p> <p>Well used and much loved by joggers and walkers.</p> <p>With its big skies and great views which promote healthy lives and wellbeing.</p> <p>The area is enjoyed on a daily basis by local residents walking in the countryside and those exercising their dogs.</p>	<p>Yes.</p> <p>Both for wildlife and green infrastructure.</p> <p>A key pedestrian link between St Peter's Close and Mill Lane.</p> <p>A green corridor for wildlife to travel between areas.</p> <p>A tranquil and traffic free safe space for residents and children and helps protect the wildlife to be found in the ancient hedgerow.</p>

**YAXHAM PARISH COUNCIL
NEIGHBOURHOOD PLAN REVIEW
PROPOSED GREEN SPACES
UPDATED MARCH 2024**



Parish

KEY

- EXISTING GREEN SPACES
- NEW GREEN SPACE ADDED TO YNP2

LOCAL GREEN SPACE

- New**
- 5 – St Peter’s Close
- Existing**
- 1 – Recreational Ground
 - 2 – Pinn’s Corner
 - 3 – Old Green & Pond
 - 4 – Stone Road

6.0 Corrections to Policies & Updates

Within this section are the revisions and changes proposed to the existing policies and supportive text with the NP4Yaxham following the review of the NP4Yaxham to correct text or update content.

A revised National Planning Policy Framework (NPPF) was published September 2023 which has resulted in a number of references through the NP4Yaxham requiring update.

The Breckland Local Plan (LP) was adopted after the NP4Yaxham was 'made', therefore, the LP references have been updated or corrected.

These changes and updates do not change the intent of the original NP4Yaxham policy, instead each one brings further clarity in the policy intent and its implementation in decision making. Therefore, are minor and non-material by their nature which will aid the implementation of the policies.

HOU1: Correct the grammar by deleting the word "either" which does not alter the policy. This policy has been corrected as shown below.

HOUSING POLICY HOU1 – LOCATION OF NEW RESIDENTIAL DEVELOPMENT

In principle, new residential development will be permitted on suitable sites within the settlement boundary. Proposals for new residential development outside the settlement boundary will generally not be permitted unless:

- They are in accordance with the other policies in ~~either~~ this Neighbourhood Plan;
- They fall within the categories of development which the NPPF identifies as appropriate for the countryside;
- It is a rural exception site for affordable homes;
- It is of an appropriate scale and design to the settlement and does not increase the size of the settlement by more than 5% of its existing dwellings; and
- It can be clearly shown that the benefits clearly outweigh the adverse impacts, especially those impacts on the strategic gaps, the rural landscape and the open countryside.

Development within or outside the settlement boundary will not be permitted where it has a significant adverse impact, whether direct or indirect, on the Badley Moor SSSI or the Nar Valley Fens SAC.

HOU6: Replace reference to “Building for Life 12” with “Building for A Healthy Life (or subsequent update)”. This policy has been updated as shown below.

HOUSING POLICY HOU6 - DESIGN

The design of residential development should deliver high quality design and not adversely impact on the essentially rural character and appearance of the parish. Proposals for major residential development of 10 dwellings or more will be accompanied by a Building for A Healthy Life (or subsequent update) assessment and will be expected to show no red scores and the industry standard of 9 green scores unless it can be clearly demonstrated that this is not possible for practical or viability reasons.

Any new dwelling, redevelopment or extension to a dwelling should be carefully designed to avoid conflicting with adjacent properties or landscape and should overall help to maintain the rural character of the villages and parish. To achieve this:

Development proposals should have regard to the height, layout, building line, massing and scale of existing development in the immediate area;

- Houses of more than two storeys will be considered as inappropriate, unless they can be shown to contribute positively to the character and appearance of the area; furthermore, ridge heights of new buildings should be in keeping with the immediate surrounding buildings;
- Rear gardens should be at least equal to the ground floor footprint of the dwelling;
- Residents should be able to access the rear garden without going through the house;
- Sufficient external space should be provided to enable refuse, recycling and compost to be stored out-of-sight. There should also be sufficient storage space for items commonly stored in garages;
- The use of traditional materials common in the parish, especially those sourced locally and of low ecological/ environmental impact, is to be encouraged; and
- Existing natural features such as trees or hedgerows should be retained where possible, unless their removal results in an ecological gain or an improvement to green open space or important views.

A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides. This is particularly important within or adjacent to the Conservation Area.

6.1 National Planning Policy Framework (NPPF) Updates

Location	Delete	Replace with
Preface, 4th paragraph	2012	No need to have date.

Location	Delete	Replace with
Page 1, para. 1.7, second sentence,	In accordance with NPPF paragraph 184 NP4Yaxham does not “promote less development than set out in the Local Plan or undermine the Strategic Policies”	In accordance with NPPF paragraph 29 NP4Yaxham does not “promote less development than set out in the strategic policies for the area, or undermine those strategic policies”

Location	Delete	Replace with
Page 4, para. 1.11, last sentence.	Paragraph 8 of the NPPF stresses that these should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three dimensions is required.	No need to replace.

Location	Delete	Replace with
Page 5, para. 1.20 Replace last sentence and the remaining paragraphs.....	In order to assist in making decisions on housing proposals, Breckland District Council has adopted the following approach: “.....Paragraphs 47 and 49 of the National Planning Policy Framework (NPPF) state that where an authority does not have an up to date five year housing land supply (at present the District figure is 3.3 years), the relevant local policies for the supply of housing as referred to above should not be considered	In relation to the 5-year land supply the most recent statement by Breckland District Council states:- “Breckland Council can demonstrate a 5-year supply of housing land as set out below. The Council will review the 5-year land supply position in March 2024.” Source: Breckland Council Statement of Five-Year Housing Land Supply (July 2023).

	<p>up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development. The Government defines sustainable development as having three dimensions. These dimensions give rise to the need for the planning system to perform a number of roles: - economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places;</p> <p>- social, by supporting, strong vibrant and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services, and;</p> <p>- environmental, through the protection and enhancement of the natural, built and historic environment. Paragraph 8 of the NPPF stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three dimensions is required.....”</p>	
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Location	Delete	Replace with
Page 42, para. 9.4 Replace the NPPF the reference at end of second paragraph.	Paragraph 135 of the NPPF.	Paragraph 203 of the NPPF.

Location	Delete	Replace with
Page 44, para. 9.5 Replace the NPPF reference at end of third sentence.	Paragraphs 76 and 77 of the NPPF.	Paragraphs 101, 102 and 103 of the NPPF.

Location	Delete	Replace with
Page 46, policy ENV3 Replace the NPPF reference in the first line of the policy	In line with the NPPF Paragraph 77.	In line with the NPPF Paragraph 102.

6.2 Breckland Local Plan Updates

Location	Delete	Replace with
Preface, 4th paragraph, 2nd sentence.	It is in general conformity with the National Planning Policy Framework 2012 (NPPF), the strategic policies in the Core Strategy and Development Control Policies Development Plan Document (2009)" and the Breckland emerging Local Plan.	It is in general conformity with the National Planning Policy Framework (NPPF) and the strategic policies in the Breckland Local Plan. Change footer note to..... https://www.breckland.gov.uk/planning-policy

Location	Delete	Replace with
Page 1, para. 1.2	A Neighbourhood Plan must be in general conformity with the NPPF, with the Core Strategy and Development Control Policies Development Plan Document (2009)", and have regard to the emerging Breckland Local Plan.	A Neighbourhood Plan must be in general conformity with the NPPF and the Local Plan. Change footer note to..... https://www.breckland.gov.uk/planning-policy

Location	Delete	Replace with
Page 4, para. 1.13	Government regulations require the LPA to undertake a Sustainability Assessment for the development of its emerging Local Plan to ensure that its policies support Sustainable Growth. The LPA is undertaking this as part of its emerging Local Plan.	Government regulations require the LPA to undertake a Sustainability Assessment for the development of its Local Plan to ensure that its policies support Sustainable Growth. The LPA has undertaken this as part of its Local Plan. Change footer note to..... https://www.breckland.gov.uk/planning-policy

Location	Delete	Replace with
Page 30. Insert new paragraph after para.6.3.	Nothing to delete.	Following the representation made by the Yaxham Parish Council and NP4Yaxham Working Group the designation of Yaxham within the settlement hierarchy was reviewed and changed to “Villages with Boundaries” and included in Breckland Local Plan Policy HOU 04 – Villages with Boundaries of the Local Plan. Change footer note to..... https://www.breckland.gov.uk/planning-policy Add the text from Section 3.0 of this document referring to the adopted Local Plan and its ongoing review.

Location	Delete	Replace with
Page 30, para. 6.4. Delete the last sentence and replace.	The settlement boundaries are subject to amendment when the emerging	The settlement boundaries for the parish of Yaxham are

	Breckland Local Plan is finalised and adopted, at which point the settlement boundaries will be as set out in the new Local Plan.	as set out in the adopted Breckland Local Plan.
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Location	Delete	Replace with
Page 56, para. 13.1	<p>This Plan is for 20 years from 2016. It shall be regularly reviewed to ensure it is in conformity with Breckland’s Development Plan Document and emerging Local Plan (once adopted) and with the NPPF. The emerging Local Plan, proposes;</p> <p>“11.3 The purpose of monitoring and review is to assess the delivery and implementation of the new Local Plan. The Breckland Authority Monitoring Report provides a robust and effective review and monitoring approach. The proposed policies in this Preferred Options document, when fully developed at the Publication Plan stage, will be complemented by a monitoring framework to assess their effectiveness through robust monitoring mechanisms. This will allow the performance of the policies to be assessed, and to inform any changes which may be required to ensure delivery of the Plan” (Breckland Council, 2015, p. 156).</p>	This Plan is for 20 years from 2016 and shall be regularly reviewed.

7.0 Conclusion

The review of the NP4Yaxham has demonstrated that as a set of policies the NP4Yaxham has influenced development in the Yaxham Neighbourhood Area in a positive way.

The proposed changes are seen to enable the NP4Yaxham to continue to have a positive influence while maintaining the ‘golden thread’ of **environment, social** and **economic** throughout the planning policies.

It is the view of the Qualified Body (Yaxham Parish Council) that these changes and modifications do **not materially change** the nature of the NP4Yaxham.⁷

8.0 Document Control

Document History		
Version	Date	Reason for Change
V1.0	10/04/2024	Uploaded to website & made available for public consultation.



⁷ <https://www.gov.uk/guidance/neighbourhood-planning--2>

Appendix 1

SUMMARY REVIEW OF BRECKLAND PLANNING AUTHORITIES USE OF THE YAXHAM NEIGHBOURHOOD PLAN JUNE 2017 – OCTOBER 2023

As part of the current Neighbourhood Plan review, the Steering Group looked into the effective use of the Yaxham Neighbourhood by Breckland Planning Authority, a summary of the review is set out below.

1. Yaxham Neighbourhood Plan was “made” on 5th May 2017.
2. This review assumes that it was available for use, for all planning decisions made after this date.
3. We reviewed all planning applications made in the period June 2017 to October 2023 and set the results out on an excel spread sheet.

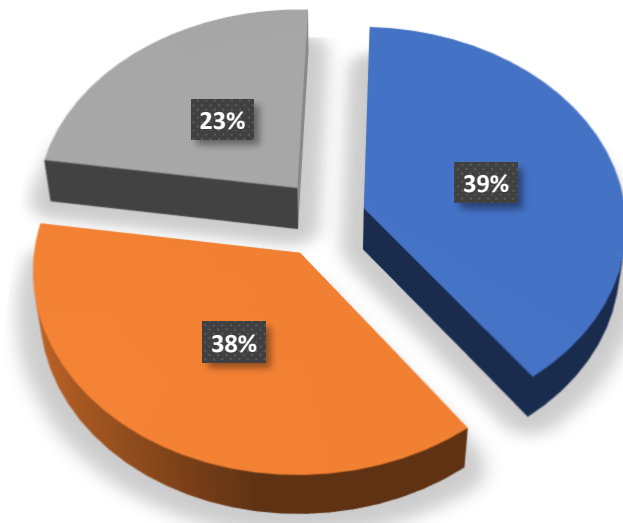
SAMPLE OF SPREAD SHEET

A		B		C		D		E Planning application references by officers to the YNP1																															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
1	Excluding TPO's and NMA's																																						
2	KEY																																						
3																																							
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4. There have been 129 planning decisions made in the period from June 2017 to October 2023.
5. We did not include decisions on TPO's and "Non Material Minor Amendments" in the survey
6. We have included "Variations to" and "discharge of" Conditions in the survey
7. A total of 111 planning applications have been included in the review, one of which is ignored as no Officers report accompanies the decision statement.

Of the 110 reviewed:

- 7.1. 44 (39%) Make no reference to NP4Yaxham
- 7.2. 42 (38%) Make general reference to NP4Yaxham
- 7.3. 24 (23%) Make specific reference to one or more of the policies within the NP4Yaxham



8. It might be that reference to the NP4Yaxham might not be relevant to all the applications reviewed, although policy reference to the NP4Yaxham should still have been made.

9. Abstract from “neighbourhood Planning – bought to you by Locality” :

- a. Once made, the neighbourhood plan becomes part of the **statutory development plan for the area**. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. So the local planning authority (LPA) has a key responsibility in implementing the neighbourhood plan, by applying the policies through the development management process. Development management refers to the role of LPA in dealing with planning applications and other consents.

10. In a meeting with Breckland Planning department in November 2023 we spoke about their policy on Officers use of Neighbourhood Plan’s. Their representative responded that the Neighbourhood Plan’s were there to be used and referred to in planning decisions. At that stage we had data on 50 applications, but the indication was that the number that made no reference to the NP4Yaxham was about 40%.

One explanation offered was that the Breckland Local Plan (LP) was adopted in 2019 and policies within LP potentially superseded the NP4Yaxham. Breckland responded by stating that they would re-emphasise to Officers that the plan should be referred too when relevant.

11. The text illustrated below is typical of the “general” reference to the Yaxham Neighbourhood Plan, within a planning response.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01 Protection of Amenity

DC.02 Principles of New Housing

DC.16 Design

NP Neighbourhood Plan

12. As a result of this survey, the NP4Yaxham Steering Group reviewed how to improve the utilisation of the policies within the plan by Breckland’s Planning department. Following guidance within the Locality Publication “How-to-assess-and-allocate-sites-for-development”, we developed a RAG (Red, Amber, Green) reporting form using our existing Planning Policies as the assessment criteria.

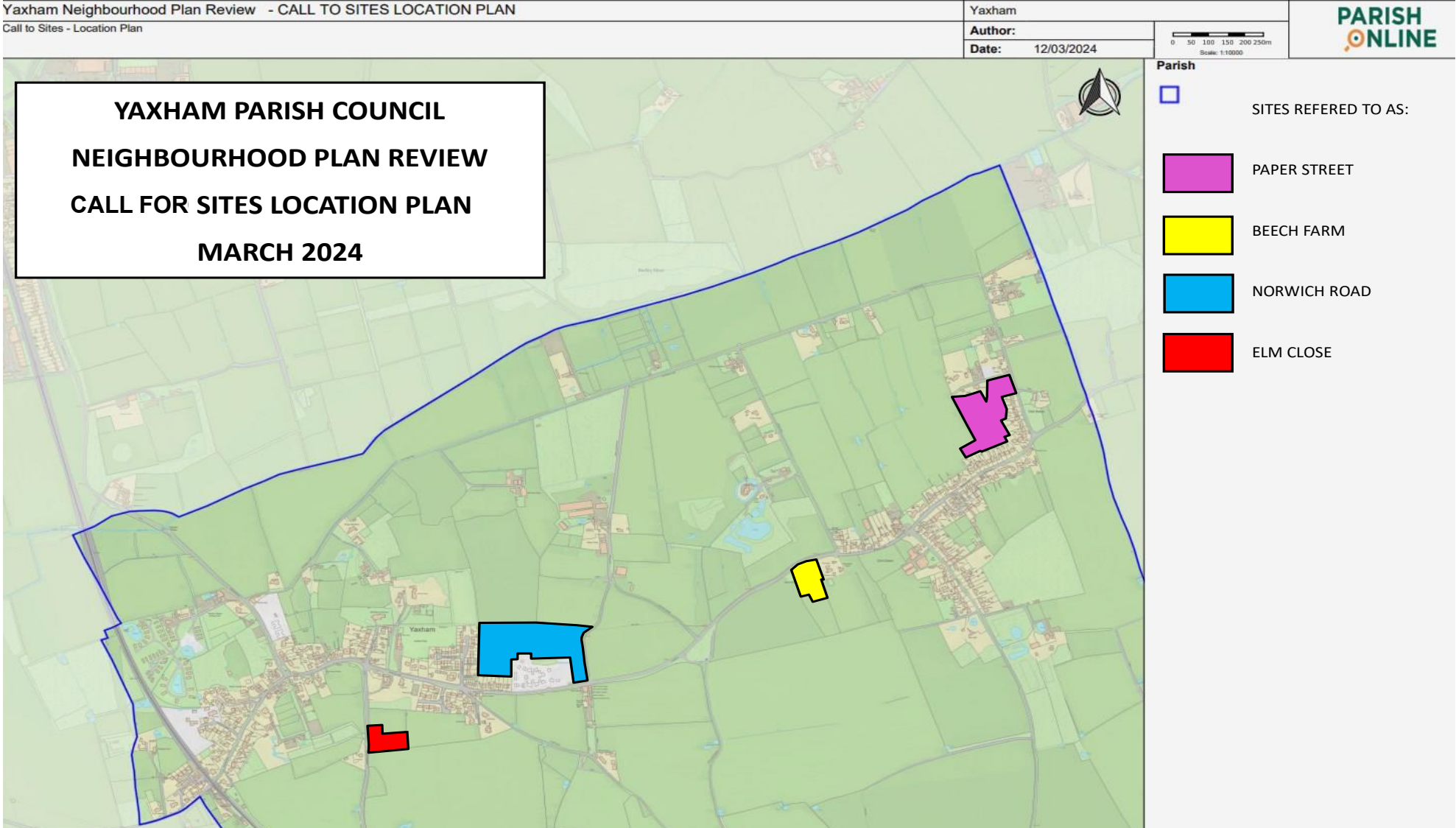
The RAG report form was presented to the Parish Council at the November meeting and has been in use there after.

SAMPLE RAG REPORT

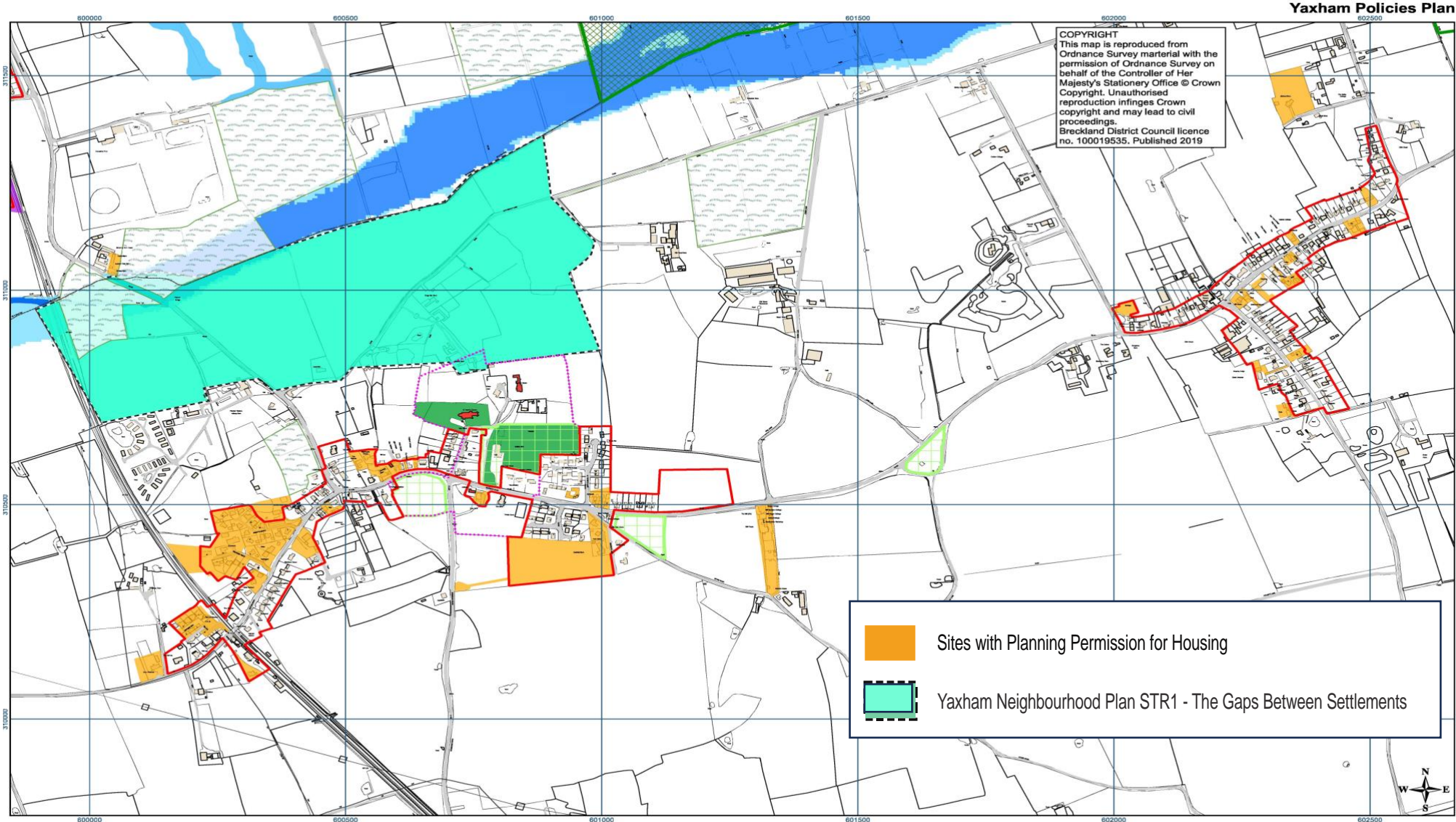
CALL FOR SITES ASSESSMENT COMMENTS			
FROM YAXHAM PARISH COUNCIL			
BEECH FARM			
APPLICATION REF:	LPR/C54/DEV/C98	DATE:	18/1/24
BRECKLAND LOCAL PLAN POLICIES			
POLICY	RAG	COMMENTS	
HOU1 Development Requirements	Red	Under the existing Local Plan, Yaxham has already reached its allocation.	
HOU2 Level and Location of Growth	Red	Under the existing Local Plan, Yaxham has already reached its allocation.	
HOU3 Dev outside of Boundaries of Local Service Centres	N/A		
HOU4 Village with Boundaries	Red	This site is not immediately adjacent to the settlement boundary.	
HOU5 Small villages and hamlets outside of settlement boundaries	N/A		
HOU6 Principle of housing	Amber	Further information required.	
HOU7 Affordable Housing	Amber	Further information required.	
HOU8 Provision for Travellers and travelling show people	N/A		
HOU9 Specialist Housing	N/A		
HOU10 Technical design standards for new homes	Amber	Further information required.	
HOU11 Residential replacement, extension and alteration	Amber	Beech farm is an existing farm house with outbuildings that are in a state of disrepair. The application does not indicate if these buildings are retained or demolished. Further information required.	
HOU12 Conversion of buildings in the countryside	Amber	Uttis	
HOU13 Rural Workers Dwellings	N/A		
HOU14 Affordable Housing Exceptions	N/A	The application states market and housing.	
WEIGHT			
Green	IN ACCORDANCE WITH POLICY		
Amber	FURTHER INFORMATION REQUIRED		
Red	AGAINS POLICY		
N/A	NOT APPLICABLE		
GENERAL COMMENTS ON APPLICATION			

13. We will continue to monitor the effectiveness of the use of the RAG reports, as part of our ongoing review.

Appendix 2 – Map of the Call for Sites Locations



Appendix 3 – Map of Allocations & Planning Permissions Locations



Appendix 4

NP4Yaxham “Saved” Policies & their ‘Intent’ Statements

Listed below is each of the existing NP4Yaxham Policies, which remain unchanged from the ‘made’ Neighbourhood Plan, with an Intent Statement added to aid the understanding, decision making and implementation of each Policy.

STRATEGIC PLANNING POLICY STR1 – THE GAPS BETWEEN SETTLEMENTS

Policy Intent Statement:

This policy seeks to keep Yaxham and Clint Green as individual settlements, in their appearance, character and with their own identity. It aims to stop Yaxham and Clint Green joining up with each other and becoming a suburb of Dereham or adjoining Mattishall.

HOU1 – LOCATION OF NEW RESIDENTIAL DEVELOPMENT

Policy Intent Statement:

The purpose of this policy is to prompt development to within the existing settlement boundary.

HOU3 – SCALE OF RESIDENTIAL DEVELOPMENT

Policy Intent Statement:

Seeks to see the growth of the neighbourhood of Yaxham proportionate to the needs of a rural parish.

HOU4 – EXISTING LAND USE

Policy Intent Statement:

Seeks to guide the use of land, giving priority and support to the use of ‘brownfield’ sites first.

HOU5 – HOUSING MIX

Policy Intent Statement:

Aiming for a mix of housing types that focusses on local needs while being supportive for the needs of the wider District.

HOU6 - DESIGN

Policy Intent Statement:

This policy seeks the use of good, sustainable design principles to facilitate high quality and well-designed development, promoting satisfaction and wellbeing to its residents. It is also focused on the infrastructure of multiple or single new developments meets high standards.

ENV1 - DARK SKIES**Policy Intent Statement:**

Seeking to avoid light pollution by maintaining dark skies which characterise the parish of Yaxham through the implementation of good design principles in the planning process.

ENV2 – CONSERVATION AREA & HERITAGE ASSETS**Policy Intent Statement:**

Recognising the importance of Yaxham’s heritage and conservation areas, this policy aims to protect and enhance these valuable assets for future generations. Seeking to prevent development negatively impacting on these heritage assets and their settings.

ENV3 – GREEN INFRASTRUCTURE:**Policy Intent Statement:**

This policy seeks to recognise the importance of green space, footpaths and hedgerows in and around the parish of Yaxham as areas of recreational, natural and visual value that promote good mental health and well-being.

ENV4 – SURFACE WATER MANAGEMENT PLANS**Policy Intent Statement:**

This policy seeks to ensure that developers recognise the need for effective surface water design and management, and that any development does not cause flood related problems within the parish of Yaxham.

ENV5 – SEWERAGE PROVISION**Policy Intent Statement:**

This policy seeks to ensure the provision for the treatment and disposal of foul water is accommodated in future planning applications and development with the implementation prior to occupation of a new home.

ECN1 - NEW ECONOMIC DEVELOPMENT**Policy Intent Statement:**

This policy seeks to encourage the creation of local employment that is appropriate in size and impact to the Parish of Yaxham to strengthen the local economy and improve the sustainability of village life.

TRA1 – TRAFFIC AND SUSTAINABLE TRANSPORT**Policy Intent Statement:**

This policy is focused on generating practical solutions to improve road safety throughout the Parish of Yaxham by seeking to reduce the negative impacts of traffic and speeding and to ensure that future developments do not cause congestion. To promote and facilitate walking and cycling wherever possible.

TRA2 – PARKING PROVISION

Policy Intent Statement:

The purpose of this policy is to minimise the practical impacts of parked vehicles and to maximise security for homeowners.

17. COM1 – EXISTING PARISH-BASED COMMUNITY SERVICES

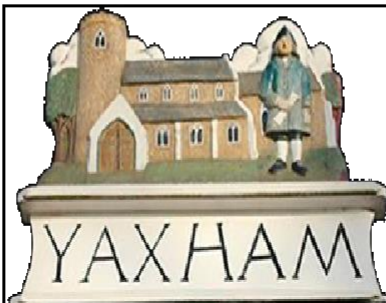
Policy Intent Statement:

The aim of this policy is to generate support for existing community facilities and amenities, both indoor and outdoor, which improves village life for residents of all ages and abilities.

18. COM2 – DEVELOPER FUNDING PRIORITIES

Policy Intent Statement:

This policy seeks the provision of additional facilities and amenities that support village life for all residents.





Yaxham Neighbourhood Plan

Newsletter March 2024

OUR VILLAGE - OUR PLAN



WARNING

**Potentially 200 houses coming
to a field near you !
Find out more.**

YOUR VIEWS MATTER – Your Yaxham Neighbourhood Plan Working Group is continuing its review of the Neighbourhood Plan. We need to inform you of proposed changes to two policies within it and the addition of a new Local Green Space. Your views and comments on these changes are important. Breckland Council will be examining our revised document in the next few months, so it's essential we obtain feedback from residents on these changes to ensure we reflect your opinions. Our new Plan will be valid until 2036 so with your help, as a village, we will have a robust document to take us forward some years into the future.

Our **Yaxham Neighbourhood Plan** is an important document that Breckland Council must refer to when considering future planning applications. It helps set out the long-term vision for our rural village, hence this newsletter to you to collect your views on the proposed changes. We would be very grateful if you could complete the response form and we hope the following information will help you do this. Briefly set out below are the changes proposed. There are 3 ways you can respond during the consultation period, which runs from 10th April to 23rd May 2024: -

1. Go to https://yaxham.com/local_index/nplan/ and download the response form, save it, type in your views and email it to - np4yaxham2@gmail.com
(PLEASE NOTE THIS IS OUR PREFERRED RESPONSE OPTION)
2. Fill in this form and return the completed form to drop boxes at either Pickle & Pie, Yaxham School (Street Library), Yaxham Church or put it through the letterbox of Petersfield, Church Lane, Yaxham, NR191RQ, ASAP but no later than 5pm Thursday 23rd May. *(please ensure handwriting is clear as we need to be able to read your comments)*
3. Come along to the **community event on 27th April, 10am – 2pm** at the Community Room, Yaxham Village Hall to find out more. This will be a relaxed, informal drop-in session, there will be lots of information on show and you will be able to meet members of the Working Group. We can assist you with completing the response form and answer any questions you may have.

The Bar will be open too.

If you are having difficulty completing or understanding the questionnaire or with any other matters relating to the Neighbourhood Plan, then please do contact us - we will be very happy to help – at np4yaxham2@gmail.com. We thank you for your time and urge you to take a few moments to provide your feedback.

Consultation Response Form Neighbourhood Plan 4 Yaxham



Name:

Address:

Email Address:

In the orange boxes below, we have listed the new wording for the two policies and new additional Local Green Space designation that your Working Group are recommending to be changed. In the response box provided beneath each orange box, please confirm if you agree or disagree with the wording by stating **Yes** or **No** and add any comments you may have on the specific policy. If you would like to look at the original wording in the first Neighbourhood Plan (2017) for these three policies, to compare with the new wording, go to https://yaxham.com/local_index/nplan/

Alternatively, a hard copy will be available to view at the consultation event on the 27th April or there will be a hard copy for you to view by the drop boxes.

New Policy Words: HOU7 Affordable Homes for Local People

POLICY HOU7: Affordable Homes for Local People

In order to meet the housing needs of the parish all new housing developments providing Affordable Homes will make provision, by way of a s106 agreement, for the Affordable Homes to be made available first to eligible households on the Breckland District Council Housing Register with a local connection to the Parish of Yaxham for the lifetime of the development using the following cascade criteria in order of priority is defined as;

1. Resident of the Parish of Yaxham;
2. People who need to move to the Parish of Yaxham to give or receive support to or from close family*;
3. People who work in the Parish of Yaxham; and
4. People who were a former resident of the Parish of Yaxham.

* Close family is defined for this policy as - parent, spouse, civil partner, sibling, child, grandchild, or grandparent.

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.

What has changed? Paragraph 60 in the NPPF (*National Planning Policy Framework*) states that the needs of groups with specific housing requirements need to be addressed, to support the Government's objective of significantly boosting the supply of homes. Breckland's Local Plan requires 25% of Affordable Homes on developments of 10 or more and requires housing types, to cater for different accommodation needs.

There are 47 Affordable Homes in the parish of Yaxham, of which 46 are for rent and one is of shared ownership. Reason for the New Policy wording? Without the Local Connection Eligibility Criteria priority is not given to residents of Yaxham parish seeking an Affordable Home.

The rewording of this policy now creates the opportunity for people with a local connection to the parish of Yaxham to have priority in accessing some Affordable Homes as they become available in the Yaxham Neighbourhood Area.

As of March 2024, a total of 1,538 applicants were on the Housing Register, of those seven were identified as persons currently who live in the parish of Yaxham.

Policy HOU7: Affordable Homes for Local People		
Policy HOU7	Agree with the policy above ?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<input type="checkbox"/> Yes or <input type="checkbox"/> No	

New Policy Words: HOU2 Housing Density

Policy: HOU2 – Housing Density	
<p>In keeping with the generally low density within the parish, the density of new residential development will not normally exceed approximately 20 dwellings per hectare, unless there are material considerations which clearly justify a higher density, which may include the need for the development to be viable or the quality of the design of the proposal.</p> <p>The need for an appropriate density is particularly important for proposals which are within or abutting the Conservation Area.</p>	

Policy HOU2: Housing Density		
Policy HOU2	Agree with the policy above?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	<input type="checkbox"/> Yes or <input type="checkbox"/> No	

New site for designation as Local Green Space in Policy ENV3- Land to the south of FP4

Policy: ENV3 – Land to the south of FP4 east of St Peter’s Close

In addition to the existing green spaces already designated in ENV3 in the current Neighbourhood Plan, the Parish Council are seeking to designate a new Local Green Space (LGS) on land to the south of FP4 (to the east of St. Peter’s Close and adjacent to the existing footpath leading to Mill Lane)

Policy ENV3: Local Green Space Designation - Land to the south of FP4

Policy ENV3	Agree with the above policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Overall, do you agree with the Policy changes and updates in the Yaxham Neighbourhood Plan?	Yes or No	In your view are there any omissions from the Yaxham Neighbourhood Plan? (Please specify and, if necessary, please attach additional pages)
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Following engagement with Breckland District Council and feedback from the Yaxham Neighbourhood Plan Residents survey, conducted early 2023, the NP4Yaxham Working Group concluded that in the main, the policies within the existing Neighbourhood Plan were robust and appropriate. We therefore set about updating the remaining policies where necessary as shown above. This approach is endorsed by both Yaxham Parish Council and Breckland District Council.

Further details of the latest Yaxham Neighbourhood plan review can be found on the Yaxham Parish Council website. Full details of the proposed changes can be found on the “NP4Yaxham 2024 Review Changes” document.

Thank you for your time and feedback

Signature:	Date:
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DATA PROTECTION NOTICE: Yaxham Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Yaxham Neighbourhood Plan. These details will be shared with the Local Authority, Breckland District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Yaxham Parish Council, as detailed in their retention policy, will retain personal details. Please refer to Breckland District Council’s own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don’t hesitate to contact the Parish Clerk at: yaxhamparishclerk@gmail.com

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Yaxham Neighbourhood Plan

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