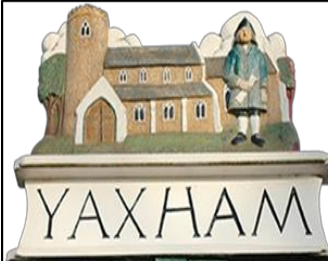


# Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



## Review Consultation Statement

January 2025

Prepared on behalf of Yaxham Parish Council by  
NP4Yaxham2 Working Group and

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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# Consultation Statement

## 1.0 Executive Summary

The Consultation Statement has been produced to meet the statutory requirements of the Neighbourhood Planning (General) Regulations 2012 and subsequent updates.

This document summarises the community consultation process, which was undertaken through the review of the NP4Yaxham and sets out how the requirements of Regulation 14 and Regulation 15 have been satisfied and complied with.

A number of concerns and issues were raised in the responses and at the consultation event and these are summarised below:-

- ✚ Density and size of developments not in keeping with rural villages.
- ✚ Maintaining the separate villages and their character.
- ✚ Affordability and availability of homes for local people.
- ✚ Wanting to have more open green spaces.
- ✚ Local infrastructure not being able to cope with growth.

For more details on each of these issues and concerns please see consultation responses in Appendix 10 and how the NP4Yaxham seeks to address these where possible.

This document summarises the community consultation process undertaken in developing the changes and updates to the NP4Yaxham, thereby, demonstrating how the requirements of Regulation 14 and Regulation 15 have been met.

Section 3.0 outlines how the requirements of Regulation 15 have been met with further detail contained in Section 4.0 and appendices. While section 5.0 demonstrates how the obligations of Regulation 14 have been fulfilled.



## 2.0 Introduction

### 2.1 Background

The NP4Yaxham came into force following a 92% positive vote at the referendum on 5<sup>th</sup> May 2017 and has a plan period running to 2036. As part of the NP4Yaxham (section 13.2(5)) the Parish Council will undertake a formal review and instigate any changes or updates.

This document sets out the community consultation process, which was undertaken to support the formal review of the NP4Yaxham and sets out how the requirements of Regulation 14 and Regulation 15 have been satisfied and complied with.

The activities undertaken as part of the original development of the NP4Yaxham are not included in this document. Details can be found in the earlier Consultation Statement - NP4 Yaxham Consultants Statement Revised 03.01.2017 – is available to view and download on the dedicated webpage.<sup>1</sup>

The NP4Yaxham2 Working Group has worked hard over the last six months to engage and encourage input in the review from as many residents, businesses and stakeholders.



Listed below is the members of the NP4Yaxham Working Group:-

Gary Osborn – Chairman

Melissa Ford - Vice Chairman

Paul Bone

Robert Dye

Graham Howe

Richard Hughes

Tony Morrice

Maggie Oechsle

Jill Vergerson

Shaun Vincent – ABZAG Ltd

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<sup>1</sup> [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/)



## 2.2 Consultation Requirements

The Consultation Statement has been prepared to fulfil the legal obligations of Regulation 14 and Regulation 15 of the Neighbourhood Planning Regulations 2012 (and subsequent updates).

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted; and
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.





## 3.0 Summary of Key Activities

### 3.1 Key Activities

Throughout the review of the NP4Yaxham the Working Group has sought input from the local community.

To achieve this, a range of communication methods have been used – in order to reach as much of the community as possible – to share information, gather views and to report back on progress:-

- ✚ Resident Survey – April 2023
- ✚ Newsletters, delivered at key stages (October 2022, January and March 2023 and March 2024), to every household and business in the Parish;
- ✚ Dedicated web page<sup>2</sup> on the Parish website to share information and collect views;
- ✚ Community consultation events (January and April 2023 and April 2024).
- ✚ Progress reports to Yaxham Parish Council with an opportunity, through public participation, for residents to ask questions at each meeting; and
- ✚ Regular open meetings of the Working Group where residents could participate.



### 3.2 Stages

Community consultation events took place at Yaxham Village Hall at key stages during the neighbourhood planning process:-

- ✚ Commencement of the NP4Yaxham review and Working Group formed January 2023
- ✚ Community Launch and initial consultation event January 2023
- ✚ Resident survey was undertaken through April 2023

<sup>2</sup> <https://yaxham.com>



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- ✚ 'Pre-submission consultation' on proposed changes (the statutory consultation stage, in accordance with Regulation 14) from 10 April 2024 to 23 May 2024.

This Consultation Statement provides full details of each of the above stages, as well as additional events and activities in accordance with Section 15(2) of Part 5 of the Regulations.

### 3.3 Overview of Activities

Yaxham Parish Council and the NP4Yaxham Working Group has led on the review process of the NP4Yaxham. This work commenced in early 2023 when the Parish Council considered the need for a review and the extent of its scope.

#### 3.3.1 Parish Council

The Yaxham Parish Council instigated work on the NP4Yaxham Review at the beginning of 2023, with the Neighbourhood Plan Residents' Survey launched in April 2023. Although work on the review itself had to wait until grant funding was available through Locality. Following a successful grant bid the Parish Council was awarded funding in December 2023 and work started on the review in earnest.

#### 3.3.2 NP4Yaxham2 Working Group

The Working Group, comprising members of Yaxham Parish Council and volunteers representing various groups from the local community, was given the go ahead to undertake the review process.

Regular open meetings of the Steering Group were held, at Yaxham Village Hall, throughout the review process of the NP4Yaxham. Meeting dates, agendas and minutes were publicised via the community website<sup>3</sup>.

#### 3.3.3 Communication

The approach to communication was to implement engagement with all residents and businesses throughout the Parish and key stakeholders. To aid community engagement a number of different channels of communication were used:-

- ✚ Meetings
- ✚ Newsletters and posters
- ✚ Website
- ✚ Parish Council updates
- ✚ Email updates




Section 4 of this document provides further detail on each of the above activities.

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<sup>3</sup> [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/)

## 4.0 Events & Activities

The NP4Yaxham Review has been informed by the consultation activities undertaken as part of the neighbourhood planning process. This section outlines these activities in further detail by: -

-  Who was consulted
-  How they were consulted
-  What response was received

### 4.1 Newsletters, Banners & Posters

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>Households and businesses across the Parish received Newsletters.</p> <ul style="list-style-type: none"> <li>October 2022</li> <li>January 2023</li> <li>March 2023</li> <li>March 2024</li> </ul> <p>Newsletters were hand-delivered to every household &amp; business in the Parish. Copies were also available at community events and at the church.</p> <p>Passing motorists and walkers saw banners (and flags) at key locations.</p> <p>Walkers would have seen the posters placed on telegraph posts across the Parish.</p>	<p>Newsletters were produced, at key stages during the review process.</p> <p>Their purpose being to:</p> <ul style="list-style-type: none"> <li>publicise consultation event to encourage community involvement in the review process;</li> <li>share information about the review of the NP4Yaxham process and provide updates on activities;</li> <li>the March 2024 Newsletter explained in detail the consultation process, how to access documents, lists the proposed changes and provided each household with a response form. (See Appendix 4); and</li> <li>recognise the outside agencies that have provided financial and/or technical support,</li> </ul> <p>Banners (and flags) were placed in strategic locations and used to advertise activities and to act as a</p>	<p>A good reaction has been received to all the newsletters. Residents said they were 'bright' and informative.</p> <p>Local residents have said the newsletters gave them a better understanding of the review process. The newsletters also prompted questions, which residents then came to the community event to ask.</p> <p>Seen as a positive reminder of the consultation and to return response forms.</p>

	<p>'count down' to the consultation period. (See Appendix 6).</p> <p>Posters placed in various and prominent locations highlighting the activities and attending the community event. (See Appendix 4).</p>	<p>Residents said that the posters were useful reminders of the event to encourage attendance.</p>
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## 4.2 Website

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>A dedicated page on the community website <a href="https://yaxham.com">https://yaxham.com</a> was available to anyone who has access to a computer, tablet or smartphone.</p>	<p>The website has been used as a platform to share information about the NP4Yaxham, the review process, use to publicise the consultation event and to provide feedback. (See Appendix 5).</p> <p>The content of the webpage has grown as the review proceeded. Working Group agenda and minutes are held on the website.</p>	<p>The response to the website was favourable. It was seen as a useful place to find more information, key documents, agendas and minutes for the Working Group meetings.</p>

## 4.3 Email Updates & Reminders

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>Stakeholders. Also residents who had given their email address to receive email updates.</p> <p>Individuals were invited to give email contact details at the community event.</p>	<p>Information and updates were emailed directly to residents and Stakeholders.</p> <p>The updates were used to publicise key stages and events explaining how to get involved and comment.</p>	<p>Only acknowledgements and 'thank you' receipts were received from recipients of the updates.</p>

	They were also used to report back on progress and outcomes of activities. (See Appendix 3).	
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#### 4.4 Parish Council Updates

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
All residents of the Parish.	<p>An update on the review process for the NP4Yaxham was given each month by the Chair of the Working Group.</p> <p>Questions were asked and answered.</p> <p>Minutes were recorded and circulated on Parish Council website page and noticeboards.</p>	<p>Residents seemed pleased the Parish Council was driving forward the Review and seeking to improve future development that may come to the Parish.</p> <p>Local residents, who attended Parish Council meetings, engaged with the process and asked questions about the NP4Yaxham and the review process.</p>

#### 4.5 Neighbourhood Plan Survey – April 2023

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>Every household of the Parish received a hand-delivered copy of the survey.</p> <p>Residents were asked to bring their completed survey forms along to one of the following collection points by Friday 28th April: -</p> <ul style="list-style-type: none"> <li>➤ Yaxham School</li> </ul>	<p>The Working Group felt it was important to consult with residents to check if after six years the feeling was still the same about key items and policies such as strategic gaps etc.</p> <p>The Working Group didn't want to assume that the whole demographic of the</p>	<p>83 completed surveys were returned.</p> <p>This provided key evidence that the original NP4Yaxham was fit for purpose and it met the wishes (or not) of the residents of Yaxham Parish.</p>

- St Peter's Church
- Pickle and Pie Café
- Drop-in session in the David Myhill Room on 27th April 2023
- to arrange collection ring Maggie on the number provided.

Parish was unchanged and along with it the views of the community.

A questionnaire was designed with three sections: -

- Section One: What's changed ... let us know how you feel about the key issues from 2016. We want to understand if views have shifted since we last surveyed the village.
- Section Two: New priorities for 2023 and beyond.
- Section Three: Collecting Parish demographics

A 'drop-in' event was held on Saturday 27<sup>th</sup> April 2023 to support the survey and to give residents the opportunity to ask questions.

The results of the survey were conclusive (see Appendix 9) which gave the Working Group the confidence to forge ahead with relatively minor updates to the NP4Yaxham in the knowledge that by doing so the wishes of the community were still represented.





## 4.6 Statutory Consultation

In accordance with the Neighbourhood Planning Regulations 2012 (and subsequent updates) the following statutory consultations were undertaken as part of the NP4Yaxham review process:

### 4.6.1 Strategic Environmental Assessment (SEA)

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>Breckland District Council undertook the original SEA in April 2016.</p> <p>Receiving responses from:</p> <ul style="list-style-type: none"> <li>• <b>Environment Agency</b></li> <li>• <b>Historic England</b></li> <li>• <b>Natural England</b></li> </ul> <p>The statutory bodies were again consulted on the changes to the NP4Yaxham in October and November 2024.</p>	<p>Each of the statutory bodies receive from Breckland District Council a copy of the adopted NP4Yaxham, details of the changes, the screening request accompanied with the original SEA screen in 2016,</p>	<p>Responses were received from:</p> <ul style="list-style-type: none"> <li>• Environment Agency</li> <li>• Natural England</li> <li>• Norfolk County Council</li> </ul> <p>Who raised no issues with the changes being made to the NP4Yaxham agreeing that a full SEA was not necessary.</p> <p>See the 2024 SEA for further details on the NP4Yaxham web page, <a href="https://yaxham.com/local_index/nplan/">https://yaxham.com/local_index/nplan/</a></p> <p>See SEA Screening Report sections 6 and 7 and for the full responses from each consultee in Appendix 1.</p>

### 4.6.2 Habitats Regulation Assessment (HRA) Screening Report

WHO WAS CONSULTED	HOW THEY WERE CONSULTED	WHAT RESPONSE WAS RECEIVED
<p>Breckland District Council undertook the original HRA in August 2016.</p> <p>Receiving a screening opinion from Natural England.</p> <p>Nature England, as the responsible statutory body, were consulted on the</p>	<p>HRA Screening Report (October 2024) was issued to Natural England requesting their 'opinion' on the approach taken, whether they agree with the outcomes and reach the same conclusion.</p>	<p>The response received from Natural England was there agreement in the screening and with the findings of the HRA Screening Report and a full HRA is not necessary.</p> <p>Norfolk County Council also responded to agree with the screening assessment.</p>

changes to the NP4Yaxham in October 2024.		The full responses are recorded in the HRA Screening Report Appendix 1.
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## 4.7 Public Consultation

To inform the review of the NP4Yaxham, a number of community consultation events were held at key stages during the review process:



### 4.7.1 Community Consultation Event - NP4Yaxham Review Introduction

**Date:** 5 January 2023 (7pm to 9pm)

**Location:** Yaxham Village Hall, Norwich Road, Yaxham

**Event Aims:**

- ✚ Introduce the concept of the NP4Yaxham review
- ✚ To give real life experience from the neighbouring parish of Mattishall and their review process.
- ✚ To raise awareness of the 'call for sites' proposals and locations.
- ✚ Draw out people's view on undertaking a review of the NP4Yaxham.
- ✚ Continue to explain and inform on the neighbourhood planning process.

**Who was Consulted?** The event was open to everyone and anyone. All residents and businesses of Yaxham were invited to attend via a newsletter.

**Publicity:** A newsletter was hand-delivered to every household and business in the Parish. Posters were displayed in prominent locations, (See Appendix 4).



### How were they consulted?

The Chairman of the Parish Council led the meeting, introducing the format, setting out the reasons for the meeting, arranged for David Fowler, from Mattishall NP Working Group, to speak and help explain the process.

### What response was received?

An extremely large number of residents, more than could be comfortably accommodated in the Community Room (circa 46) were in attendance.

Residents appreciated the opportunity to ask questions, find out about the process and keen that the NP4Yaxham was refreshed and update as necessary.

It was agreed to set up a new Neighbourhood Plan Working Group, with several people volunteering and the NP4Yaxham2 Working Group was formed.



## 4.7.2 Neighbourhood Plan Survey Support Event

**Date:** 27 April 2023

**Location:** David Myhill Room, Yaxham Village Hall, Norwich Road

### Event Aims:

- ✚ Encourage completion of the survey.
- ✚ Check the NP4Yaxham was still supported.

- Reality check with residents on key policy issues, such as was the Strategic Gap, are still important.
- Identify any changes to village demographics and their possible impact on views and priorities.

**Who was Consulted?** All residents of the parish of Yaxham and other stakeholders were invited to attend the event and have their say. The event was open to everyone and anyone.

**Publicity:** Posters were displayed around the Parish. The survey form was delivered to every household with a joint Parish Council and Working Group newsletter for residents to complete, which included details of the support event. These were hand delivered between 30<sup>th</sup> March and 2<sup>nd</sup> April 2023 to every household. (See Appendix 4).

### How were they consulted?

The consultation event was structured around a number of displays designed to prompt residents and stakeholders to share their views and opinions on the NP4Yaxham and the policies.



### What response was received?

The event was attended by 27 people, asking questions and intrigued to find out more about the NP4Yaxham and what would happen with the survey results. A total of 83 survey forms were completed and returned.



A number of concerns were raised at the event, these were: -

- ✚ Overdevelopment and excessive new development around Yaxham.
- ✚ Increasing traffic and road safety.
- ✚ Pressure on key infrastructure, such as doctors and schools, limited access to dentists and public transport.

#### 4.7.3 NP4Yaxham Review Community Support ‘Pre-Submission’ Community Event

**Date:** 27 April 2024 (10am to 2pm)

**Location:** Yaxham Village Hall, Norwich Road, Yaxham

**Event Aims:**

- ✚ To publicise the consultation of the proposed Changes and Updates to the NP4Yaxham.
- ✚ Help local residents understanding and answer questions.
- ✚ Promote responses and awareness of the response deadline.
- ✚ Seek ideas on community projects and facilities.

**Who was Consulted?** The event was open to everyone and anyone. All residents and businesses of the Parish as well as stakeholders and neighbouring Parish and Town Councils were invited to attend,








**Publicity:** The event was publicised on banners placed in strategic locations around the Parish (see Appendix 6). On the community website (see Appendix 5). A newsletter was hand-delivered to every household and business in the Parish (see Appendix 4) and an open invite was sent to everyone who had previously provided their email address. Posters were displayed around the village. All identified stakeholders (Statutory and non-statutory) received an email letter invitation (see Appendix 8).



## How were they consulted?

The Working Group organised the community event in the Yaxham Village Hall, opening doors at 10am.

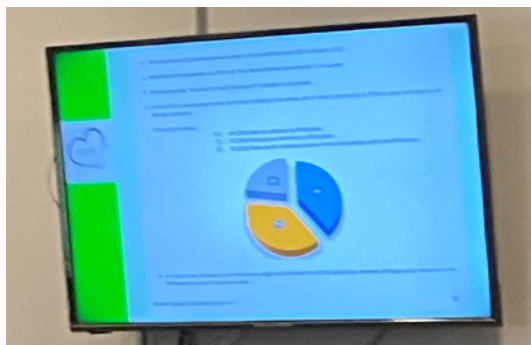
Display areas were set up to: -

-  Help local residents' understanding of the process and answer questions on the proposed changes and updates.
-  Present feedback on the outcomes and results of the Neighbourhood Plan Survey.
-  Highlight the proposed policy changes and their supporting text.
-  Seek views on spending priorities for the Parish.
-  Inform what the next stages and actions would be.
-  A presentation ran on the screen to give more information.
-  Assist in the completion of response forms.

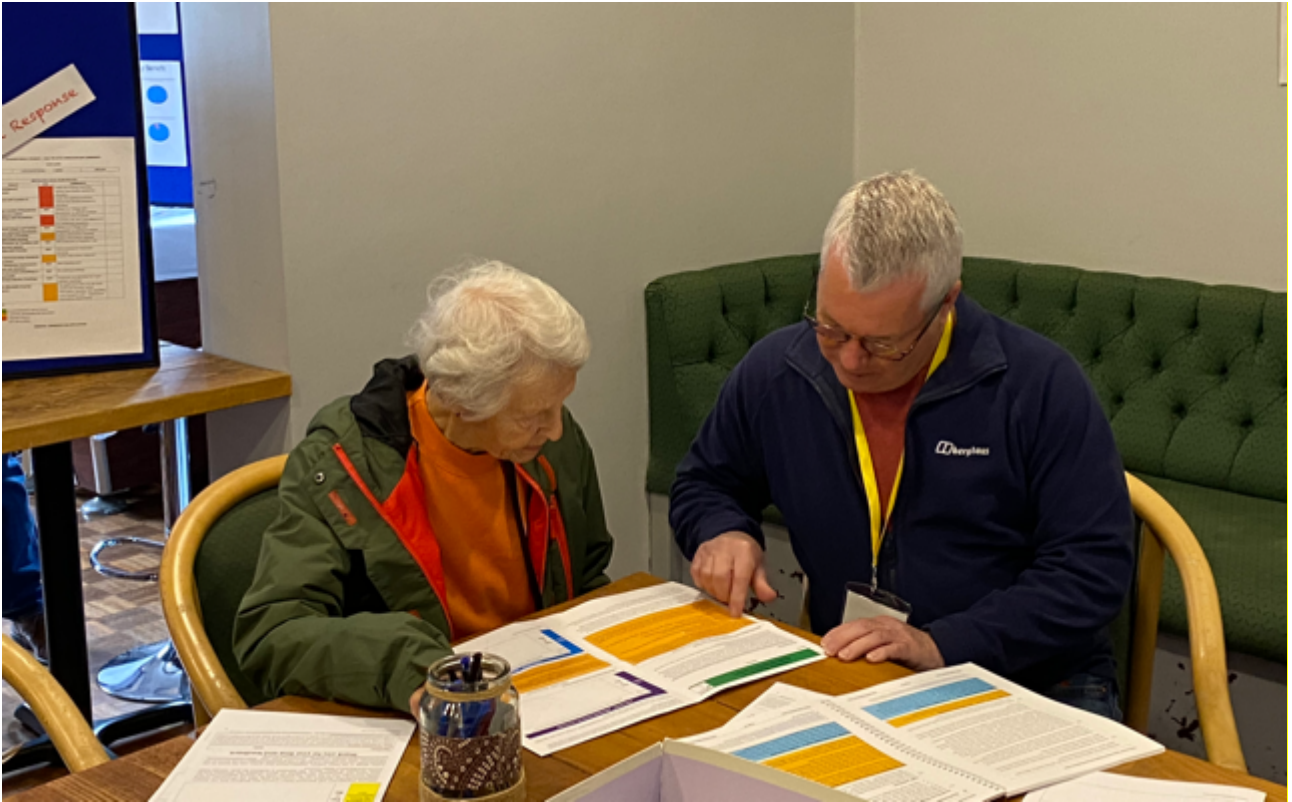


Each person also indicated where he or she lived by placing a coloured sticky dot on the designated Neighbourhood Area map (see Appendix 7).

Running on a looped presentation throughout the events were details on neighbourhood planning process, the stages involved and how the local community can and should get involved was well received.



Consultation response forms were given to everyone who attended (see Appendix 4) and an area that was set aside for people wanting to sit down to complete a response form over a cup of tea and biscuit at the event. Members of the Working Group were on hand to answer questions.



Several hard copies of the NP4Yaxham and the Review – Changes & Updates documents were available to be view and studied.







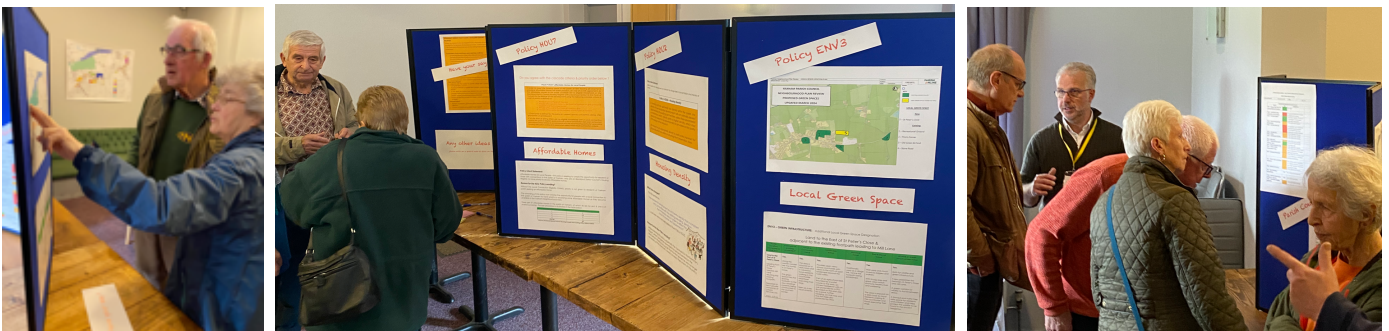
Residents were also asked to make suggestions on 'post-it' notes to answer the question - "if they were given £100,000 to spend on the local community, how would you spend it?"

### What response was received?



A total of 64 residents and stakeholders attended the consultation event, asking many questions of members of the Working Group about the policies and how they would help the local community.

A large number of residents completed feedback forms; expressing their views on the policies and adding their comments and suggestions. These have been recorded, with all responses, within the Pre-Submission Consultation Responses (see Appendix 10).



## 5.0 Pre-submission (Regulation 14) Consultation

### 5.1 Background

This section of the Consultation Statement demonstrates how the NP4Yaxham 'Changes & Updates' pre-submission consultation fulfills Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This regulation requires that:

**"Before submitting a plan proposal to the local planning authority, a qualifying body must –**

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area [with]
  - (i) details of the proposals for a neighbourhood development plan;
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
  - (iii) details of how to make representations; and
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority."



### 5.2 Formal Pre-submission Consultation Period

The formal pre-submission 'Changes & Updates' NP4Yaxham was prepared and circulated for consultation from 10<sup>th</sup> April until 23<sup>rd</sup> May 2024; six weeks and one day.

### 5.3 How it was publicised?

#### 5.3.1 For the local community

Residents and businesses of the Parish were informed of the pre-submission consultation on the 'Changes & Updates' to the NP4Yaxham, start and finish dates. They were informed about how and by when to respond through various media:

-  On banners placed in strategic locations around the Parish (see Appendix 5).
-  On the community website (see Appendix 5).

- ✚ A newsletter was hand-delivered to every household and business in the Parish (see Appendix 7).
- ✚ An open invite was sent to everyone who had previously provided their email address.
- ✚ Posters were displayed around the village.
- ✚ All identified stakeholders (Statutory and non-Statutory) received an email letter invitation (see Appendix 8).
- ✚ Printed copies of the 'Changes & Updates' to the NP4Yaxham and Response Form were available at the Village Hall event, primary school and St Peter's Church.

### 5.3.2 For Statutory Consultees and Other Stakeholders

The statutory consultees, councils, developers, community groups and other stakeholders were informed of the start of the consultation by email and invited to review and comment on the NP4Yaxham 'Changes & Updates' by 23<sup>rd</sup> May 2024 (see Appendix 8). The email also included an invite to the pre-submission community event on 27<sup>th</sup> April 2024. An email reminder was sent on 19<sup>th</sup> May 2024 advising again of closing date (see Appendix 8).

### 5.4. Who was consulted

The list of consultees for the NP4Yaxham 'Changes & Updates' is long, for a detailed list of key consultees see Appendix 8. The main categories are: -

- ✚ Residents
- ✚ Local Businesses
- ✚ Landowners and local stakeholders
- ✚ Neighbouring Parish Councils
- ✚ District & County Councils
- ✚ Statutory consultees
- ✚ Developers
- ✚ Key Service providers
- ✚ Community Groups
- ✚ Voluntary Organisations

### 5.5 Document Access

The pre-submission NP4Yaxham 'Changes & Updates' was available in both paper and digital formats:-

- ✚ Paper copies of the documents were available to view at the Village Hall consultation event, primary school and St. Peter's Church.



- ✚ At the community supporting event on 27<sup>th</sup> April 2024 paper copies were available to read and review over a cup of tea and slice of cake.
- ✚ Digital copies of the NP4Yaxham 'Changes & Updates' were available to view online or download with the Response Form from the website [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/).

## 5.6 Response Methods

The comments and responses on the NP4Yaxham 'Changes & Updates' were invited from all consultees by completing the Response Form and to return the completed Response Form to Yaxham Parish Council by email or post.

The Response Form was hand delivered to every household (see Appendix 4) and was also available to download from the website.

Hard copies of the Response Form were made available at the 'Pre-Submission' community event on 27<sup>th</sup> April 2024.

Drop boxes were set up at the Church and outside the school for completed Response Forms to enable easy returning. See Appendix 4.



## 5.7 The Main Issues & Concerns

### 5.7.1 Response Received

In total 120 consultation responses were received by the end of the formal consultation period of 23<sup>rd</sup> May 2024.

The Response Form asked if the consultee agreed (yes or no) with each of the policy changes, to state fully and clearly their comments or concerns, what changes or alternative approach and if there were any omissions from the NP4Yaxham 'Changes & Updates'.

### 5.7.2 Summary of Issues & Concerns

All comments, issues and concerns raised by the consultees have been recorded in full, (see Appendix 10). Below is a summary of the main issues and concerns raised:-

- ✚ Density and size of developments not in keeping with rural villages.
- ✚ Maintaining the separate villages and their character.

- ✚ Affordability and availability of homes for local people.
- ✚ Wanting to have more open green spaces.
- ✚ Local infrastructure not being able to cope with growth.

### 5.7.3 Addressing Issues & Concerns

Each of the issues and concerns raised in the consultation comments was considered by the Working Group, with their responses recorded for each (see Appendix 10) Where it was considered relevant and necessary for an action or change the details are also recorded to indicate how the issue or concern has been addressed in the proposed NP4Yaxham2.

## 6.0 Conclusion

This Consultation Statement documents the consultation activity and demonstrates the effectiveness of the communication across the Parish with residents and stakeholders.

It provides evidence that in producing the NP4Yaxham2 there has been a significant amount of successful consultation with the local community, stakeholders, businesses and Statutory Bodies that potentially have a stake in the Neighbourhood Plan.

The document identifies comments raised through the neighbourhood planning process, consultations and how the NP4Yaxham2 has sought to take account of these comments where necessary and appropriate to comply with the Government's National Planning Framework and the Breckland Local Plan.

This Consultation Statement and the supporting consultation reports are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.



## 7.0 Appendices

1	Neighbourhood Area Application
2	Breckland District Council Approval of Neighbourhood Area Designation
3	Update Emails
4	Newsletters, Posters & Drop Boxes
5	Website - <a href="https://yaxham.com">https://yaxham.com</a>
6	Banners & Flags
7	Dot Map (Attendance & Neighbourhood Area)
8	Statutory Consultees & Stakeholder Letters
9	Yaxham Neighbourhood Plan Survey April 2023
10	Pre-submission Consultation Responses



## Appendix 1 - Neighbourhood Area Application



### YAXHAM PARISH COUNCIL

14 September 2015

Mr P Mileham,  
Deputy Planning Manager,  
Breckland District Council  
Elizabeth House  
Walpole Loke,  
Dereham  
Norfolk  
NR19 1EE



Dear Mr Mileham,

#### Yaxham Parish Council Neighbourhood Plan Statement

At its meeting on Thursday 10<sup>th</sup> September 2015 Yaxham Parish Council voted to undertake a Neighbourhood Plan for the Civil Parish of Yaxham.

Attached therefore for your consideration is the Yaxham Parish Council Neighbourhood Plan Statement and the accompanying Map showing the boundary of the proposed Plan Area coincident with the boundary of the Civil Parish of Yaxham.

We look forward to the successful conclusion of the consultation area on the designated area and to working with the Breckland Planning Team and other local parishes undertaking a Neighbourhood plan for their areas.

Yours sincerely,

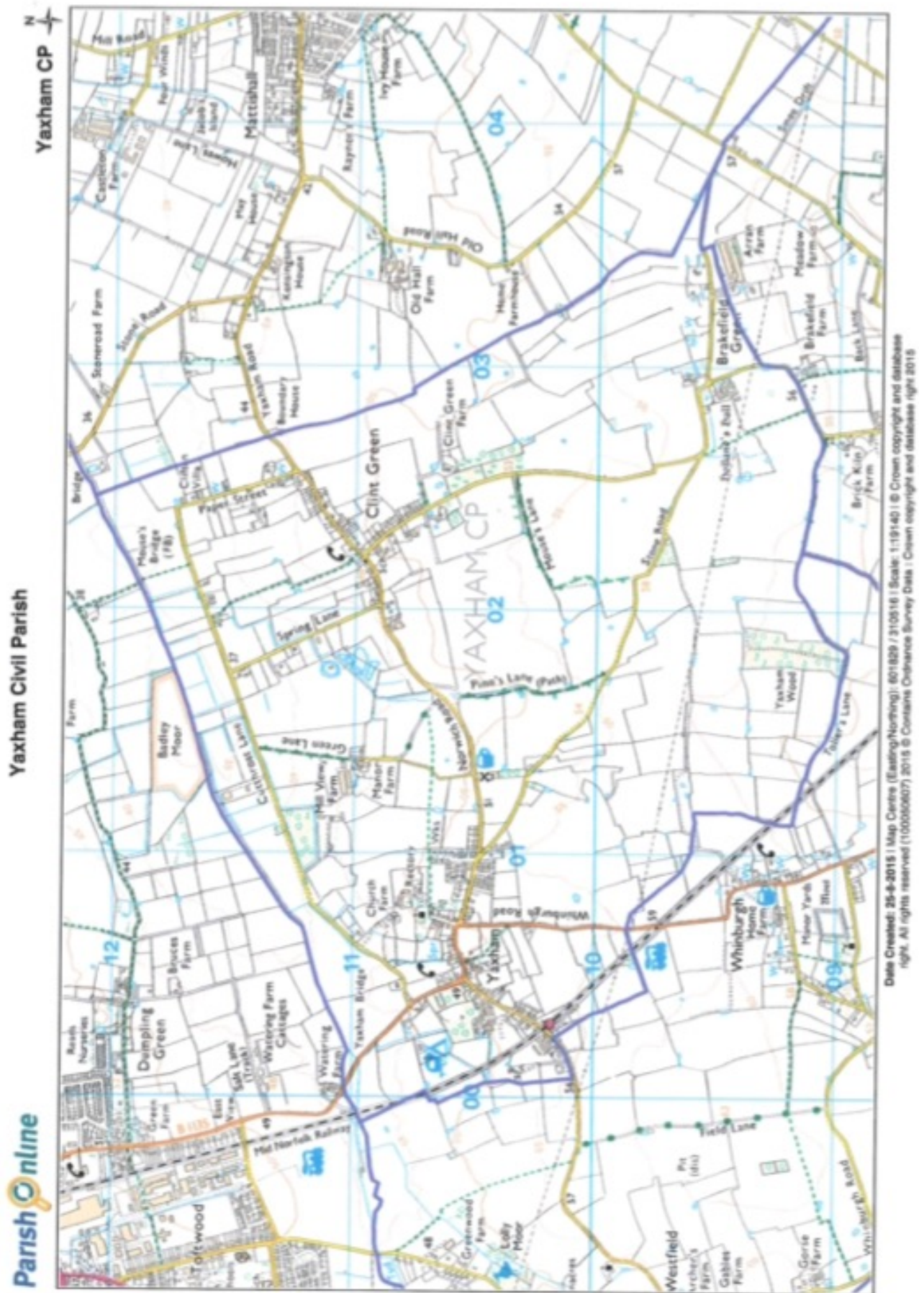
Paula Benson

c.c. Mrs M Oechsle, Yaxham Neighbourhood Plan Working Group.

#### Clerk to the Council:

Mrs P Benson, Hawthorn Cottage, Walnut Drive, Hilborough, Norfolk, IP26 5BG  
Telephone: 01760 756139 E-mail: yaxhamparishclerk@gmail.com  
Village Web Site: [www.yaxham.com](http://www.yaxham.com)







### **Yaxham Parish Council Neighbourhood Plan Statement**

Yaxham Parish Council is a duly elected council is an appropriate body under The Neighbourhood Planning Regulations (2012) for the purposes of preparing a Neighbourhood Plan (as defined in Section 61.G of the Town & Country Planning Act 1990 as amended).

We hereby notify Breckland Council that Yaxham Parish Council would like to submit a Neighbourhood Plan Area as the first step in the process.

The designated Plan Area is as shown on the attached map and is the area enclosed within the boundary of Yaxham Civil Parish.

The Plan Area will cover the whole of the Civil Parish of Yaxham. This is in line with the Government's approach to planning, which aims to give local people more say about how their area is developed. This is particularly important for this Parish Council which is under considerable pressure, primarily as a result of its location.

The Neighbourhood Plan will dovetail with Breckland Council's production of a new single "local plan".

The purpose of the Neighbourhood Plan is to maintain the sense of place and quality of life in the Parish by preserving the balance between future development and rural landscape, together with green open space and agricultural balance. In the first instance it will draw significantly on the "Your Yaxham" Community Led Plan of 2013 which received input from some 74% of local residents.

The Neighbourhood Plan will include the following issues:

- Affordable residential development in conjunction with local needs
- To review the requirement and provision of community facilities
- To provide and maintain a sustainable Parish within the Plan Area
- To maintain and protect the tranquil rural nature of the Parish
- To address where practical the road traffic concerns of the Parish and reduce the need for private car use
- Development of employment and business use appropriate to the rural nature of the parish
- To maintain and develop the village school.

The Parish Council and the Neighbourhood Plan Working Group will develop the Neighbourhood Plan through consultation and engagement with the local community and working closely with Breckland District Council's Planning Policy Team.

Yaxham Parish Council

Neighbourhood Plan Statement & Map – 10<sup>th</sup> September 2015

## Appendix 2

### Breckland District Council Approval of Neighbourhood Area Designation



Mrs P Benson,  
Clerk to Yaxham Parish Council,  
Hawthorn Cottage,  
Walnut Drive,  
Hilborough  
Norfolk  
IP26 5BG

Your Ref:  
Our Ref: Planning Policy NP  
  
Contact: Planning Policy  
Direct Dial: 01362 656803  
Email: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)  
Date: 17.11.15

Dear Mrs Benson

#### **Yaxham Neighbourhood Plan – Confirmation of Plan area designation**

Thank you for your letter dated 14 September 2015 in respect of the above on behalf of the parish council, the accompanying area map and subsequent statement to support the preparation of your Neighbourhood Plan.

Firstly, I can confirm that Breckland Council is satisfied that Yaxham Parish Council is a relevant body for the purposes of Section 61G of the Town and Country Planning Act (1990). The Council has publicised the proposed plan area as required by Regulation 6 of the Town and Country Planning, Neighbourhood Planning (General) Regulations 2012, as amended.

I can advise that the Council received no representations on the proposed Plan area during the prescribed period raising no issues with the area designation, and the Council has no additional comments on the proposed boundary. The Council has not received any other applications to designate a Neighbourhood Plan that would affect the confirmation of your proposed plan area as set out in Section 61G(10) of the Act. Furthermore, the Council does not consider that the area is wholly or principally an employment area and as such, a Business Area need not be designated under Section 61H of the Act.

Therefore, I can confirm on behalf of Breckland Council under delegated authority that the Neighbourhood Plan area as set out in your submission has been duly confirmed from the date of this letter.

The Council is required to advertise the confirmation of your plan area and place this on its website as required by Regulation 7 of the abovementioned Regulations which it will carry out in due course; however this should not affect your emerging plan timetable.

I hope that this is of assistance to you.

Yours sincerely,

*Tim Mills*

Tim Mills  
Interim Executive Manager (Growth)  
Breckland Council, Norfolk  
South Holland Council, Lincolnshire

## Appendix 3

### Update Emails

**From:** NP4Yaxham np4yaxham2@gmail.com  
**Subject:** Polite reminder - 200 additional homes potentially coming to Yaxham - please act NOW to help support our wonderful small rural village.  
**Date:** 21 April 2024 at 20:20  
**To:** NP4Yaxham np4yaxham2@gmail.com



Dear resident

**RE: 200 additional homes potentially coming to our small rural village - find out more**

Further to our recent email and Newsletter, I thought I would send a polite reminder about our forthcoming community event at the village hall on Saturday 27th April, please come along anytime between 10am & 2 pm.

We would be delighted to see you there so we can provide further information about the Neighbourhood Plan for Yaxham and how important this process is to our village.

Your views, questions and feedback are greatly appreciated and together we genuinely can make a BIG difference. There are currently circa 385 homes in Yaxham and we would be very interested to hear your views on future developments in the Parish.

Hopefully you have received my previous email with the response form attached, if not, please let me know and I will send it again but perhaps also check that it has not gone into your junk folder.

If not done so already, can you and all members of your household, please complete the response form and ideally email each copy to me or bring your completed paper copy to the event on Saturday, or alternatively drop it off at one of the drop off points. As a small rural village we need as many responses as possible please, so do come along on Saturday 27th and we can help you complete the form if you need further assistance and answer any questions you may have.

I hope you don't mind but due to the importance of this matter I will send a further reminder about the event later in the week, but in the meantime, have a great week and we look forward to hopefully seeing you on Saturday.

Kind regards

Gary Osborn  
Chairman  
Yaxham Neighbourhood Plan2 Working Group

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**From:** NP4Yaxham np4yaxham2@gmail.com  
**Subject:** 200 additional homes potentially to be built in Yaxham - find out more tomorrow, drop in to the village hall community room between 10am and 2pm  
**Date:** 26 April 2024 at 14:35  
**To:** NP4Yaxham np4yaxham2@gmail.com



We welcome you to come along to an informal and relaxed community event at Yaxham village Hall, **tomorrow 27th April**. Feel free to pop in anytime between **10am and 2pm** and our friendly team will be able to tell you more about the potential for an **additional 200 new homes** in our rural village, a 52% increase in size.

We can also tell you more about how our Neighbourhood Plan works and we will have an expert consultant on hand to answer any queries you may have.

You will also have an opportunity to put forward your views on affordable housing for local residents and how you would like to see our wonderful village develop, now and in the future.

Your support is greatly appreciated and we look forward to seeing you tomorrow.

As a community we can make a big difference and your views on the future of Yaxham will genuinely be taken in to consideration.

Kind regards

Gary Osborn  
Chairman  
Yaxham Neighbourhood Plan2 Working Group

PS The bar is open from 10.30am

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## Appendix 4

### Newsletters, Posters & Drop Boxes

- October 2022
- January 2023
- March 2023
- March 2024



## YAXHAM PARISH COUNCIL VILLAGE NEWSLETTER

October 2022

# 200? What? Where?

Breckland Council has called for sites for new development and 200 homes have been proposed in Yaxham and Clint Green!

- Land behind Braemar Norwich Road Clint Green 71 new houses?
- Spring Lane 5 houses?
- Beech Farm 8 - 9 houses?
- Land surrounding Badger Homes site 85 - 90 new houses?
- Elm Close 25 additional dwellings on Flagship site

Full details may be found on the Breckland Council website and the sites are currently being assessed.  
<https://brecklandlocalplan.commonplace.is/>

### What do you think?

Councillors welcome your views so please email [yaxhamparishclerk@gmail.com](mailto:yaxhamparishclerk@gmail.com) or write to any councillor. Please let the Clerk have your email address if you would like updates.

Yaxham Parish Council will hold a public meeting before the public consultation on these proposed developments starts in the new year. Date to be arranged when more details are known.

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Please visit [www.Yaxham.com](http://www.Yaxham.com) for information on village issues, hardship grants available, upcoming events as well as Parish Council Minutes and Agendas and note the next Parish Council meeting is

**24<sup>th</sup> November at 7.30 in the Myhill Room in the Village Hall.**

Maps of showing the proposed sites for development will be on display

### Current Parish Councillors

Maggie Oechsle – Chairman  
[maggie01362@gmail.com](mailto:maggie01362@gmail.com)  
01362 693646

Richard Whadcoat – Vice Chairman  
[richard@RWClintGreen.com](mailto:richard@RWClintGreen.com)  
07780 972206

Ben Conway  
[benconway@benburgess.co.uk](mailto:benconway@benburgess.co.uk)  
07787 554325

Chris Couves  
[Chris.couves@hotmail.co.uk](mailto:Chris.couves@hotmail.co.uk)  
01362 422515

Bob Gust  
[bobgust@gmail.com](mailto:bobgust@gmail.com)  
07930 374219

Peter Lowings  
[Peterlowings@btconnect.com](mailto:Peterlowings@btconnect.com)  
01362 690290

The Parish Council has voted to review our **Yaxham Neighbourhood Plan** which evolves from community consultation.

What do you think about village services, house design and density, dark skies and environmental concerns etc etc?

Your views would form part of the review which in turn would lead to inclusion into the Breckland Local Plan development strategy.

**BUT** volunteers are needed to form a steering group. Can you help? Please contact the Parish Clerk for further details [yaxhamparishclerk@gmail.com](mailto:yaxhamparishclerk@gmail.com)

Please view **NP4Yaxham.com** to see our current Plan. It was adopted in 2017 and it would be beneficial to the village to be revised.

### and finally ... some Good News

Phase 2 of the Play Area will take place later in the autumn. Funds have been provided from Badger Building (E Anglia) Ltd to extend our existing play space with a roundabout, see saw and new fencing. The project is managed by Cllr Couves and thanks to successful negotiations over the summer this extension can take place far sooner than anticipated. Thanks to Badger and all involved for making this happen.

### 2023 Council Elections?

The present Parish Council's term of office expires in May 2023. The Council is still one member short of the 7 seats.

Some councillors will not re-stand and there will be vacancies – please have a thought whether you would be interested in standing.

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**Your opinion matters!**

01.01.2023

Dear Yaxham & Clint Green residents, a Happy New Year to you all,

You may have recently received a Yaxham Parish Council Newsletter, (copy attached for reference) This outlined that Breckland Council called for development sites and according to their website, there are **200** dwellings or gypsy / traveller pitches proposed in Yaxham alone.

To put that number in perspective, there are approximately just 360 dwellings in the whole of our parish with about 204 in Yaxham. There is currently a permitted development for up to 52 additional dwellings - Elm Close and Badger Homes along Norwich Road and therefore another 200 would almost double the size of our small rural village.

The 200 proposed dwellings put forward so far in our village (see table on reverse for details) are currently being assessed by Breckland and will eventually be subject to public consultation. Not all sites will be suitable or sustainable for any number of reasons. None of them have planning permission at present, but if approved it will significantly impact the rural status of our lovely village.

**We need to take action now & need your help please**

Whilst it is widely recognised that additional housing developments are required and of course everyone is entitled to their opinion and some may be in favour of large-scale development in our village, however previous local consultation amongst Yaxham & Clint Green residents, deemed that a sustainable and long-term plan / framework was required, otherwise it could quite easily be overwhelmed. The consultation revealed: - **The rural nature of the village of Yaxham is of critical importance to village residents, with 91% of respondents 'strongly agreeing' with the statement 'value Yaxham as a small rural village'**

To set out the wishes of the vast majority of local residents, Ian Martin, Maggie Oechle and a working group kindly produced a Neighbourhood Plan which was produced by Yaxham people for Yaxham people with the intention of being incorporated into Breckland Council's Local Plan. For more information visit <https://www.np4yaxham.com/> The good news is that we don't believe it needs completely rewriting but may need updating.

This excellent work by Ian, Maggie & the team, (thank you), was adopted by Breckland Council. However, as policies have potentially changed and a reasonable amount of time has passed, it is important that this plan is reviewed and updated in order to meet the wishes of Yaxham residents and to tackle any planning applications that do not align with the plan. For example, overdevelopment and density of development (EG: 71 houses proposed in just 2.35 hectares? With this in mind it was agreed at the last Parish Council meeting that a separate meeting should be arranged specifically regarding the matter of potential additional development in our village and how best to move forwards.

You may be a new resident to our village, do not know all of the village layout and are just finding your way around, or in a part of the village where you feel the potential developments may not have any impact on you, but we feel it is important for everyone who appreciates our lovely rural environment, to come along to the meeting to get together with other residents and chat and find out more.

**5<sup>th</sup> January 2023 at 7-9pm**

If you would like to find out more and can potentially assist, please attend a meeting at the rear of the village hall on:

Your opinion really does matter. We can make a difference and as before, Breckland Council will want to take in to account the wishes of its local residents if put forward in a constructive and structured manner.

For your information, the residents of Great Ellingham were not proactive in challenging the developments proposed in their village and in the main, sat back and didn't tackle the matter and now their small rural village has almost doubled in size in a very short space of time - please don't let that happen to Yaxham - please come to the meeting.

Proposed Locations (so far)	Total site area (hectares)	Estimated Number of dwellings or gypsy / traveller pitches or travelling showpeople plots
Maxwell House Spring Lane NR19 1SA	2.4ha	
Elm Close NR19 1RW	1 ha	5
Beech Farm NR19 1RT	4.9ha?	25
Paper Street NR19 1AB	2.35ha	9
Norwich Road NR19 1RP	4.13ha	71
<b>Total dwellings or Gypsy / traveller pitches</b>		<b>90</b>
		<b>200</b>

NOTE - info above taken from website <https://brecklandlocalplan.commonplace.is/> Please visit for more details including site map locations / area for proposed development etc. (Click on Call for sites and list of submitted sites)

Additionally, if you would like to be kept up to date with all matters relating to the above, please email your name and contact details to [maggie02167@gmail.com](mailto:maggie02167@gmail.com) and [yaxhamparishclerk@gmail.com](mailto:yaxhamparishclerk@gmail.com)

Note the wording "Estimated Number of dwellings or gypsy / traveller pitches or travelling showpeople plots" is taken from Breckland District Council's website

Published & hand delivered by residents of Yaxham and Clint Green





## YAXHAM PARISH COUNCIL

### VILLAGE NEWSLETTER

March 2023



#### YOUR VILLAGE – YOUR VIEWS

An active Working Group has started to review the Yaxham Neighbourhood Plan which was finalised in 2017 following consultations with parishioners. Now we need YOU to tell us if the policies in the existing Neighbourhood Plan are still relevant today. To view the current plan please see [www.np4Yaxham.com](http://www.np4Yaxham.com)

The Working Group is a sub committee of the Parish Council working to ensure YOUR VIEWS form the backbone of our village Plan.

**Your questions and your views would be very welcome at a drop in consultation session from 4 pm on Thursday 27<sup>th</sup> April in the David Myhill Room at the village hall before the Annual Parish Meeting starting at 7.30 pm**

You will be able to see what is in the present Plan relating to housing and development, environment and community benefit.

What do you think about the design and scale of any development, green infrastructure, surface water management?

A questionnaire is attached and we look forward to your comments.

Responses can be placed in ballot boxes at Yaxham School (from 17<sup>th</sup> April), St Peter's Church and the Pie and Pickle café at Yaxham Waters or in the drop in session on 27<sup>th</sup> April

**Closing date for responses Friday 28<sup>th</sup> April**

If collection from your home is more convenient, please phone Maggie to arrange - 693646

NP4Yaxham Working Group: Gary Osborn- Chairman, Melissa Ford – Vice Chairman, Paul Bone, Robert Dye, Graham Howe, Richard Hughes, Sherrie Isbill, Dale Knights, Peter Lowings, Julia Messenger, Tony Morrice, Maggie Oechsle, Jill Vergerson. Contact: [np4Yaxham@gmail.com](mailto:np4Yaxham@gmail.com)

For more information see [www.yaxham.com/parish-council/](http://www.yaxham.com/parish-council/) or email [yaxhamparishclerk@gmail.com](mailto:yaxhamparishclerk@gmail.com).  
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Printed by Harlequin Colour Print, Breckland Business Centre, St Withburga Lane, Dereham NR19 1FD

## Breckland District Council Elections

There will be a "Hustings" session at the Village Hall on Saturday 15<sup>th</sup> April at 11 a.m and we hope all candidates will be present to answer your questions. They will represent Yaxham as part of the Mattishall Ward on the District Council for a 4 year term of office.

**Election Day Thursday 4<sup>th</sup> May**

### Yaxham Parish Council

All seven members of the Parish Council come to the end of their term of office and if you would like to stand as a candidate, nomination forms can be supplied by the parish clerk.

**Nominations close on 4<sup>th</sup> April 2023**

If there are more nominations than 7, then an election for the Parish Council will also take place on 4<sup>th</sup> May  
**The first meeting of the new Parish Council will take place on Tuesday 23<sup>rd</sup> May**

**And finally ...** a well deserved "thank you" to Ian and Sue Martin who were instrumental in getting the original Neighbourhood Plan Working Group set up. Without their impetus, the Plan and its policies would not have happened and it is those policies which help both Parish Council and Breckland assess planning applications today. Councillors appreciated the attention to detail and commitment that Ian brought to the Parish Council and both groups in the village send their very best wishes and huge thanks to them both.



For more information see [www.yaxham.com/parish-council/](http://www.yaxham.com/parish-council/) or email [yaxhamparishclerk@gmail.com](mailto:yaxhamparishclerk@gmail.com).  
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## 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 10<sup>th</sup> April to 23<sup>rd</sup> May 2024: -

- Go to [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/) and download the response form, save it, type in your views and email it to - [np4yaxham2@gmail.com](mailto:np4yaxham2@gmail.com)  
**(PLEASE NOTE THIS IS OUR PREFERRED RESPONSE OPTION)**
- 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 23<sup>rd</sup> May. (please ensure handwriting is clear as we need to be able to read your comments)
- 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](mailto:np4yaxham2@gmail.com). We thank you for your time and urge you to take a few moments to provide your feedback.

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### 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/](https://yaxham.com/local_index/nplan/). Alternatively, a hard copy will be available to view at the consultation event on the 27<sup>th</sup> 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 10% agreement, for the Affordable Homes to be made available free 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 parishes seeking an Affordable home.

Yaxham Neighbourhood Plan

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	
Agree with the policy above?	Yes or No
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.	

#### New Policy Words: HOU2 Housing Density

##### Policy: HOU2 – Housing Density

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.

The need for an appropriate density is particularly important for proposals which are within or abutting the Conservation Area.

Policy HOU2: Housing Density	
Agree with the policy above?	Yes or No
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.	

Yaxham Neighbourhood Plan

#### New site for designation as Local Green Space in Policy ENV3: Land to the south of F4

**Policy: ENV3 – Land to the south of F4 east of St Peter's Close**  
In addition to the existing green spaces already designated in 2013 as the current Neighbourhood Plan, the Parish Council are seeking to designate a new Local Green Space (LGS) as land to the south of F4 (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 F4**

Policy ENV3: Local Green Space Designation - Land to the south of F4	
Agree with the policy above?	Yes or No
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.	

Overall, do you agree with the policy changes and updates in the Yaxham Neighbourhood Plan?

Overall, do you agree with the policy changes and updates in the Yaxham Neighbourhood Plan?	
Yes or No	Yes or No

In your view are there any decisions from the Yaxham Neighbourhood Plan?

(Please specify any, if necessary, please attach additional pages)

Following engagement with Breckland District Council and feedback from the Yaxham Neighbourhood Plan Residents survey, conducted early 2023, the NP4Yaxham Working Group considered 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' listed here: <https://yaxham.com/wp-content/uploads/2024/04/2024-Review-Changes-02.2.pdf>

**Thank you for your time and feedback**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DATA PROTECTION NOTICE:** Yaxham Parish Council takes your privacy very seriously and processes your personal data with your consent in accordance with our data protection statement. Your personal data will be used for the purposes of the Yaxham Neighbourhood Plan review. Your personal data will be stored on the Parish Council's secure systems and will not be shared with any third party. You have the right to request a copy of our data protection policy, which we will provide free of charge. You also have the right to request a copy of our data protection policy, which we will provide free of charge. You have the right to request a copy of our data protection policy, which we will provide free of charge.

Yaxham Parish Council is an Equal Opportunities Employer. We are committed to ensuring that all our employees are treated fairly and that we provide a safe and healthy working environment for all our employees. We are committed to ensuring that all our employees are treated fairly and that we provide a safe and healthy working environment for all our employees.

Yaxham Neighbourhood Plan





## Drop box outside the School



## Drop box at the Church





## Appendix 5

Website - <https://yaxham.com>



## Appendix 6

### Banners & Flags





Flag outside Village Hall for the community event.





Banner outside the school



Banner on Pinns Corner





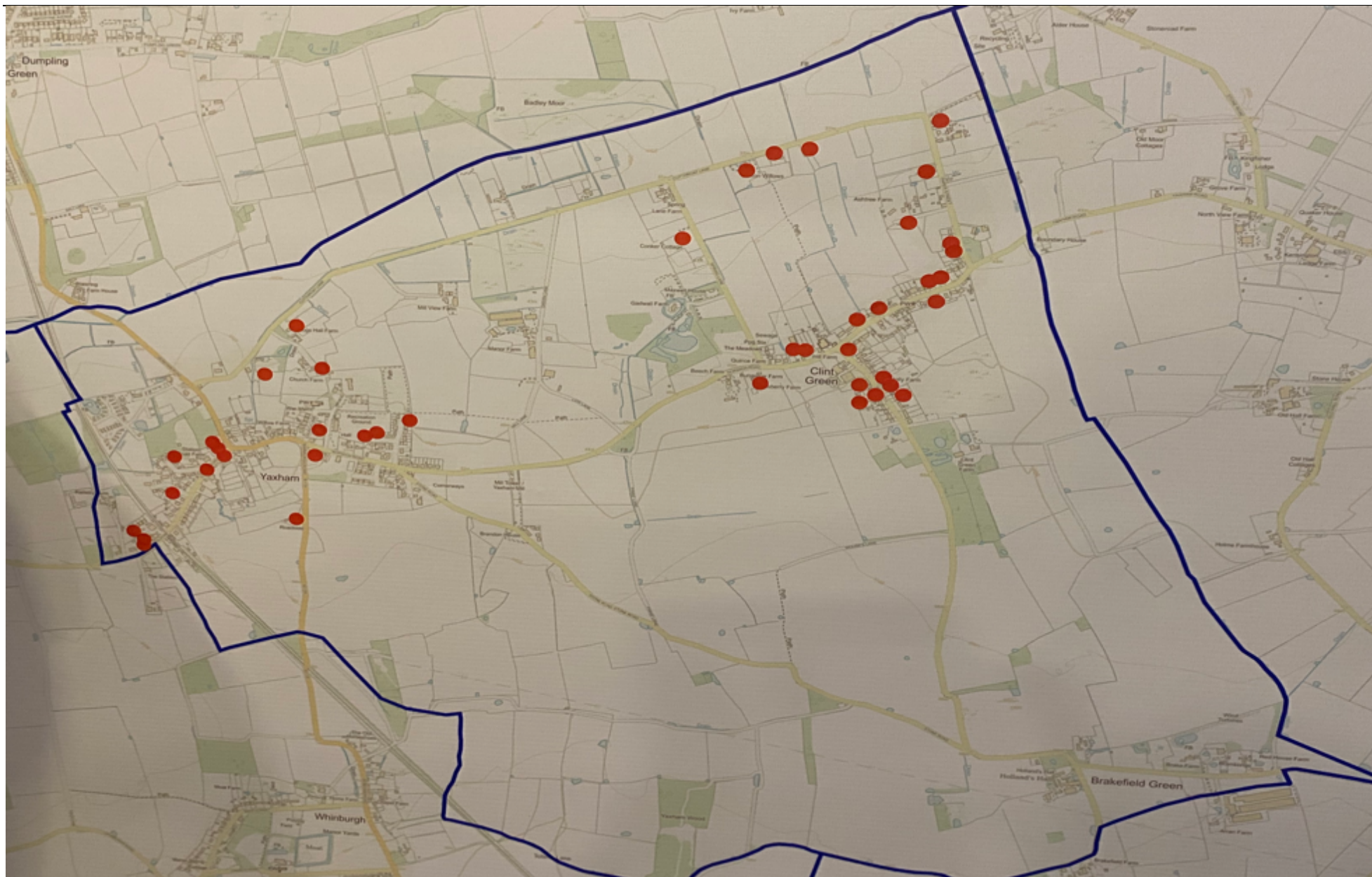
Banner on junction with Church Lane



## Appendix 7

‘Dot Map’ illustrating location of attendees  
at the consultation event




Blue boundary indicates Yaxham Neighbourhood Area





## Appendix 8

### Statutory Consultees & Stakeholder Letters

-  Notification of Pre-submission Consultation (via email)
-  Reminder to respond (via email)
-  Key Consultee List



## YAXHAM PARISH COUNCIL

Wednesday 10th April 2024

Sent by Email

Dear Stakeholder

### Review & Changes to Yaxham Neighbourhood Plan

I am writing to you on behalf of the Yaxham Neighbourhood Plan Working Group to notify you of the six-week consultation on the proposed policy changes and updates to the Yaxham Neighbourhood Plan. This begins today and closes on Thursday 23<sup>rd</sup> May 2024.

The Changes & Review document with the proposed policy changes and updates, the adopted NP4Yaxham and the consultation response form are all available to download from our website at: [www.yaxham.com/local\\_index/nplan/](http://www.yaxham.com/local_index/nplan/)

We would also like to take this opportunity to invite you to 'drop-in' and join us at our community event to see and comment on the proposed policy changes to the Yaxham Neighbourhood Plan and ask any questions you may have. Members of the Working Group will be on hand and we look forward to hearing your thoughts.

This will take place on **Saturday 27<sup>th</sup> April 2024 between 10am and 2pm** at the Community Room, Yaxham Village Hall, Norwich Road, Yaxham. NR19 1RJ.

Your views are important and welcomed. We would appreciate your comments on the proposed policy changes to the Yaxham Neighbourhood Plan to help enhance our village for the whole community.

We hope to see you at the community event and look forward to receiving your comments on the proposed new policies and changes to the Yaxham Neighbourhood Plan.

If you are unable to join us please return your completed response form by email to [np4yaxham2@gmail.com](mailto:np4yaxham2@gmail.com) or post it to Yaxham Parish Council c/o 85 Norwich Road, Dereham NR20 3AL by **no later than 23<sup>rd</sup> May 2024**.

Yours sincerely,

*Maggie Oechsle*

Maggie Oechsle Chairman,  
Yaxham Parish Council


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[www.yaxham.com/parish-council/](http://www.yaxham.com/parish-council/)

[www.yaxham.com/parish-charity/](http://www.yaxham.com/parish-charity/)  
[www.yaxham.com/local\\_index/nplan/](http://www.yaxham.com/local_index/nplan/)



---

**From:** NP4Yaxham np4yaxham2@gmail.com   
**Subject:** Yaxham Neighbourhood Plan Review & Consultation 2024  
**Date:** 9 April 2024 at 20:50  
**To:** undisclosed-recipients::

N

Please see attached information and response form in relation to the Yaxham Neighbourhood Plan review and consultation.

Your attention to this matter is greatly appreciated

Kind regards,

Gary Osborn  
Chairman  
Yaxham Neighbourhood Plan2 Working Group

This message is intended for the use of only the person(s) ("intended recipient") to whom it is addressed. It may contain information that is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the intended recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the intended recipient, please contact the sender as soon as possible. Any views or opinions presented are solely those of the author and do not necessarily represent those of Yaxham parish Council. Neither Yaxham parish Council nor the sender accepts any responsibility for viruses and it is your responsibility to scan and check the email and its attachment(s) (if any).

## Reminder

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**From:** NP4Yaxham np4yaxham2@gmail.com   
**Subject:** Yaxham Neighbourhood Plan Review & Consultation 2024  
**Date:** 19 May 2024 at 21:32  
**To:** NP4Yaxham np4yaxham2@gmail.com

Y

Further to my email dated 9th April 2024 which was sent with the information attached, I'm just sending a polite reminder that the deadline to submit your response form, if you have not done so already but still wish to do so, is this coming Thursday, 23rd May.

We thank you for your attention to this matter.

Kind regards,

Gary Osborn  
Chairman  
Yaxham Neighbourhood Plan2 Working Group

This message is intended for the use of only the person(s) ("intended recipient") to whom it is addressed. It may contain information that is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the intended recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the intended recipient, please contact the sender as soon as possible. Any views or opinions presented are solely those of the author and do not necessarily represent those of Yaxham parish Council. Neither Yaxham parish Council nor the sender accepts any responsibility for viruses and it is your responsibility to scan and check the email and its attachment(s) (if any).

## Key Consultee List

1. Active England
2. Anglian Water Services Ltd
3. Badger Building (E.Anglia) Ltd
4. Breckland District Council  
Cllr. Paul Claussen  
Cllr. Paul Plummer  
Strategic Housing Team  
Planning Team
5. British Archaeology
6. British Trust for Ornithology
7. CABE
8. CAMRA
9. CPRE Norfolk
10. Dereham Town Council
11. EDF Energy
12. Environment Agency (Eastern Region)
13. Flagship Homes
14. Garvestone Parish Council
15. Health & Safety Executive
16. Historic Buildings & Places
17. Historic England
18. Historic Environmental Service
19. Hopkins Homes
20. Lanpro
21. Mattishall Parish Council
22. Mid Norfolk Railway
23. MP George Freeman
24. National Grid Gas Distribution
25. National Grid Consultants
26. National Planning Casework Unit
27. National Power
28. National Trail Officer
29. Natural England
30. Network Rail
31. Norfolk Biodiversity Partnership
32. Norfolk Constabulary  
Crime Reduction & Architectural  
Liaison Officer  
Police & Crime Commissioner
33. Norfolk County Council  
Adult Social Services  
Chief Fire Officer  
Cllr. Ed Connolly  
Ecology & Biodiversity  
Highways Agency  
Local Lead Flood Agency (LLFA)  
Planning and Transportation  
Public Rights of Way
34. Norfolk Geodiversity Partnership
35. Norfolk Homes Ltd
36. Norfolk Historic Buildings Trust
37. Norfolk Rivers Internal Drainage  
Board
38. Norfolk Rivers Trust
39. Norfolk Wildlife Trust
40. Open Spaces Society
41. Ramblers Association
42. Royal Society for Protection of Birds  
(RSPB)
43. Sports England
44. The Garden Trust
45. Water Management Alliance
46. Whinburgh & Westfield Parish  
Council
47. Woodland Trust
48. Yaxham Waters

## Appendix 9

### Yaxham Neighbourhood Plan Survey April 2023

- Survey Form
- Outcomes & Results

## WE NOW NEED TO HEAR FROM YOU ...

An important part of this next stage is to hear from you, the residents, local businesses and community groups to capture your initial thoughts on the future development of our village. Thank you for your help.



Please bring your completed survey along to one of the following collection points by Friday 28<sup>th</sup> April ...

1. Yaxham School (from 17<sup>th</sup> April)
2. St Peter's Church
3. Pickle and Pie Café
4. Drop in session – David Myhill Room (4pm, 27<sup>th</sup> April)

OR to arrange collection ring Maggie 01362 693646

**Section One : What's changed ... let us know how you feel about the key issues from 2016.**  
**We want to understand if views have shifted since we last surveyed the village.**

Key themes from 2016 survey (Please tick a box to indicate your view)	Agree	Disagree	No opinion
<b>Yaxham &amp; Dereham</b>			
The area between Yaxham & Dereham is of strategic importance. Proposals for new development should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside			
<b>Housing</b>			
Proposals for new development outside development boundaries should not be permitted unless it can be demonstrated that the benefits clearly outweigh the adverse impacts and that they cannot be located on an alternative site.			
Future development should be small scale and less than 10 houses			
The village would prefer a mix of housing types to support an aging community and smaller "starter" homes, rather than large homes, flats or apartments.			
The village would prefer infill and brownfield developments not agricultural land being developed.			
The density of new developments should not exceed that of the immediate area and a density of less than 17.6 homes per hectare (7 homes per acre)			
<b>Form and layout</b> : Adjacent development should be sympathetic to neighbouring property styles, ridge lines, building lines and setback with sufficient off road parking e.g. a 4 bedroom house to have space for at least 3 cars.			
Developments should need to take account of the privacy of neighbouring properties.			
<b>Environment &amp; Community Benefit</b>			
<b>Dark skies</b> : Artificial light should be kept to a minimum, consistent with a small rural village. Street lighting is to be discouraged unless required by regulation.			
The rural nature of the village should be respected and where possible urban style elements should be discouraged such as traffic refuges, street lights etc			
All future developments should seek to show that measures will be taken that will not increase the risk of surface water flooding within the village. All developments above 5 properties should have surface water management plans.			
All future developments should be connected to mains sewerage before development commences. If not available then a private sewerage system should be in place.			
All future developments should demonstrate that they are sustainable, use sustainable materials and where possible make use of renewable energy sources.			
Any funds provided by a developer for the community should be for Yaxham first and targeted towards the school, village amenities and priority projects e.g. enhanced play space			

## Section Two : New priorities for 2023 and beyond.

## Community Action Plan (Please choose up to 3 priorities)

Issues the village wishes the Parish council to pursue include ;			
<b>Please tick a box to indicate your view</b>	<b>Agree</b>	<b>Disagree</b>	<b>No opinion</b>
New proposals for new development between Yaxham & Clint Green should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside.			
New proposals for new development between Clint Green & Mattishall should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside.			
Better broadband & mobile coverage			
Improved sewerage			
Improved village facilities e.g Multi-use games area e.g tennis, netball, renovate the Church rooms (adjacent to the village hall), etc			
More GP surgeries			
Improved footpaths and cycle routes			

Any other comments / thoughts / priorities you'd like to share regarding future development considerations for Yaxham

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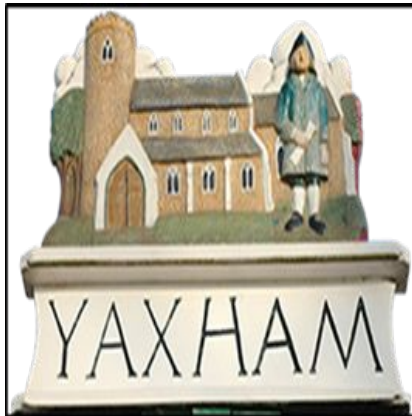
## Section Three : Village demographics (Please provide ONE tick for each member of your household)

How long have you lived in the village ?	0-5yrs	6-10yrs	11-15yrs	16-20yrs	21-30yrs	31yrs +
Age group	Under 18yrs	18-29yrs	30-44yrs	45-59yrs	60-74yrs	75yrs +

Your Postcode :	
-----------------	--

Is Yaxham your main place of work ?	Yes	No
Do you run a business in Yaxham ?	Yes	No



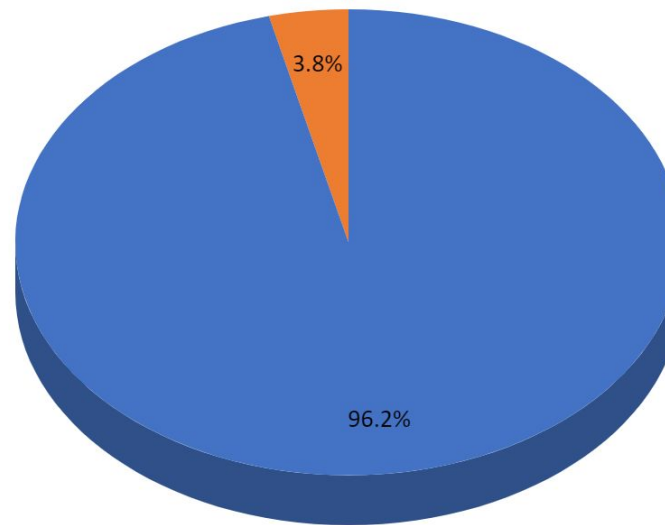


# YOUR VIEWS - 2023 QUESTIONNAIRE RESULTS



# Yaxham and Dereham

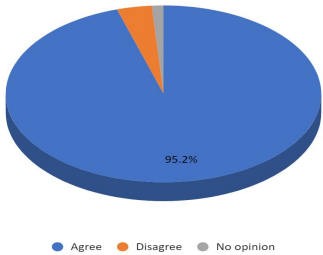
The area between Yaxham & Dereham is of strategic importance. Proposals for new development should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside



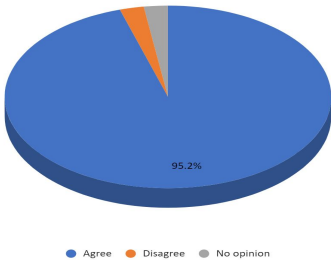
● Agree ● Disagree

# Housing

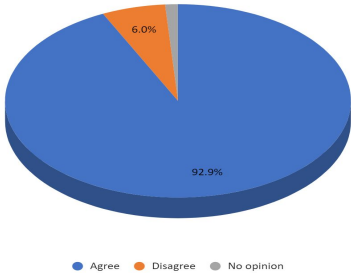
Proposals for new development outside development boundaries should not be permitted unless it can be demonstrated that the benefits clearly outweigh the adverse impacts and that they cannot be located on an alternative site.



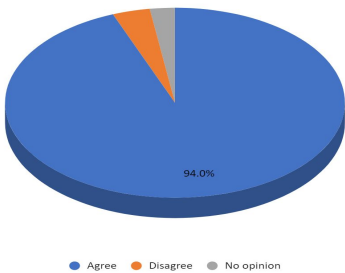
The village would prefer infill and brownfield developments not agricultural land being developed.



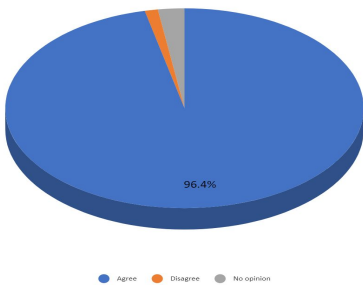
Future development should be small scale and less than 10 houses



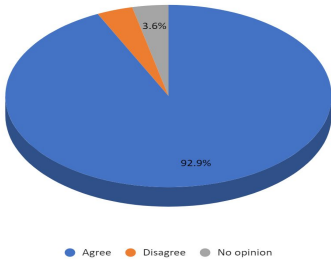
The density of new developments should not exceed that of the immediate area and a density of less than 17.6 homes per hectare (7 homes per acre)



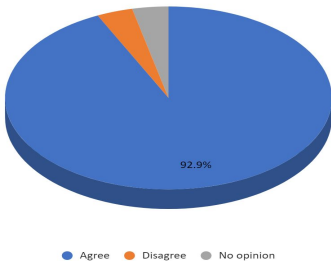
Developments should need to take account of the privacy of neighbouring properties



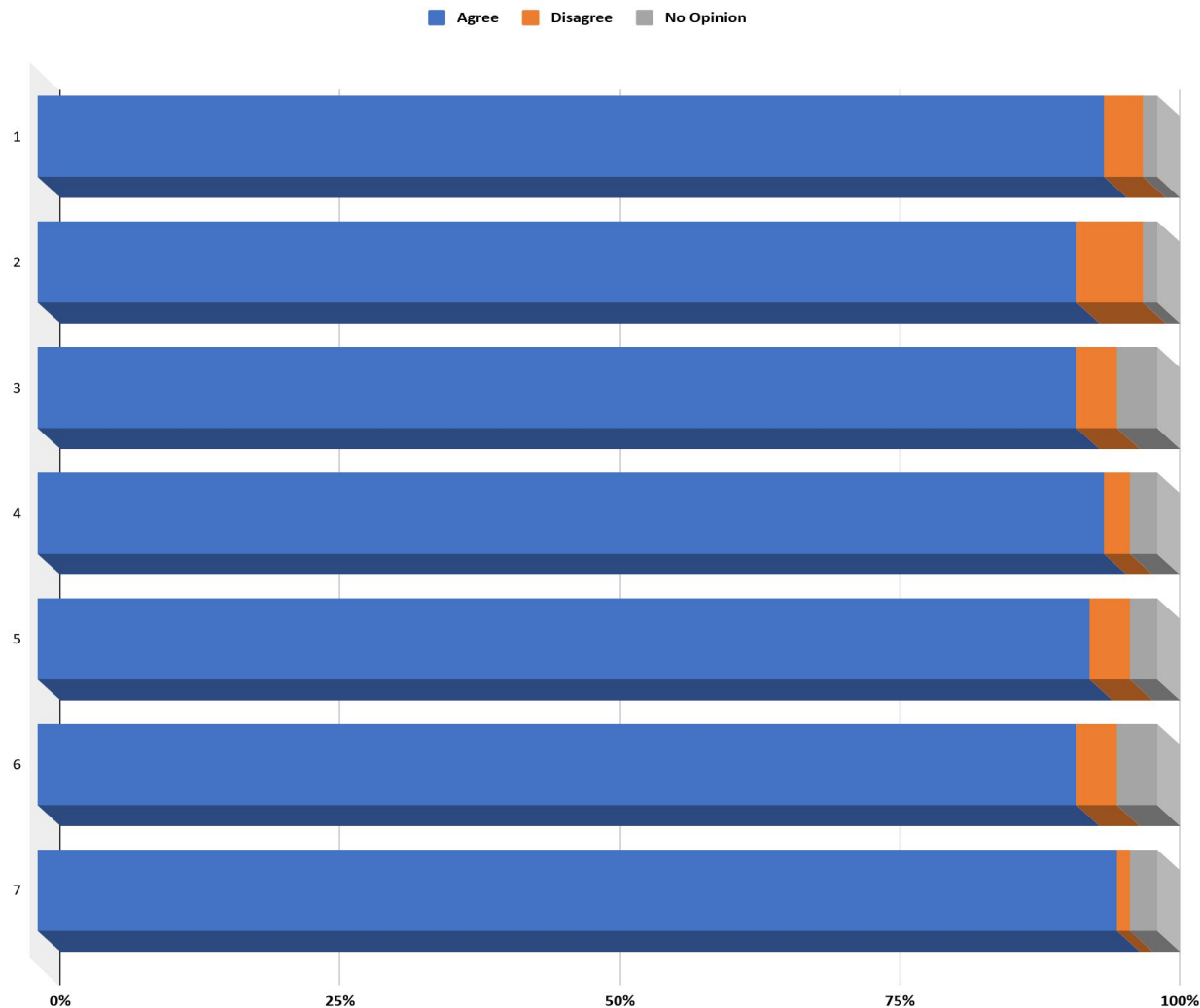
The village would prefer a mix of housing types to support an aging community and smaller "starter" homes, rather than large homes, flats or apartments.



Form and layout : Adjacent development should be sympathetic to neighbouring property styles, ridge lines, building lines and setback with sufficient off road parking e.g. a 4 bedroom house to have space for at least 3 cars



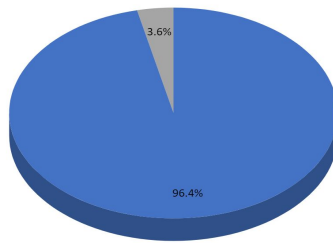
# Housing



1. Proposals for new development outside development boundaries should not be permitted unless it can be demonstrated that the benefits clearly outweigh the adverse impacts and that they cannot be located on an alternative site.
2. Future development should be small scale and less than 10 houses
3. The village would prefer a mix of housing types to support an aging community
4. The village would prefer infill and brownfield developments not agricultural land being developed.
5. The density of new developments should not exceed that of the immediate area and a density of less than 17.6 homes per hectare (7 homes per acre)
6. Form and layout : Adjacent development should be sympathetic to neighbouring property styles, ridge lines, building lines and setback with sufficient off road parking e.g. a 4 bedroom house to have space for at least 3 cars
7. Developments should need to take account of the privacy of neighbouring properties

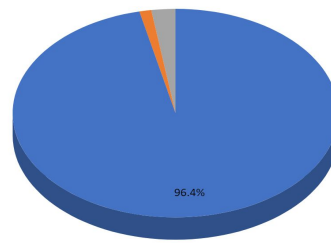
# Environment and Community Benefit

Dark skies : Artificial light should be kept to a minimum, consistent with a small rural village. Street lighting is to be discouraged unless required by regulation.



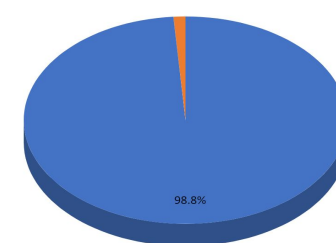
● Agree ● No opinion

The rural nature of the village should be respected and where possible urban style elements should be discouraged such as traffic refuges, street lights etc



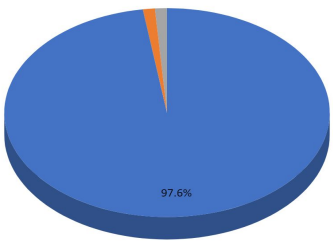
● Agree ● Disagree ● No opinion

All future developments should seek to show that measures will be taken that will not increase the risk of surface water flooding within the village. All developments above 5 properties should have surface water management plans.



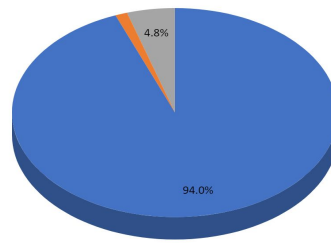
● Agree ● Disagree

All future developments should be connected to mains sewerage before development commences. If not available then a private sewerage system should be in place.



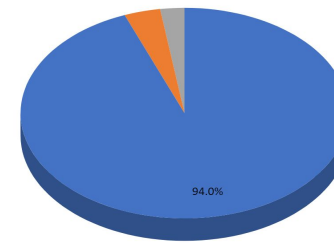
● Agree ● Disagree ● No opinion

All future developments should demonstrate that they are sustainable, use sustainable materials and where possible make use of renewable energy sources



● Agree ● Disagree ● No opinion

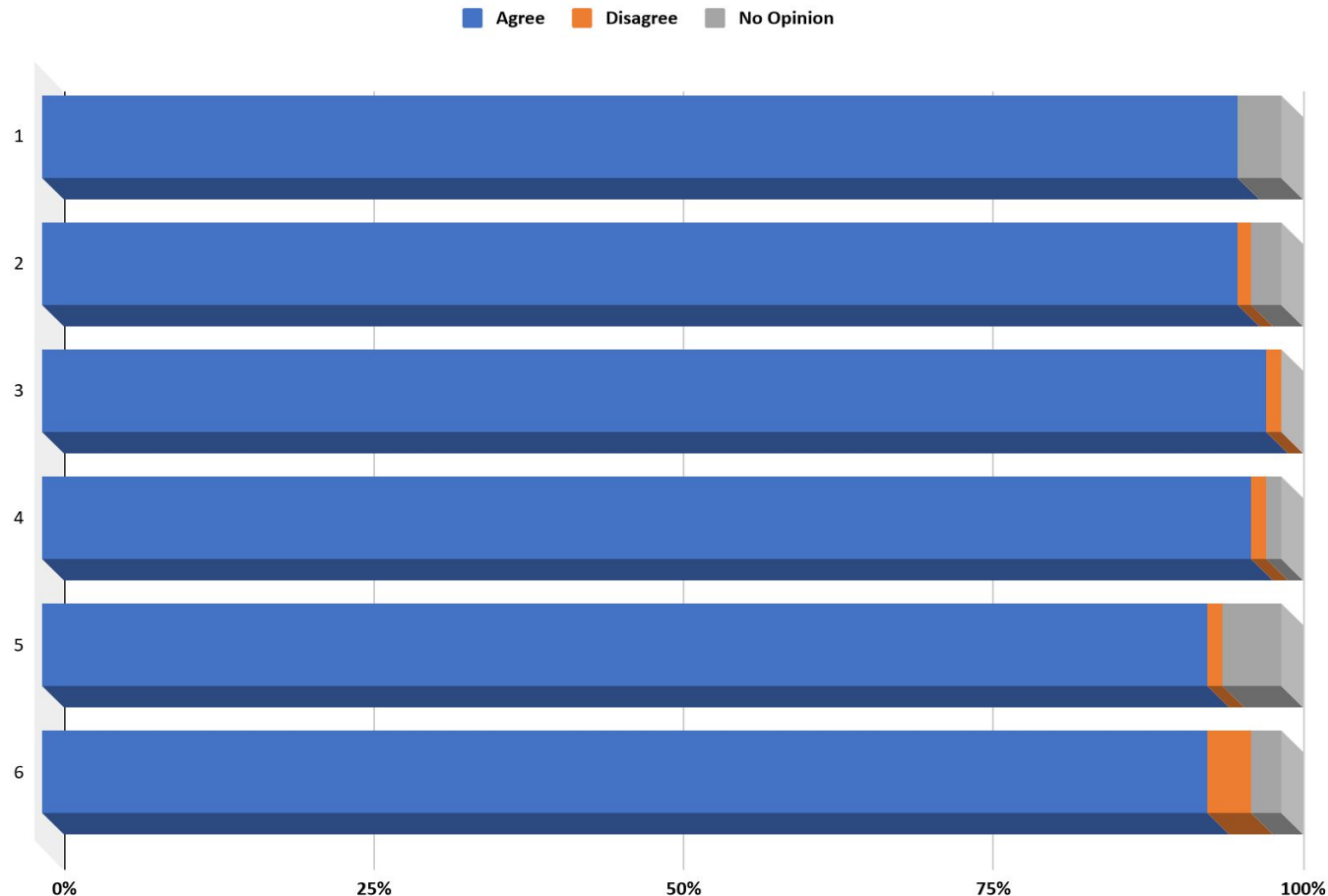
Any funds provided by a developer for the community should be for Yaxham first and targeted towards the school, village amenities and priority projects e.g. enhanced play space



● Agree ● Disagree ● No opinion

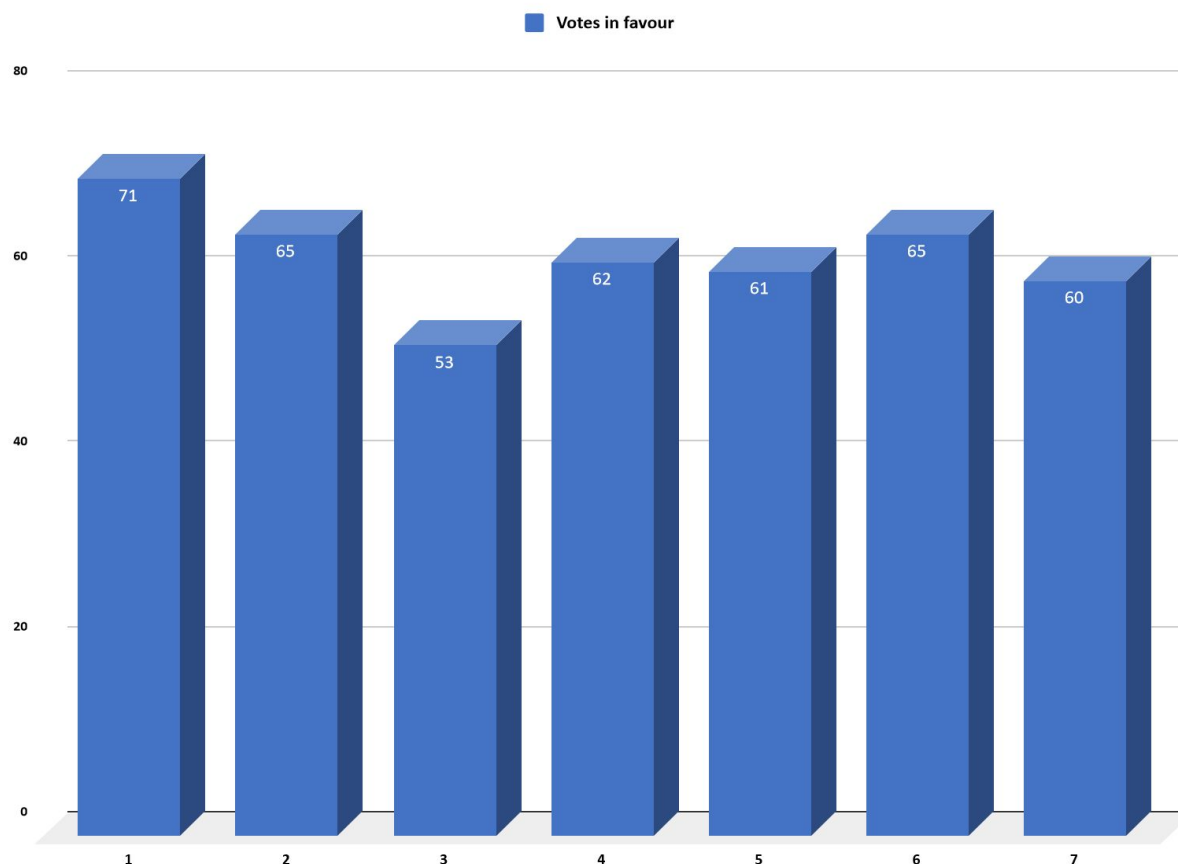


# Environment and Community Benefit



1. Dark skies : Artificial light should be kept to a minimum, consistent with a small rural village. Street lighting is to be discouraged unless required by regulation.
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6. Any funds provided by a developer for the community should be for Yaxham first and targeted towards the school, village amenities and priority projects e.g. enhanced play space

# Community Action Plan



1. New proposals for new development between Yaxham & Clint Green should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside.
2. New proposals for new development between Clint Green & Mattishall should not be permitted unless they maintain or enhance this richly valued biodiverse open rolling agricultural countryside.
3. Better broadband & mobile coverage.
4. Improved sewerage.
5. Improved village facilities e.g Multi-use games area e.g tennis, netball, renovate the Church rooms (adjacent to the village hall), etc.
6. More GP surgeries.
7. Improved footpaths and cycle routes.

## Appendix 10

### Pre-submission Consultation Responses

## NP4Yaxham - Yaxham Neighbourhood Development Plan

### Pre-Submission Consultation of the Review of policy changes to the Yaxham Neighbourhood Plan 2017-2036 Results and Feedback

Period: 10<sup>th</sup> April to 23<sup>rd</sup> May 2024

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS1	Sport England Clare Howe Planning Manager	ENV3	<p><b>Town &amp; Country Planning (Development Management Procedure) (England) Order 2015 / National Planning Practice Guidance Application Reference: SP/24/00005976 Proposal: 2024 Yaxham Neighbourhood Plan.</b></p> <p>Thank you for consulting Sport England on the consultation of the policy changes in the Yaxham Neighbourhood Plan (2024).</p> <p>Sport England do wish to comment on the proposed revised wording for the policies HOU7 or HOU2</p> <p>With regard to the revised wording for policy ENV3 it is understood this would not prejudice the use of existing playing field, so Sport England do not have any further comments on the inclusion of the site within policy ENV3. In addition to the above policy specific comments, Sport England wish to advise more broadly on the Neighbourhood Plan to assist you further, and therefore have the following comments -</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted, although no comment received on HOU7 or HOU2.</p> <p>Comment noted and you are correct in your understanding.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			Government planning policy, within the <b>National Planning Policy Framework</b> (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	Comment noted.
			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.	Comment noted.
			neighbourhood plan reflects and complies with national planning policy for sport as set	Comment noted.
			Paras 102 and 103. It is also important to be aware of Sport England's statutory consultee role in <b>protecting playing fields</b> 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  <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a>	
			Sport England provides guidance on <b>developing planning policy</b> for sport and	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>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.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities.</b></p> <p>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.</p> <p>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</p>	<p>Comment noted.</p> <p>Comment noted. Breckland DC has undertaken the production of such a document as part of their evidence base, see link below.</p> <p><a href="https://www.breckland.gov.uk/media/2968/Indoor-and-Built-Sports-and-Recreational-Facilities-Study/pdf/Indoor_Sport_Complete_Website">https://www.breckland.gov.uk/media/2968/Indoor-and-Built-Sports-and-Recreational-Facilities-Study/pdf/Indoor_Sport_Complete_Website</a></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>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.</p> <p>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.  <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.  <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> 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</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>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 <b>any new development</b>, 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:  <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section:  <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p>	<p>Comment noted.</p> <p>Comment noted.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>Sport England's Active Design Guidance:  <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p><i>(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.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>	<p>Comment noted.</p> <p>Comment noted and thank you for all your help.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS2	Resident Yaxham NR19 1QZ	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS3	Resident Yaxham Nr19 1RX	HOU7	Agree It's important that local people have the opportunity to live near family where they have connections and support	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. This is a vital part of building a sustainable community.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree The village doesn't have an infrastructure that support large housing developments. High density housing schemes would be detrimental to the nature of village life. School is small and doesn't have the capacity to expand. The local surgery is under huge pressure from locals and a non urgent GP appointment is already 6 weeks wait. ( Personal experience)	Comment noted.  This policy should keep any new development to an appropriate density for our rural villages.  Thank you for sharing your personal experiences. Having the right infrastructure in place is very important.
		ENV3	Agree This is necessary to prevent housing developments becoming contiguous	Comment noted, this additional Local Green Space is frequently visited and appreciated by many residents.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham.</b>
PS4	Resident Yaxham	HOU7	Agree	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS5	Resident Yaxham. NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS6	Resident Yaxham NR19 1AB	HOU7  HOU2  ENV3	<p>Agree I fully support the changes to the policy, in my view there are insufficient affordable homes in the parish, therefore if there is a local need, this should be prioritised.</p> <p>Agree I agree that all new development, unless of a special need (care homes) should be kept so that the rural feel of the parish is maintained.</p> <p>Agree Personally I would like to see more dedicated green spaces around the parish, therefore I fully support this policy</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. The requirement to prioritise homes for those with a local connection is vitally important to enable the young people of the Parish who are usually first-time buyers to access which are affordable and to meet their housing need in a way that enables them to stay close to family and friends.</p> <p>Comment noted. As development comes forward it should respect the rural feel and fit in appropriately.</p> <p>Comment noted. While we would agree with you it is also important to recognise the Local</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	Agree Fully support	<p>Green Space designation is only sought for those areas of particular important.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS7	Resident Clint Green, NR19 1SA	<p>HOU7</p> <p>HOU2</p> <p>ENV3</p> <p>Overall</p>	<p>Agree I agree that affordable housing should be made available first to individuals with a local connection to the Parish of Yaxham</p> <p>Agree I feel that with the existing amenities and support large developments or development</p> <p>Agree</p> <p>No.</p>	<p>Thank you for your response and support to the</p> <p>Comment noted. With the rewording of this policy the priority will be to those in need with a</p> <p>Comment noted. This policy seeks to retain the rural feel of the Parish. Large scale developments for your Parish are discouraged</p> <p>There are already far more planning permissions granted for new homes (94) than the Local Plan allocation for the Parish of 19 up to 2036.</p> <p>Comment noted, although with no explanation it is difficult to respond in detail.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS8	Resident Yaxham NR19 1RG	HOU7	Agree Despite the prospect of 42 more dwellings in Elm Close by Flagship, now only 25% will be affordable. This is the single benefit to the village and local residents should be given first option if they are on the waiting list.	Thank you for your response and support to the proposed changes.  Comment noted. The priority will be given to those with a local connection, including existing residents, who are in need and on the Breckland Housing Register.
		HOU2	Agree New housing should be of a density suitable for a rural village. Yaxham is not an urban environment and developers should respect the location and the open landscape.	Comment noted. This policy seeks that land use in the Parish should be appropriate to maintain the rural look and feel.
		ENV3	Agree Post Covid the importance of green space is now seen as a necessity for health and well being, particularly of children. It is also highly desirable for the health and well being of the older generation to be able to walk in the countryside. Trees and hedging which form a boundary will help to safeguard wildlife corridors and in time wild flowers could improve the insect and butterfly populations.	Comment noted. The COVID pandemic illustrated a number of key learning points that should now be incorporated into future Plans (Local and Neighbourhood).  The designation of this much loved and used area will bring health and well being benefits for many generations over the coming years.
		Overall	So a win win on many aspects.  Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS9	Resident Yaxham NR19 1AB	HOU7	Agree I think it is important to prioritise Affordable Homes to those with a link to Yaxham and I am in agreement with the plan's cascade criteria.	Thank you for your response and support to the proposed changes.  Comment noted. It is difficult to establish the cascade criteria, as the order will give priority to some over others when there is limited supply, but this feels the fairest and most appropriate
		HOU2	Agree Completely agree. I have GRAVE concerns regarding the area of land behind my house, owned by Gill Boucher Guest, which I understand is in the Call for Sites allocation with Breckland DC. The proposed density for this site is above 20 dwellings/hectare.	Comment noted. If the site is not sustainable or required to satisfy the Breckland Local Plan housing requirement it will not get allocated as a site.  If the site is allocated then it will be required to meet the housing density in this policy and meet the requirements of the other policies in the NP4Yaxham and the Breckland Local Plan.
		ENV3	Agree A plan of the area would be useful!	Comment noted. A plan of the area (number 5) is available to view on the Parish Council website <a href="https://yaxham.com/local_index/nplan/">https://yaxham.com/local_index/nplan/</a> in the document NP4Yaxham 2024 Review Changes on page 22 and highlighted in 'yellow'. This map will also be available to view at the Community Event on Saturday 27 <sup>th</sup> April 2024.
		Overall	I understand that this land is owned by a developer, so am in complete agreement to restrict more building by designating this as a new Green Space.  Agree Please make it clearer how to access the Local Plan on the initial page. I missed it 3 times!	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			A map showing all green areas and proposed green area would have been very useful.	<p>Comment noted. Please see above response.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS10	Resident Yaxham NR19 1QZ	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS11	Steve Hickling Historic Environment Officer Norfolk Historic Environment Record		<p>Our ref: CNF50766_1</p> <p><b>Re: Yaxham Neighbourhood Plan Review &amp; Consultation 2024</b></p> <p>Thankyou for consulting us about the above review. We have no record of being consulted about the Neighbourhood Plan prior to this.</p> <p>I have tried to follow the link given in footnote 87 of the NP to the Yaxham Heritage Register, but it does not appear to be there. Could you please send me a copy? I will then be able to respond to your request.</p>	<p>Thank you for your response.</p> <p>Comment noted and thank you for bringing this to our attention. A copy of the document is being sourced and will be emailed to you to enable your consideration and response.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			Thanks,  <b>Steve Hickling, Historic Environment Officer</b>	Once available the document will also be placed on the Parish Council website, <a href="https://yaxham.com/local_index/nplan/">https://yaxham.com/local_index/nplan/</a>  Thank you for reviewing the changes once you received the document requested and your comments have been noted below.
		HOU7	No comment, not relevant to my role.	Comment noted.
		HOU2	No comment, not relevant to my role.	Comment noted.
		ENV3	No comment, not relevant to my role.	Comment noted.
		Overall	No comment.	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham. The Yaxham Historic Register has been added to the Neighbourhood Plan page on the Parish Council website.</b>
PS12	Resident Yaxham NR191RY	HOU7	Agree I am in agreement with this policy, as I would like individuals and families with a local link to Yaxham, to be able to find suitable housing in the village.	Thank you for your response and support to the proposed changes.
		HOU2	Agree The rural characteristics and landscape features of Yaxham should be retained and enhanced therefore I agree with this policy if it can demonstrate these important aspects can	Comment noted, this policy will enable those with the local link to the Parish to have priority when new Affordable Homes come forward in the Parish.  Comment noted. The density of new development will help to retain these features although the design and materials (in other

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>be addressed to ensure Yaxham retains a predominantly rural feel and not be engulfed by major developments.</p> <p>Agree Absolutely agree with this policy. Even if the space itself is not actually used, for example, as a dog exercise field, a play space etc, its visual impact can be of benefit as it provides a break between housing and also enhances the overall look of the village.</p>	<p>NP4Yaxham policies) will also affect the look and feel of any new developments.</p> <p>Comment noted. As you point out this important green space has a visual impact with access to the surrounding countryside.</p>
		Overall	Agree	<p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS13	Resident Yaxham NR19 1FR	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p><b>Proposed action:- No further changes proposed</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS14	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS15	Resident Yaxham NR19 1RY	HOU7 HOU2 ENV3	<p>Agree I support the update to this policy to ensure local people benefit from any affordable homes in the parish</p> <p>Agree Agree with this policy as the rural feel of the village should be maintained and not dwarfed by major developments</p> <p>Agree Agree as helps to retain the rural feel of the village and provide green space for all to enjoy.</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>It is important that the housing need of local meet that housing need.</p> <p>policy only addresses the density of any development and not the scale or size – the number of new homes on any development is limited by Breckland's Local Plan policies.</p> <p>Comment noted. The COVID pandemic demonstrated to all how important outside space is and the access to it.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	Agree	<p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS16	Resident Clint Green NR19 1RU	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS17	Resident Yaxham NR19 1SL	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS18	Name withheld Attended Event	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS19	Name withheld Attended Event	HOU7 HOU2 ENV3	<p>Agree</p> <p>I think its very important that priority is given to people with relatives or direct link to the area in determining housing provision.</p> <p>Agree</p> <p>Density in my view concerns, along with the type of dwellings being proposed. It's inappropriate for houses for example to be built overlooking bungalows &amp; new development must be built with consideration of their surroundings.</p> <p>Agree</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. The rewording of this policy will ensure people with a local connection and close relatives are given the priority with local homes.</p> <p>Comment noted. Achieving the right massing of homes in a rural parish like Yaxham can be difficult when taking all considerations into account. The issue of overlooking or dominance of a new home over an existing home should be considered when determining planning proposals.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	<p>More green spaces are a must.</p> <p>Agree</p>	<p>Comment noted. The importance of open green space and access to it was highlighted to us all with its positive impact on wellbeing in the COVID pandemic.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS20	Resident	<p>HOU7</p> <p>HOU2</p> <p>ENV3</p> <p>Overall</p>	<p>Agree. For young people and people who need to move to the Parish to look after family.</p> <p>Agree. We must not overcrowd,</p> <p>Agree. We need more green space.</p> <p>Agree</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. Young people who live, work or are former residents will meet the criteria and have priority. Those needing to look after close family have been given second priority in the criteria.</p> <p>Comment noted. This policy will strengthen the NPPF for the Yaxham Neighbourhood Area.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS21	Resident	HOU7	Agree, We agree to the Neighbourhood Plan.	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree Yes we agree with the policy.	Comment noted.
		ENV3	Agree Yes we agree with the policy.	Comment noted.
		Overall	Agree We agree with all the policy changes.	Comment noted and thank you for the support.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS22	Resident Yaxham	HOU7	Agree	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS23	Resident Yaxham	HOU7	Agree Yes, yes for local people Affordable Home	Thank you for your response and support to the proposed changes.  Comment noted. This change to the policy will enable people with a local connection, as defined in the criteria, to have priority for Affordable Homes.
		HOU2	Agree	Comment noted.
		ENV3	Agree Yes, yes lot of Green Space LGS	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS24	Resident Yaxham NR19 1AB	HOU7	Agree	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS25	Resident Clint Green NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS26	Resident Yaxham NR19 1RD	HOU7 HOU2 ENV3 Overall	<p>Agree - Yes</p> <p>Agree Yes. This is not suitable for high density housing.</p> <p>Agree Yes. This would also help with the drainage / surface water problem,</p> <p>Agree - Yes</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted. As a rural Parish it is good to keep the village feel with a lower density than urban area.</p> <p>Comment noted. Thank you for recognising that green areas can also help resolve flood risk issues.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS27	Resident Yaxham NR19 1RD	HOU7	Agree Yes, I am in favour of this statement.	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree Yes. I agree. This is a village and a high density development is not suitable.	Comment noted.
			There are also serious drainage issues.	Comment noted. In the NP4Yaxham policy ENV4 sets the requirement for surface water management plans, while policy ENV5 deals with the sewerage provision requirements.
		ENV3	Agree Yes. Great idea.	Comment noted.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS28	Resident Yaxham NR19 1RY	HOU7	Agree - Yes	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree - Yes	Comment noted.
		ENV3	Agree - Yes	Comment noted.
		Overall	Agree - Yes	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS29	Resident Clint Green NR19 1AB	HOU7  HOU2  ENV3  Overall	Agree  Agree  Agree  Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS30	Resident Clint Green NR19 1AB	HOU7  HOU2  ENV3  Overall	<p>Agree I have always considered this r to be the correct and fair procedure.</p> <p>Agree</p> <p>Agree I consider it important to maintain green open spaces for wildlife and for the future. Views to be enjoyed by all,</p> <p>Agree</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. It is only through making the change to the policy will priority be given and this happen for people with a local connection.</p> <p>Comment noted.</p> <p>Comment noted. Visual spaces and views can bring joy to many, as well as providing habitats for wildlife to flourish.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS31	Resident Yaxham NR19 1RX	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS32	Resident Yaxham NR19 1RX	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS33	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS34	Resident Yaxham NR19 1RY	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS35	Resident Yaxham NR19 1RQ	HOU7	Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS36	Resident Yaxham	HOU7	Agree I am all for affordable homes for local people but feel there is no room down the church end of the village.	Thank you for your response and support to the proposed changes.
		HOU2	Agree There is no room for 20 more dwellings up the Church end of the village. Concerns are flooding, no room at school, dentists, surgeries, etc	Comment noted. This policy is about the allocation of Affordable Homes and making people in need with a local connect priority. The location of any new homes will be determined through the Local Plan allocations or individual planning applications.
		ENV3	Agree I agree with the Parish Council seeking to designate a new Local Green Space.	Comment noted and thank you for raising your concerns.
		Overall	Agree	Comment and support noted.
				Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS37	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree Yes, I agree with the policy changes and updates.  I am not aware of any omissions.  Thanks for all the work the NP4Yaxham team have put in on this.	Thank you for your response and support to the proposed changes.  Comment noted.  Comment noted.  Comment noted.  Comment noted.  Comment Noted.  Comment noted and thank you for recognising the endeavors and efforts of the Working Group.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS38	Resident Yaxham NR19 1QY	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	Thank you for your response and support to the proposed changes.  Comment noted.  Comment noted.  Comment noted.  Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS39	Resident Yaxham NR19 1RY	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS40	Resident Yaxham NR19 1RY	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS41	Resident Yaxham NR19 1RT	HOU7	Agree Not selling cheap houses, but houses to rent.	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. This is beyond the scope of the NP4Yaxham and we are unable to affect the market price.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree Present time very good.	Comment noted.
		ENV3	Agree Good for Health & wellbeing.	Comment noted. Access to open space and countryside views can aid health and wellbeing.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS42	Resident Clint Green NR19 1RX	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS43	Resident Clint Green NR19 1RX	HOU7	Agree In keeping style of village.	Thank you for your response and support to the proposed changes.  Comment noted. The style and appearance of any new homes (including affordable homes) should be in keeping with the village as a requirement of the existing policy HOU6.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree Space to match rurality of keeping a village.	Comment noted.
		ENV3	Agree Agreed, supports the separation between Yaxham & Clint Green.	Comment noted.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS44	Resident Yaxham	HOU7	Agree	Thank you for your response and support to the proposed changes. Comment noted.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS45	Resident Yaxham NR19 1RY	HOU7	Agree	Thank you for your response and support to the proposed changes. Comment noted.
		HOU2	Agree	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS46		HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS47	Resident Clint Green NR19 1RU	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS48	Resident Yaxham NR19 1RU	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS49	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS50	Resident NR19 1AB	HOU7	Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS51	Resident Yaxham	HOU7	Agree For local people	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted. The changes to this policy will give priority to people in need with a local connection, as defined in the policy criteria.
		ENV3	Agree	Comment noted.
		Overall	Agree More doctor's surgery appts.	Comment noted. This is something beyond the scope of the NP4Yaxham to be able to deliver.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS52	Resident Yaxham NR19 1RQ	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
				Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS53	Resident Yaxham NR19 1QZ	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS54	Resident Yaxham NR19 1QZ	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS55	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS56	Resident Yaxham NR19 1QZ	HOU7 HOU2 ENV3 Overall	<p>Agree</p> <p>Agree</p> <p>Agree</p> <p>Agree A much needed reinforcement of the neighbourhood plan to ensure development is in keeping with Yaxham's wishes.</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS57	Resident Yaxham NR19 1QY	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS58	Resident Yaxham NR19 1TF	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS59	Resident Yaxham NR19 1TF	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS60	Resident Yaxham NR19 1RT	HOU7 HOU2 ENV3 Overall	<p>Agree - Yes</p> <p>Disagree No. This wording is to open to higher density housing.</p> <p>Agree - Yes</p> <p>Agree – Yes. But would like lower density housing. 1 per acre would be great!</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted. The wording should guide development to no more than 20 homes per hectare but also gives the necessary flexibility.</p> <p>Comment noted.</p> <p>Comment noted. This level would not be seen to be best use of land – as detailed in the National Planning Policy Framework (NPPF).</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS61	Name withheld Attended Event	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS62	Name withheld Attended Event	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS63	Resident Yaxham	HOU7	Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS64	Resident Yaxham NR19 1RD	HOU7	<p>Agree</p> <p>But .....Once PP (<a href="#">planning permission</a>) has been approved, which includes a fixed % of Affordable Homes, the developers should not be allowed to reduce this %, or do away with it altogether.</p> <p>Too many developers across the county include Affordable Homes to get PP, but then further down the line they re-apply to reduce the % or do away with it altogether and usually deem to get away with it.</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. The National Planning Policy Framework (NPPF) paragraph 58 introduced viability as a material consideration. This gave a developer the ability to undertake a viability assessment to demonstrate whether contributions or obligations made the development unviable.</p> <p>Comment noted. It is frustrating for the Local Planning Authority (LPA) and those in need of the Affordable Homes when this happens, especially when circumstances do not seem to have really altered from when the developer agreed to the level of Affordable Homes.</p>
		HOU2	<p>Disagree – No</p> <p>Not happy with the wording of this paragraph, which seems to be self contradictory ! "...will not normally exceed approx., 20 dwellings per hectare unless...." which implies that it's giving the developer the opportunity to build more than 20 per hectare. Either building work is</p>	<p>Comment noted. It has to be accepted that a degree of flexibility is required within the planning requirements, which is what the original Examiner of the NP4Yaxham did when he provided the wording you have questioned. Yes,</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>limited to a maximum of 20 per hectare or the developer finds another site.</p> <p>Also other points to consider are only small sites in proportion to the size of the village, style of houses to suit a village location, not like "Danbury Homes" at Mattishall, and Badger Homes in Yaxham, both of which dominate entry into these 2 villages and come as a shock after driving through open countryside.</p> <p>Finally the height of these dwellings needs to be controlled. In Yaxham, there are a few new builds with V high pitched rooves alongside older properties.</p> <p>Definitely should have no 3 storey houses as I have seen elsewhere.</p> <p>Agree Our current green spaces are appreciated by the residents of Yaxham so it would be good to see more land brought into additional green space.</p> <p>Just a thought, but I would love to see all the small meadow just off the playing field kept as a natural green space for the continued use by village residents, the path around the perimeter shows how well used it is!</p>	<p>it could be that the actual density could be little higher than 20 dwellings per hectare.</p> <p>Comment noted. The NP4Yaxham already has a policy HOU3 – Scale of residential Development which limits the size of development. The visual impact of development and its impact on the street scene is something that Breckland DC as the Local Planning Authority (LPA) do consider.</p> <p>Comment noted. The way in which new dwellings fit into the existing street scene is taken into account when determining planning permission.</p> <p>Comment noted. The NP4Yaxham already has a policy HOU6 – Design which outlines why houses of more than two storeys are considered inappropriate in our villages. The policy also sets out the circumstances where new homes could be of this height.</p> <p>Comment noted. Where areas are appreciated and well used, such as this area, having them designated as Local Green Space (LGS) means future generations should also be able to enjoy them.</p> <p>Comment noted, although this area wasn't proposed or put forward as Local Green Space part of this Review process.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS65	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree Dr's surgery & dentist	Thank you for your response and support to the proposed changes. Comment noted. Comment noted. Comment noted. Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS66	Resident Yaxham	HOU7  HOU2 ENV3 Overall	Agree More 2 bed bungalows for elderly.  Agree Agree Agree	Thank you for your response and support to the proposed changes.  Comment noted. NP4Yaxham Policy HOU5 – Housing Mix seeks a mix of housing, which would included bungalows, to meet local housing need. Comment noted. Comment noted. Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS67	Resident Clint Green NR19 1AB	HOU7  HOU2  ENV3  Overall	Agree - Yes  Agree - Yes  Agree - Yes  Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS68	Resident Clint Green NR19 1AB	HOU7  HOU2  ENV3  Overall	Agree - Yes  Agree - Yes  Agree - Yes  Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS69	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS70	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS71	Resident Clint Green	HOU7	Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree - Yes	Comment noted.
		ENV3	Agree - Yes	Comment noted.
		Overall	Agree – Yes	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS72	Resident Clint Green	HOU7	Agree I think this is a very good idea.	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS73	Resident Clint green	HOU7	Agree It seems that affordable housing numbers are at the mercy of developers and the council.	Thank you for your response and support to the proposed changes.
				Comment noted. The number of Affordable Homes on any development is a requirement of Breckland's Local Plan policy, although it is possible for the developer to reduce the number through a viability assessment.



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree There is no consideration to the roads / schools or doctors surgery when any amount of houses are built.  There is also the risk of flood damage and sewers over flowing.	Comment noted. Consideration is given to all material factors by the Local Planning Authority (Breckland District Council), including these infrastructure elements you have listed.  Comment noted. In the NP4Yaxham policy ENV4 makes requirements on any development to provide Surface Water Management Plan, while policy ENV5 deals with sewerage capacity and connects to reduce the risk of flooding.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS74	Resident Clint Green NR19 1RX	HOU7	Agree Yes definitely. It could help to keep families together, instead of going lookup elsewhere.	Thank you for your response and support to the proposed changes.  Comment noted. This policy does create the opportunity for those in housing need in the Parish to have priority for new Affordable Homes which could enable families to stay together or our growth up children the ability to stay in the Parish.
		HOU2	Agree Yes, density should be a major concern, particularly regarding parking of residents own vehicles (which could be 3) & are left ½ on ½	Comment noted. The indiscriminate parking is annoying and something which causes many issues, especially people with sight problems.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>off pavements; and which leaves no spaces for visitors, or medical &amp; fire services.</p> <p>Over building just means future slums, as has been seen to happen.</p>	<p>Comment noted. With the density already set in this policy at c20 dwellings per hectare hopefully this will result in any development proposals being well design and in keeping with the rural look of our villages.</p>
		Overall	<p>Agree</p> <p>Yes agree. With so much land being taken away future generations will only know what 'country' means from photos or the internet. Green spaces are needed to clear CO2 or help with health issues.</p>	<p>Comment noted and your points are well made. This proposed area is a lovely and well used open space which nicely links together key aspects of the village.</p>
			<p>Agree</p> <p>Yes. Drainage / sewerage, flooding &amp; even more traffic jams into Dereham. Coming back from Dereham the Tavern lights are not set to ease queues by stopping traffic getting to Mattishall, etc..</p>	<p>Comment noted. The NP4Yaxham already has policies to address drainage, flooding and sewerage requirements, ENV4 and ENV5 respectfully. The elements in Dereham and its traffic are more difficult to resolve, also being outside the Yaxham Neighbourhood Area makes them beyond the scope of our Neighbourhood Plan.</p>
			<p>No shop, pub, P.O.</p>	<p>Comment noted. We would all welcome more facilities in the villages but as businesses they do not seem viable.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS75	Resident	HOU7	<p>Agree</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			Local people should not be priced out of the market due to possible lower wages and disposable income.	The rewording of this policy means that people with a housing need, on Breckland's Housing Register and meet the local connection criteria will have priority.
		HOU2	Agree It is important that the area is not over crowded. The infrastructure is already overloaded.	Comment noted. Hopefully with the density of c20 dwellings per hectare already in the NP4Yaxham HOU2 policy that will keep the rural feel of our Parish.
		ENV3	Agree It is essential that we keep as much green space as possible. We are classed as a "rural area"	Comment noted. Access to green space and open countryside is important and this proposed new area is already enjoyed by many residents.
		Overall	Agree Although new housing is essential it is also most important to maintain a logical balance and consider all the amenities, or lack of, in the area before making decisions.	Comment noted. This is something which is frequently pointed out to the decision-maker being Local planning Authority (LPA), Breckland District Council.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS76	Resident Yaxham NR19 1RZ	HOU7	Agree Affordable Housing should always be offered people in the local area.	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted. The changes to this policy wording will enable that priority to be given to people in housing need with a local connection.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>Housing should be of small density and in keeping with the area.</p> <p>Agree Should be for the benefit of the local people.</p> <p>More areas should be sought after.</p>	<p>Comment noted. The deletion of the initial sentence from this policy leaves the part which the Examiner wrote and is very clear on the density percentage.</p> <p>Comment noted. As a footpath (PRoW) goes across this proposed Local Green Space (LGS) local people will be able to access and enjoy the views offered across the open countryside.</p> <p>Comment noted. A number of potential additional areas of Local Green Space (LGS) were identified. Following the LGS assessment the Working Group did not take those forward as proposals as their designation as LGS was less likely.</p>
		Overall	Agree – can see no omissions.	<p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS77	Resident Yaxham	HOU7	<p>Agree I agree that affordable homes should go to local people with connections with the village.</p> <p>However I have concerns about any extra building in the village. Our doctors surgeries are full to bursting and there is a limit to the</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. The amended wording of this policy will give that priority to people with a housing need and a local connection to the Parish.</p> <p>Comment noted. The infrastructure requirements would have to be looked at and considered as part of any proposal for new homes.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>number of extra children our school and Dereham schools can take.</p> <p>Also it seems to me that most of the housing will be the Church end of Yaxham. Its about Clint Green shared of the burden.</p> <p>HOU2 Agree The fewer houses the better – I would be against anymore than 20 per hectare.</p> <p>ENV3 Agree - Yes</p> <p>Overall No indication was made whether you agree or disagree.</p>	<p>Comment noted. The sites being considered by Breckland District Council as part of their Local Plan and 'call for sites' consideration are those that have been put forward by their land owners and agents. Of these c41% (80 dwellings) are in Clint Green while c59% (115 dwellings) are in Yaxham.</p> <p>Comment noted. The remaining policy wording, as supplied by the original Examiner, seek to limit the number of new homes to c20 per hectare.</p> <p>Comment noted.</p> <p>Noted that no comment or indication was made.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS78	Glavenhill Ltd		<p>HOU7 No indication was made whether you agree or disagree</p> <p>HOU2 No indication was made whether you agree or disagree</p> <p>ENV3 Disagree Glavenhill Ltd objects to the proposed Local Green Space (LGS) allocation proposed in the</p>	<p>Thank you for your response to the proposed changes.</p> <p>Noted that no comment or indication was made.</p> <p>Noted that no comment or indication was made.</p> <p>Comment and objection is noted. The fact that the land is privately owned does not prevent a</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>strongest possible terms as it is not justified or surplus to company requirements. The land is privately owned, is simply not available and as such will not be maintained as LGS.</p> <p>The land is under a promotion agreement to Badger Homes as a Norfolk-based housebuilder that is currently building out the Mill Fields housing scheme immediately to the south of the site.</p> <p>The land now being proposed as LGS is the logical extension to the Mill Fields housing site to meet future private and affordable housing needs locally and has been promoted as such through the ongoing Breckland District Council Full Update Local Plan review. As such the LGS proposal is clearly trying to undermine the aim and process of Plan making in Breckland District. The proposal is further not consistent with the adopted Development Plan.</p>	<p>Local Green Space (LGS) designation. In fact, one of the existing LGS designations in the NP4Yaxham is privately owned.</p> <p>Yaxham Parish Council has a Biodiversity Policy in accordance with S.102 Environment Act 2021 and is seeking to enhance green space in the parish for the wellbeing of residents and by creating green corridors that will benefit wildlife.</p> <p>The addition of this green space in the heart of the village has massive local support.</p> <p>Comment noted. The area being proposed for designation is a small part of the land under a promotional agreement and includes the existing Public Right of Way (PRoW) footpath. No development proposals or planning applications have come forward for the site to date.</p> <p>Comment noted. It is important that the Mill Field development fulfils its planning obligation, this is something the Parish Council is very keen to work with Glavenhill Ltd to achieve.</p> <p>The Mill Fields development was granted on appeal (3PL/2016/1499/0) in which the Planning Inspector stipulates (in paragraph 19) in referenced Mill Fields development (lying to the south of the proposed additional LGS) is required to create a physical connection which would be an additional footpath through the LGS to the public right of way (Footpath 4), which is part of the Yaxham Circular Walk. This would integrate the new development with existing green infrastructure and create</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<p>alternative pedestrian access to the village hall, Jubilee Field and children's play area.</p> <p>The proposed new LGS would provide a neat solution, enable the developer to meet its planning obligations and is entirely consistent with the adopted Development Plan.</p> <p>A plus point for the health and safety of young children by keeping them off the road.</p> <p>Furthermore, this site does not meet the current policy requirements of the Breckland Local Plan, policy HOU 04.</p> <p>It would seem Breckland DC have a different view (please see their comments at PS118).</p> <p>As part of Breckland's Local Plan Full Update the site has not been proposed to allocate for development within Breckland District Council's Preferred Options (Regulation 18) now being consulted on.</p> <p>It has been identified that Yaxham already has 94 new homes completions by 2046. This will far exceed the local need for private and affordable homes locally, while demonstrating that Yaxham is also more than playing its part in the wider District need.</p> <p>The designation of the Site as LGS does not meet the criteria for designation within paragraph 106 of the NPPF which sets out that land should hold a particular local significance, as this land does not.</p> <p>Comment noted, although as a Working Group we would have to disagree with the comment.</p> <p>It is clear from the table on page 21 of the Review – Proposed Changes &amp; Updates</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>The Site does not hold recreational value or any particular significance, being farmland to the rear of dwellings on St. Stephens Close. In addition the site is not publicly accessible nor is it required to meet publicly accessible open space needs locally.</p> <p>As such it is not demonstrated that the LGS is warranted or justified and should be omitted from the emerging Neighbourhood Plan.</p>	<p>document in which the proposed site demonstrates how it meets all the NPPF requirements to have a LGS designation.</p> <p>It has been noted that you have raised no disagreement with any of the specific assessments the Working Group has made of the proposed area.</p> <p>Comment noted. It was felt by the Working Group that those residents of all ages which use the area on a daily basis to exercise, walk their dogs, walk to Church, take children to school and the playing field or just enjoying the area as part of the circular walk and Heritage Trail would take a more positive view on this important recreational area. It is publicly accessible from either St Peter's Close or Mill Lane and in time, once the planning obligations associated with the planning permission grant have been satisfied, from the new development at Mill Fields.</p> <p>St. Stephens Close has been listed by you as a location but there is no road with that name in the parish of Yaxham. The assumption is that St Peter's Close is the street name intended to be used where the area is accessed from the western end.</p> <p>Comment noted, although again the Working Group and Planning Inspector (Graham Wyatt BA(Hons) MRTPI and appointed by the Secretary of State) would disagree with you.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	<p>Disagree Every part of the emerging Neighbourhood Plan is deliberately designed to prevent new housing growth.</p> <p>Housing sites to meet private and affordable housing needs locally should be included in the Neighbourhood Plan changes proposed.</p>	<p>It has been clearly demonstrated by the Working Group that the proposed LGS is warranted. While the Planning Inspector also recognised its importance back in 2018 while hearing the planning appeal by adding a planning obligation to his decision notice.</p> <p>Disagreement noted. Comment noted, although the Working Group are disappointed by the negative connotation of the comments. The NP4Yaxham is positively positioned, provides useful guidance and requirements to any development proposals that come forward in the Yaxham Neighbourhood Area. This is the case as the NP4Yaxham has passed its examination, met all the neighbourhood planning Basic Conditions and is in conformity with Local Plan policies and NPPF.</p> <p>Comment noted. It is not proposed or necessary to include any new site allocations as part of the Changes &amp; Updates to the NP4Yaxham.</p> <p>To do so at this time would only add confusion locally and distract from Breckland District Council's ongoing review of the Local Plan and Full Update.</p> <p>Breckland District Council have already consulted on the sites that came forward locally in the Yaxham Parish through their 'call for sites' and are now consulting on their Preferred Options (Regulation 18) through June and July 2024.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<p>Further to this, as identified as part of both the NP4Yaxham Review and the Breckland Local Plan Full Update, the Parish of Yaxham already has 22 new home completions in 2021-22 and, as of March 2023, 72 new home permissions already granted, thus giving a total of 94 new homes completions by 2046 (the Breckland Local Plan date) which far exceeds the “Housing sites to meet private and affordable housing needs locally” as you suggested.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS79			<p><b>Norfolk County Council comments on the Yaxham Neighbourhood Plan (2016 – 2036) - Consultation draft (Reg 14) May 2024</b></p> <p>made on a without prejudice basis and the County Council reserves the right to make further comments on the emerging Neighbourhood Plan.</p> <p>1.2. The County Council welcomes the opportunity to comment on the Reg 14 version of the emerging Neighbourhood</p> <p>Minerals and Waste Planning Authority has the following comments to make in</p>	<p>Thank you for your response to the proposed changes.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>response to the consultation on the Regulation 14 version of the Neighbourhood Plan Yaxham 'NP4Yaxham' 2016-2036, as part of the five year review.</p> <p><b>2.2. For information – the context of the Norfolk Minerals and Waste Local Plan:</b> The adopted Norfolk Minerals and Waste Core Strategy, Development Management Policies and Site Allocation Development Plan Documents form part of the Development Plan for Norfolk which means it is a consideration in the determination of planning applications lodged with Local Planning Authorities (LPAs), where there is the potential for those proposals to impact safeguarded mineral resources, and safeguarded minerals or waste management (including water recycling) sites.</p> <p>Conversely, the Neighbourhood plan forms part of the development plan and sits alongside the Minerals and Waste local plan prepared by Norfolk County Council, and will be taken into account in relevant planning applications determined by the County Planning Authority.</p> <p>2.3. As is recognised in the basic conditions for the neighbourhood plan, it cannot include development defined in section 61K of the Town and Country Planning Act 1990 (as amended), including development normally dealt with by a</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>county planning authority, for example minerals and waste related development.</p> <p>However, Neighbourhood Plans should consider whether their proposals conflict with any potential site allocations or safeguarded sites in the adopted and emerging Norfolk Minerals and Waste Plan, to ensure any relevant strategic policies do not undermine the deliverability of the neighbourhood plan or local plan. For</p> <p>publication version of the emerging Norfolk Minerals and Waste Local Plan for examination by the Planning Inspectorate and hope the emerging plan will be adopted in 2025.</p> <p><b>2.4. Policy ENV3 – Local Green Space</b> Our previous response in 2016, noted that Strategic Gaps 1 and 2 were located on a safeguarded mineral resource (sand and gravel) under adopted Minerals and Waste Core Strategy Policy CS16 and that mineral extraction is not an inappropriate use of land in the countryside. Therefore, we considered that Strategic Planning Policy CTR1 does not exclude future</p> <p>development from taking place within the Strategic Gaps and that it would not be appropriate for it to do so. There has been no changes to the policy wording itself to change this view.</p>	<p>Comment noted. Should at a future point mineral extraction be required, with the appropriate permissions, once the extraction was completed the area should be returned to</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>2.5. It is understood the changes being proposed are contained in sections 5 and 6. There has been a change to Policy</p> <p>for designation as Local Green Space has</p> <p>Peter's Close and adjacent to the existing footpath leading to Mill Lane. This site specifically, is not underlain by sand and gravel resource, according to the Norfolk Mineral Resources Safeguarding Map,</p> <p>(BGS). The current adopted version can be found at Norfolk County Council – Local Plan: Safeguarded Mineral Resources (opus4.co.uk).</p> <p>Norfolk County Council as the Minerals and Waste Planning Authority has no objections to the Yaxham Neighbourhood Plan (Reg 14 response) review. There are no existing</p> <p>adopted Norfolk Minerals and Waste Development Framework documents.</p> <p>the Yaxham NP area in the emerging</p> <p>(NM&amp;WLP). There are no safeguarded</p> <p>3. <b>Lead Local Flood Authority Comments</b></p> <p>3.1. Thank you for your consultation on the Neighbourhood Plan for Yaxham 2016 –</p>	<p>Comment noted.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>2036 Review – Proposed Changes and Updates Document dated March 2024 prepared by the Yaxham Neighbourhood Plan Working Group (LLFA Reference: FW2024_0329) and received by the LLFA on 24th April 2024. The LLFA note that this consultation relates to the reviewing of a small number of policies contained within the existing Yaxham Neighbourhood Plan (Adopted in March 2017), namely Policy HOU2: Housing Density, Policy HOU7: Affordable Homes for Local People and Policy ENV3: Green Infrastructure, along with the designation of 1 no. additional Local Green Space.</p> <p>3.2. The LLFA comments at the Regulation 14 / review stage relating to the changes proposed to the existing Policies and the additional Local Green Space designation are as follows:</p>	
		HOU2	<p>Policy HOU2: Housing Density – The LLFA proposed changes to the policy wording.</p>	Comment noted.
		HOU7	<p>Policy HOU7: Affordable Homes for Local People – The LLFA have no comments to make to the proposed changes to the policy wording.</p>	Comment noted.
		ENV3	<p>Policy ENV3: Green Infrastructure – The proposes to retain the existing Local Green additional LGS proposed (Land to the East</p>	



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>of St Peter's Close and adjacent to the existing footpath leading to Mill Lane shown as space 5 on the map on page 22) identified in Policy ENV3: Green</p> <p>designation of LGSs provides a level of protection against development. The LLFA do not normally comment on LGSs unless they are/are proposed to be part of a management/land drainage. If it is</p> <p>water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The proposed additional LGS in the plan.</p> <ul style="list-style-type: none"> <li>• General updates and corrections to other Policies / supporting text mainly resulting from updates to NPPF and the</li> </ul> <p>These changes are noted by the LLFA on which we have no specific comments to make on the proposed changes.</p> <p>states that the only changes proposed to the Neighbourhood Plan for Yaxham have document, given the period of time which has elapsed since the Adoption of the Yaxham Neighbourhood Plan in 2017, the for consideration by the LLFA would</p>	<p>Comment noted. NP4Yaxham Policy ENV5 – Surface Water Management Plans: required the completion of Surface Water Management Plan to the requirements set out by, and updated by, the LLFA will inform the requirements of the Surface Water Management Plan.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>benefit from being reviewed and updated where applicable, particularly due to an increasing risk of surface water flooding resulting from climate change and updated guidance.</p> <p>3.4. In particular, whilst the retention of Policy ENV4 relating to surface water management plans and recognising the need for developers to provide effective surface water design and management, along with ensuring development does not cause flood related problems within Yaxham, is welcomed by the LLFA, it is considered by the LLFA that the policy / supporting text would benefit from further enhancement / updating such as making</p> <p>developments and highlighting the benefits of achieving the four pillars of SuDS through the inclusion of SuDS features such as permeable surfacing, rain gardens, rainwater harvesting and attenuation</p> <p>risk mapping in the existing plan, this would also benefit from being updated, along with the inclusion of signposting within the document to further guidance documents available relating to surface water drainage and SuDS such as the latest version of 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document'.</p> <p>mapping has been included, the LLFA</p>	<p>Surface Water Management Plan would be expected - guided by current best practice,</p> <p>mapping for the various sources of flooding and</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>recommend that mapping be provided for all sources of flooding including surface water, fluvial and groundwater, with the mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference</p> <ul style="list-style-type: none"> <li>• GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map</li> </ul> <p>and Water Management Policies</p> <ul style="list-style-type: none"> <li>• Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance</li> <li>• We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports</li> </ul> <p><a href="https://www.norfolk.gov.uk/38645">https://www.norfolk.gov.uk/38645</a></p> <p>We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (in this instance it is noted that no housing allocations form part of the review of the Yaxham Neighbourhood Plan). If a risk of flooding is identified then a sequential</p>	<p>would be a further duplication.</p> <p>Comment Noted, as no site allocations for part of the NP4Yaxham then it is not necessary or appropriate to undertake the assessment</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>test, and exception test where required,</p> <p>with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.</p> <p>4.1. Thank you for consulting Public Health Neighbourhood Plan.</p> <p>4.2. Public Health supports the concept of neighbourhood plans and is encouraging parishes to consider the impacts plans can have on improving the health of residents. To this end Public Health have recently published a guide to Health in Neighbourhood Plans and we are now in the process of promoting the guide.</p> <p>4.3. Attached alongside this schedule of comments is a copy of the County Council's Health in Neighbourhood Plans you may wish to consider.</p> <p>5.1. Historic England's published guidance on <a href="https://historicengland.org.uk/advice/plannin">https://historicengland.org.uk/advice/plannin</a></p>	<p>Thank you for your response to the proposed changes.</p> <p>Comment noted and thank you for supplying a copy of the guide.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p><a href="#">g/plan-making/improve-your- neighbourhood/</a> encourages the full consideration of heritage assets and suggests ways in which this can be achieved. Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> <li>1. Study Historic England's published guidance and consider how the plan can take its advice on board.</li> </ol> <p>Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at <a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>.</p> <ol style="list-style-type: none"> <li>3. 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.</li> <li>4. We would request the inclusion of a statement saying that the Norfolk County Council Historic Environment Strategy and Advice Team will continue to give advice to the local planning authority on the impact of new developments on the historic mitigating those impacts.</li> </ol>	<p>Yaxham Heritage Register.</p> <p>Comment noted, although this is not necessary as you already provide the advice to Breckland District Council as our Local Planning Authority (LPA).</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p><b>6. Strategic Transport</b></p> <p><b>6.1 ENV3 Policy Brief:</b> Sites 1, 3, and 4 interface with roads, which include dedicated highway land, while Site 2 is entirely a highway. The policy should allow land use for highway functions without restrictions.</p>	<p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS80	Mr. Steve Gower Designing Out Crime Officer Norfolk Constabulary		<p><b>Review and Changes to Yaxham Neighbourhood Plan.</b></p> <p>Thank you for your e-mail inviting comments on the above matter. I have also forwarded your request to the Constabularies Head of Estates (Mr. Duncan Potter) for his thoughts.</p> <p>You are already familiar with the Constabulary assessing Planning Applications to ensure that the County does <b>NOT</b> have to suffer the consequences of poor design that could become a legacy on the community and authorities alike.</p> <p>As a Designing Out Crime Officer my role within the planning process is to give advice on behalf of Norfolk Constabulary in relation to the layout, environmental design and the physical security of buildings, based upon the established principles of 'Crime Prevention through Environmental Design'.</p> <p>The government's Chief Planning Officer, Steve Quartermain, wrote to all planning</p>	<p>Thank you for your response and to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted and thank you for giving context to your role.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>authorities reminding them of the important role the planning system plays in ensuring appropriate measures are in place in relation to crime prevention and security.</p> <p><b>The Government has reiterated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Specifically the Planning Practice Guidance on Design reminds practitioners that local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder, and do all that they reasonably can to prevent crime and disorder.</b></p> <p>The National Planning Policy Framework July 2021 also requires that:</p> <p><b>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion....</b></p> <p>Furthermore, The Charter for Social Housing Residents (Social Housing White Paper) explains that:</p> <p><b>“A home should provide safety, security and dignity. An opportunity to put down roots and contribute to our community so we can enjoy social and civic lives.”</b></p>	<p>Comment noted.</p> <p>Comment noted. I the latest version of the NPPF (December 2023) this is paragraph 96.</p> <p>Comment noted.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			Also, that: <b><i>“We also know we need to do more to prevent acquisitive crime in social housing, such as burglary and theft. The £25m Safer Streets Fund<sup>34</sup> aims to prevent such crimes from happening in the first place. The fund is investing in crime prevention plans in 52 communities across England and Wales many of which include social housing, and also include activity to tackle anti-social behaviour. “</i></b>	Comment noted.
		HOU6	And: <b><i>In addition, our National Design Guide, published in 2019, refers to the importance of designing out crime when developing new homes, and Government’s forthcoming guidance on producing local design codes will set out how homes and neighbourhoods must be designed with safety and security in mind by applying the principles of Secured by Design. This includes using passive design measures, such as ‘eyes on the street’ and appropriate layouts for homes.”</i></b>	Comment noted. The Working Group and Parish Council have looked at the guide and concluded that many of the ideas and suggestions in designing out crime are fundamental to the Building for A Healthy Life (BfHL).
		HOU6	I would therefore encourage the Parish Council to consider requesting that all future applications work towards achieving the full Association of Chief Police Officers Crime Prevention Initiative <b>Secured by Design</b> Awards.	Comment noted. An assessment using BfHL is already a policy requirement of the NP4Yaxham policy HOU6. It is not felt necessary to add the Secured by Design at this time.
			There are Residential, Commercial, and Educational Developments Design Guides available from <a href="http://www.securedbydesign.com">www.securedbydesign.com</a> which explain all of the crime reduction elements of these schemes. They are separated into sections; Section 1: Deals with	Comments noted and the three design guides have been added to our suite of guides.

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			<p>the development layout and design and all external features and Section 2: Provides the detailed technical standards for various elements of the buildings.</p> <p>The interactive design guide <a href="https://www.securedbydesign.com/guidance/interactive-design-guide">https://www.securedbydesign.com/guidance/interactive-design-guide</a> is also a very good and self-explanatory tool that can walk you through the various elements of designing out crime in a visual manner.</p> <p>These key design guides should help all applicants to ensure that they have submitted a considered Planning Application.</p> <p>Secured by Design aims to achieve a good standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable Natural Surveillance and create a sense of ownership and responsibility for every part of the development.</p> <p>These features include secure vehicle parking, adequate lighting of common areas, defensible space and a landscaping and lighting scheme which when combined, enhances Natural Surveillance and safety.</p> <p>Experience shows that incorporating security measures during a new build or refurbishment reduces crime, fear of crime and disorder. The aim of the Police Service is to assist in the Design process to achieve a safe and secure</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted. It should also be noted by including at the point of construction usually results in a lower cost and a reduction in compromises.</p>

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			<p>environment for residents and visitors without creating a “fortress environment”.</p> <p>All new developments should provide a venue that makes the most from the proven crime reduction methodologies of Secured by Design gained from over <b>thirty five years</b> policing experience and supported by independent academic research.</p> <p>The Constabulary is consulted by all of the Counties Planning Authorities with regards to this subject and offers appropriate advice. <b>Key issues are:</b></p> <p><b><u>Creating a sense of place</u></b></p> <p>The main entrances to any development should ideally have a brick pillar style entrance; this is proven to create a “symbolic barrier” to give the impression that the area beyond is Private to the general community and deter casual intrusion by non-residents. To support this a change in road surface such as a simple strip of granite sets reinforces the message and creates a sense of place.</p> <p>Defensible space has the simple aim of designing the physical environment in a way which enables the staff and residents to control the areas around their home. This is achieved by organising all space in such a way that staff and residents may exercise a degree of control over the activities that take place there. A key principle of Crime Prevention Through Environmental Design is to</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>restrict access to unobserved areas putting all visitors to the on view street scene.</p> <p><b><u>Permeability</u></b></p> <p>It can be a challenge to balance connectivity and access in a manner that does not compromise the safety and security of the residents. Excessive permeability is a design feature that is consistently linked to higher crime rates. It is important to limit access to residents and their legitimate visitors. Care needs to be taken to provide appropriate access for new developments.</p> <p>Of course any new development does have an impact on the surrounding environment. Often new homes carefully consider and incorporate vehicular and pedestrian routes that are visually open, direct and well used with high levels of natural surveillance and modern lighting.</p> <p>Connecting a new development to an adjacent traditional or period design requires careful thought. Older designs can often be intimidating to walk along and also run in between and at the rear/sides of homes.</p> <p>The lower level of use they experience for their current development and their existing design may be something that is tolerated but the increased demand from a further development of new homes will require consideration regarding their vulnerability.</p>	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>Currently existing footpaths that are intimidating to use and do not have the benefit of todays design features, are being recorded by the public as such, on the streetsafe platform. It would be a “missed opportunity” should new designs instantly get recorded as unsafe.</p> <p><b><u>Lighting</u></b></p> <p>To work in harmony with high levels of Natural Surveillance, a carefully designed Lighting plan to cover all vulnerable areas should be in place. This will help to deter and reveal potential offenders and a uniform spread of white light to meet the updated British Standard <b>BS5489-1:2020</b> is required.</p> <p>Secured by Design supports the Institution of Lighting Professionals (ILP) in encouraging a variable controlled lighting level. Please note/ Bollard lighting is purely for wayfinding and can be easily obscured. It does not project enough light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided as the sole means of lighting. Lighting is required to each dwelling elevation that contains a doorset and can also assist in identifying the door and operating locking mechanisms.</p> <p>Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of</p>	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV1	<p>crime (particularly amongst older people) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.</p> <p>Lighting design should be coordinated with a CCTV installation (when specified) and the landscape designed to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.</p> <p>It is recognised that some local authorities have '<b>dark sky</b>' policies and deliberately light some of their rural, low crime areas to very low levels of illumination. Some are currently experimenting with switching off streetlamps in low crime areas between certain hours of the night to save energy costs and reduce CO2 emissions.</p> <p>If such policies exist, then these must be brought to the attention of the DOCO at the time of application.</p> <p>A good lighting system is one designed to distribute an appropriate amount of light evenly with Uniformity Values of between 0.25 and 0.40 using lamps with a rating of at least 60 on the Colour Rendering Index. A Uo value of 0.4 or 40% is recommended to ensure that lighting installations do not create dark patches next to lighter patches where our eyes would have difficulty in adjusting quickly enough for us to see that it was safe to proceed along any route.</p>	<p>Comment noted. NP4Yaxham policy ENV1 is a dark sky policy which seeks to reduce light pollution.</p> <p>Comment noted and the DOCO should be aware of the NP4Yaxham policy from this and previous consultation.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p><b><u>Natural Surveillance</u></b></p> <p>The new designs should avoid blank windowless elevations to promote developments that increase Natural Surveillance and deter inappropriate loitering. This is essential to maximise overlooking from active windows over access routes and amenity space.</p> <p>The landscaping plans need to provide all specified shrubs and hedges that have a maximum growth height of one metre, whilst all trees should be “up pruned” to a minimum height of two metres to maintain a clear field of vision around the site. An environment that provides a “see and be seen” style will reduce crime and anti social behaviour. The proposal should then provide a design that continues with clear lines of sight and the avoidance of alcoves, recessed areas or opportunities for offenders to loiter in anonymity.</p> <p><b><u>Parking</u></b></p> <p>The provision for car parking should ideally be adjacent to the buildings with active windows overlooking and have appropriate levels of Natural Surveillance. It is always important to ensure that the vehicle owners are provided with a view of their vehicle to offer the best protection. This feature may become more relevant with the increase of electric charging of vehicles.</p>	<p>Comment noted.</p> <p>Comments noted.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>Having blank elevations adjacent to hard surfaced driveways does not provide appropriate surveillance and these can be ideal future “kick walls” for ball games or encourage inappropriate loitering and the potential for anti social behaviour or graffiti. Of course first floor level or frosted bathroom windows do not provide appropriate active windows for important surveillance.</p> <p>For larger sections of parking It would be a wise move to consider the design criteria for car parking laid down in the police owned ‘ParkMark’ initiative. Further information can be found at <a href="http://www.parkmark.co.uk">www.parkmark.co.uk</a></p> <p><b><u>Cycling</u></b></p> <p>The securing of cycles left unattended must be considered within the design of any new development. The position of any cycle storage area requires the same level of attention as for car parking and again should be positioned with active windows overlooking and have appropriate levels of Natural Surveillance.</p> <p>Often cycle storage areas are very low on the list of priorities in a new scheme and get tucked away in a corner making them vulnerable to crime. Careful thought is required regarding the positioning of a cycle store to truly promote cycling.</p>	Comments noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>The cycle stand must facilitate the locking of both wheels and the crossbar. Hooped rings set into the ground do not provide for this. There are several secure cycle options detailed in the “member companies” section of Secured by Design. These professional structures have been security tested to achieve accreditation.</p> <p>I would prefer to avoid canopies for cycle storage areas unless they are completely secure buildings with appropriate access control measures installed. Canopies have been used in the past as gathering points or shelter areas where a potential offender's presence is legitimised. This provides opportunity for crime.</p> <p>External bicycle parking facilities should be designed for secure storage using bicycle lockers, hangers or dedicated storage devices and be certified to one of the following minimum standards: Sold Secure - SS104 Silver, or STS 501 Security Rating TR2, or STS 503 Security Rating TR2, or 53 STS 205: Issue 6 2021 Security Rating BR2, or STS 225: Issue 1 2021 Security Rating BR2 (S), or LPS1175: Issue 8 2018 Security Rating B (B3).</p> <p>I would also advocate promoting both cycle security and cycle marking/registration. The Constabulary and indeed every Police Force in the United Kingdom uses the <b>BikeRegister</b> database to search for stolen and recovered cycles. You can register your cycle on to this National Police Approved Data Base for free.</p>	

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>You can also pay a fee and upgrade this registration with marking systems and labels to reduce the risk of becoming a victim.</p> <p><b><u>Boundary treatments</u></b></p> <p>It has become popular to set back some boundary treatments from the street scene but this does offer a recessed area where a potential opportunist offender could be concealed. It is essential to reduce these opportunities and place boundaries closer to the front elevation/building line.</p> <p>Care also needs to be taken to avoid providing a stepping platform opportunity from low demarcation fencing that is adjacent to any rear perimeter treatments.</p> <p>Terraced homes are a particular challenge to provide access to their rear gardens and yet the safety and security provided by a robust perimeter boundary. Some robust shared alleygates across the development will need incorporating to provide for this essential measure to reduce the risk of burglary. Some <b>85%</b> of house burglaries occur at such vulnerable positions.</p> <p><b>It is expected that developers will install fencing to a high standard to ensure the security and longevity of the boundary.</b> A high-quality fence that lasts for a long time will provide security and reduce overall maintenance costs for residents or landlords.</p>	Comments noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p><b><u>Formal Surveillance</u></b></p> <p>Although Closed Circuit Television is not a universal solution to security problems. It can help deter crime and assist in the management of a venue if it is monitored continuously and appropriately recorded.</p> <p>The provision of CCTV is most effective when it forms part of an overall security plan. It is essential that developers are very clear about the objectives they wish to meet and establish a policy for its use and operation before it is installed.</p> <p>It is important to seek independent advice before approaching an installer and to develop a comprehensive <b>Operational Requirement</b> for the system, which can be supplied to installers during the tendering process. An operational requirement will be used for the design, performance specification and functionality of the CCTV system.</p> <p>In effect, it is a statement of problems, not solutions and will highlight the areas that must be observed by the system and the times and description of activities giving cause for concern.</p> <p>A useful reference to help achieve this goal is the CCTV Operational Requirements Manual 2009 ISBN 978-1-84726-902-7 Published April 2009 by the Home Office Scientific Development Branch.</p>	Comments noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>With appropriate adjustments being incorporated into new developments it will remove the vulnerability present in their design.</p> <p>If you should wish to discuss any of my comments, or require some assistance with a Secured by Design applications, then please do not hesitate to contact me.</p> <p>I am very keen to help in any way I can to provide future developments that reduce the opportunity for crime and reduce the fear of crime, creating a safer more secure and sustainable environments for future residents and visitors to Yaxham.</p>	<p>Comment noted and thank you for your offer of help. As any new development come forward in the Yaxham Neighbourhood Area either the Working Group or Parish Council will contact you for advice.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS81	<p>Historic Places Adviser</p> <p>Historic England</p>		<p>Thank you for inviting Historic England to Yaxham Neighbourhood Plan.</p> <p>the proposed amendments.</p> <p>We do not wish to add any detailed comment at this stage but would like to draw your</p> <p>and Updates, referencing the NPPF published September 2023. If you have not yet done so, we recommend the proposed changes</p>	<p>Thank you for your response to the proposed</p> <p>Comment noted. Thank you for highlighting the</p>

Ref No.	Name	Policy, me or	Response	Neighbourhood Plan Comment and Action
PS82	Spatial and Strategic Planning Manager – Sustainable Growth  Anglian Water		<p><b>Consultation response from Anglian Water</b> Thank you for inviting comments on the Yaxham Neighbourhood Plan consultation.</p> <p>Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012.</p> <p>Overall, Anglian Water is the water and water recycling provider for over 6 million customers.</p> <p>Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The East of England region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, above and beyond the provision of clean, fresh drinking water and effective treatment of used water.</p> <p>Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p>	Thank you for your response to the proposed changes and providing the background information on Anglian Water and it's scope of operations.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>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 has produced a specific guidance note on the preparation of neighbourhood plans found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (<a href="http://anglianwater.co.uk">anglianwater.co.uk</a>).</p> <p>The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>The following comments are made in relation to ensuring the making of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p><b><u>Policy ENV3: Local Green Space Designation – Land to the south of FP4</u></b></p> <p>This policy designates four areas of Local Green Spaces (LGS) within the neighbourhood plan area.</p> <p>It is proposed to include an additional area for land to the east of St.Peter's Close and adjacent to the existing footpath leading to Mill Lane.</p> <p>The existing policy states that “Development will only be permitted on the sites designated</p>	



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>as Local Green Spaces where it is consistent with the character and use of the spaces."</p> <p>Anglian Water may have assets that intersect with these areas and we do not consider that the policy should prevent any operational development that may be needed to manage, maintain or repair our assets. For example, at this site there is a rising main which runs along the southern boundary of this piece of land. Maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure (including both underground assets and aboveground assets such as pumping stations, water treatment and water works and water recycling centres) are available at: <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a>.</p> <p>Whilst we do not consider that any operational works or enhancements to our assets should be prevented by this policy, it would be helpful if it was clarified in the policy/ supporting text that this relates to national policy on the Green Belt as set out in the NPPF (2023), as operational works are permitted to be undertaken to ensure our network is maintained.</p> <p>I should be grateful if you could please acknowledge receipt of this representation and keep me updated on further progress</p>	<p>Comment noted.</p> <p>Comment noted. It is fully understood that operational works may be required, from time to time, and you have recognised that policy ENV3 does not prevent any such works being undertaken.</p> <p>Following the completion of any such works the LGS should be returned / repaired to its former state.</p> <p>The NPPF paragraph 107 states Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>Comment noted. An acknowledgement was issued and your details have been added to our Stakeholder List.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			made on the neighbourhood plan. Please let me know if you require any clarification on the above points.	<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS83	Resident Yaxham NR19 1RB	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree - Yes	Thank you for your response and support to the proposed changes. Comment noted. Comment noted. Comment noted. Comment noted. <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS84	Resident Clint Green NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	Thank you for your response and support to the proposed changes. Comment noted. Comment noted. Comment noted. Comment noted. <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS85	Resident Yaxham	HOU7	Agree Nice for local people to stay in the village.	Thank you for your response and support to the proposed changes.
			Prevent developers getting out of their obligations.	Comment noted. This policy will give local people the opportunity to access Affordable Homes.
			Swap 2 with 3.	accept a lower percentage of Affordable Homes to make a development viable, as per
		HOU2	Agree Quality of housing is important, it must be in sympathy with local vernacular.	Comment noted. The Working Group felt that the need to support close family should remain higher on the order than those working in the
			Important to keep development within the envelope and avoid developing on green field sites.	Comment noted. Policy HOU6 – Design focuses on the design, appearance and maintaining
			Less density the better.	Use focuses on the preference of brownfield sites and in-sites ahead of green field and agricultural land.
		ENV3	Agree Local Green space important for public access and recreation.	Comment noted. There is a balance in keeping the density low enough to keep the rural feel but also high enough to allow development to come forward in a viable way. The c20 dwellings per hectare is a reasonable compromise.
				Comment noted. This proposed Local Green Space is particularly well used for walking and

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	Agree	<p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS86	Resident Yaxham NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS87	Resident Yaxham NR19 1SL	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS88	Resident Yaxham NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS89	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS90	Resident Yaxham NR19 1RN	HOU7	Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS91	Resident Yaxham NR19 1AB	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS92	Julie Cullis Norfolk Wildlife Trust	HOU7	No indication of agree or disagree	Thank you for your response.
		HOU2	No indication of agree or disagree	
		ENV3	Agree We agree with the Local green Space (LGD) designation.	Comment noted and thank you for supporting the LGS designation.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	<p>However, we recommend that the policy text is replaced with stronger wording to provide more robust protection of these sites from development, for example: 'The management of development within these areas of Local Green Space will be consistent with that for development within Green Belts as set out in national policy. Development should not be approved except in exceptional circumstances.</p> <p>No indication of agree or disagree</p>	<p>Comment noted and thank you for the suggestion. As designated LGS (as set out in the NPPF, paragraphs 105 and 106) the NPPF is clear at paragraph 107 that the LGS is then afforded the same development policies as Green Belt. These are set out in the NPPF in section 13, especially in paragraphs 152 to 156.</p> <p>Therefore, it is not necessary to restate these policies in NP4Yaxham.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS93	Resident Yaxham	HOU7	<p>Agree Nice for local people to stay in the village.</p> <p>Prevent developers getting out of their obligations.</p> <p>Swap 2 with 3.</p>	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. This policy will create for those in hous the ability to access Affordable Homes.</p> <p>Comment noted. Sometimes it is necessary under the NFFP for the LPA to accept a lower development viable.</p> <p>Comment noted. It would have been helpful if you had explained why to help the Working Group in their deliberations. The Working Group felt that the need to support close family should still remain higher in the order than those working in the Parish.</p>



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree Quality of housing is important, it must be in sympathy with local vernacular.	Comment noted. Although another existing policy in the NP4Yaxham already covers this area. Policy HOU6 – Design focuses on the design, appearance and maintaining the rural character of the Parish.
			Important to keep development within the envelope and avoid developing on green field sites.	Comment noted, although another existing policy in the NP4Yaxham already covers this area. Policy HOU4 – Existing Land Use focuses on the preference of brownfield sites and in-sites ahead of green field and agricultural land.
			Less density the better.	Comment noted. There is a balance in keeping the density low enough to keep the rural feel but also high enough to allow development to come forward in a viable way. The c20 dwellings per hectare is a reasonable compromise.
		ENV3	Agree Local Green space important for public access and recreation.	Comment noted. This proposed Local Green Space is particularly well used for walking and links into the circular walk.
		Overall	Agree	Comment noted.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS94	Resident Yaxham NR19 1RG	HOU7	Agree	Thank you for your response and support to the proposed changes.  Comment noted.
		HOU2	Agree	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS95	Resident Yaxham NR19 1RQ	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS96	Resident Yaxham NR19 1RN	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS97	Resident Yaxham NR19 1RX	HOU7 HOU2  ENV3 Overall	Agree  Disagree Higher density housing could solve the problem of extensive housing developments in multiple locations  Agree Agree	<p>Thank you for your response and support to some of the proposed changes.</p> <p>Comment noted.</p> <p>Disagreement noted. Comment noted. You could be right, although where land owners are trying to maximise their asset value this may not stop multiple locations and sites coming forward for development. Having considered your comments the Working Group felt it appropriate to maintain a rural density level.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS98	Resident Yaxham NR19 1RX	HOU7 HOU2	Agree  Disagree Higher density housing is the most efficient way to solve the housing crisis while also protecting as much of the countryside as possible. It also means fewer developments in the parish.	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Disagreement noted. Comment noted. With a higher density it may be possible to increase the overall value of the development, thus having the potential to increase the community benefits from any one</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3 Overall	Agree Agree	<p>development. More homes being built will help to alleviate the housing need and reduce the number of site allocations and development sites across the District. This is a balance against the loss of the rural look and feel of our Parish. Overall, the Working Group are minded to maintain the rural feel by keeping the density to a rural level rather than see the density increase to what is appropriate in an urban built environment.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS99	Resident Yaxham NR19 1RB	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree – Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS100	Resident Yaxham NR19 1RB	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree – Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS101	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree - Yes Agree - Yes Agree - Yes Agree – Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS102	Resident Yaxham	HOU7	Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS103	Resident	HOU7	Agree Locals should come first.	Thank you for your response and support to the proposed changes.
		HOU2	Agree Keep our village as a village, not crammed in.	Comment noted. The rewording of this policy will give people with a housing need that has a local connection priority, putting them first.
		ENV3	Agree Green spaces are vitally important. They are the lungs of the world and great for mental wellbeing.	Comment noted. By keeping the density at c20 per hectare we should be able to preserve the village feel.
		Overall	Agree I am fully behind the Neighbourhood Plan.	Comment noted. We agree. The COVID pandemic demonstrated to us all how important green spaces are and their positive impact on mental health and wellbeing.
				Comment noted and thank you for your support.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS104	Resident Yaxham	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS105	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS106	Resident Yaxham	HOU7	Agree - Yes	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		HOU2	Agree - Yes	Comment noted.
		ENV3	Agree - Yes	Comment noted.
		Overall	Agree – Yes	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS107	Resident Clint Green	HOU7	Agree	Thank you for your response and support to the proposed changes.
		HOU2	Agree	Comment noted.
		ENV3	Agree	Comment noted.
		Overall	Agree	Comment noted.
				<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS108	Resident Yaxham NR19 1QZ	HOU7	Agree	Thank you for your response.
		HOU2	Agree	Comment noted.
		ENV3	Disagree The proposed land has no specific bio-diversity or natural features that need to be protected by being designated as green space.	Disagreement noted. Comment noted. Although the Working Group and many, many other residents of Yaxham seem to have reached a different opinion. Valuing the open space, its views and the



Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	<p>However the committee should consider how to protect the oak lined hedge to the east of the field at the end of St. Peters Close.</p> <p>Agree</p>	<p>recreational usage. This is also a key footpath, part of the circular walk, linking the Playing Fields to Mill Lane.</p> <p>Comment noted. The element within the proposed Local Green Space (LGS) would be given some protection by being part of the LGS.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS109	Resident Clint Green	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS110	Resident Yaxham NR19 1RG	HOU7 HOU2	Agree Totally agree. Agree	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3 Overall	Agree, we must protect our conservation areas. Agree Agree	Comment noted. Comment noted. Comment noted. <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS111	Resident Yaxham NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree Agree	Thank you for your response and support to the proposed changes. Comment noted. Comment noted. Comment noted. Comment noted. <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS112	Resident Brakefield Green NR19 1SB	HOU7 HOU2 ENV3	Agree Agree Agree I think it is important to protect the green spaces and agricultural land and therefore	Thank you for your response and support to the proposed changes. Comment noted. Comment noted. Comment noted. NP4Yaxham policy HOU4 – Existing Land Use seeks to give preference to

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	<p>feel brown spaces and infill should be considered for development and our countryside should be protected.</p> <p>Sustainability must be considered before development is allowed in the village, ie, water supply, sewerage, roads and increase in traffic and the ability to access doctor's services.</p> <p>I am only in favour of very small development and only if there is a proven need.</p> <p>Agree</p>	<p>brownfield sites and in-fill over agricultural land and countryside.</p> <p>Comment noted. Within the NPPF sustainability is a big factor when considering development. NP4yaxham policy ENV4 and ENV5 seek to address water issues, especially flood risk and sewerage requirements. Other infrastructure requirements – health services and roads – re made in Breckland's Local Plan policies.</p> <p>Comment noted. NP4Yaxham policy HOU3 – Scale of Development limits the size of any new development, as do policies in the Breckland's Local Plan.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS113	Resident Yaxham NR19 1RX	<p>HOU7</p> <p>HOU2</p> <p>ENV3</p> <p>Overall</p>	<p>Agree</p> <p>Agree</p> <p>Agree</p> <p>Agree</p>	<p>Thank you for your response and support to the proposed changes.</p> <p><b>Proposed action:- No further changes proposed</b></p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS114	Resident Yaxham	HOU7	Agree We need Affordable Homes especially for local young people to live and stay in their home area.	Thank you for your response and support to the proposed changes.
		HOU2	In addition, affordable homes are required to those who work local to Yaxham, and for those who are care for relatives and family.  Agree Appropriate density is essential for Yaxham not becoming overcrowded.	Comment noted. Those young people with a housing need and a local connection to the Parish will be given priority access to Affordable Homes with the re-wording of this policy.  Comment noted. As part of the local connection criteria both those that work in the Parish and those needing to provide care to close family members are recognised as having a local connection and given priority if they have a housing need.
		ENV3	The sewage and drainage systems / infrastructure, only just copes with the population at present. Considerable investment is required for any development in Yaxham to maintain the infrastructure we have.	Comment noted. The density already set by this policy, of c20 dwellings per hectare, should enable the Parish to maintain a rural look and feel.
			Agree The more green spaces the better. Developments should always include green spaces and the Parish NP and Council suggestions are valid.	Comment noted. NP4Yaxham policy ENV4 – Surface Water Management Plans sets out the requirement for surface water management plans and the implementation of drainage solutions. While NP4Yaxham policy ENV5 – Sewerage Provision already sets out the key requirements for any new development in the Parish  Comment noted. This proposal to seek designation as Local Green Space (LGS) recognizes the importance of this area to local residents and provides a level of protect to

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		Overall	Agree I fully support the Neighbourhood Plan Changes.	<p>preserve it for future generations to also enjoy. As development proposals come forward there are existing policies in Breckland's Local Plan which set out requirements for recreational space, both formal and informal.</p> <p>Comment noted and thank you for your support..</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS115	Resident Yaxham NR19 1AB	HOU7 HOU2 ENV3 Overall	Agree Agree Agree No comment made.	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>
PS116	Resident Yaxham NR19 1RN	HOU7	Agree If any planning is successful, I would be all for it being local people and their families.	<p>Thank you for your response and support to the proposed changes.</p> <p>Comment noted. The re-wording of this policy now makes that the case for people with a housing need and a local connection.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			However, I do not support any additional houses in Yaxham village. There are already numerous issues that will only get worse - flooding, vehicles speeding, dog fouling, no safe access to Dereham on foot, traffic is nearly always at a standstill going into Dereham, Dereham secondary schools are full.	Comment noted. The NP4Yaxham does not allocate any additional houses.
		HOU2	Agree The fewer the houses the better! The roads around Yaxham are already crazy busy and there are too many cars on the roads. The speed vehicles go through Yaxham is very alarming and not safe for the growing number of children in the village.	Comment noted. It is very distressing to see the speed of some traffic through our villages.
		ENV3	Agree The more green spaces the better in the village.	Comment noted.
		Overall	Agree I agree with the changes and they support the local community.	Comment noted and thank you for your support.  <b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS117	Open Spaces Society	HOU7	No comment made.	Thank you for your response.
		HOU2	Agree	

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
		ENV3	<p>Yaxham and Clint Green are rural settlements, and their character, within this part of central Norfolk, is immensely important, not least to those who live there, and to those who visit the area, experiencing the village from its public paths and minor highways. It is vital that this character does not get harmed by inappropriate development proposals, including those involving excessive housing</p> <p>Agree</p> <p>We would strongly recommend that any local green spaces to be voluntarily registered as village green, using the provisions of Section 15(8) of the Commons Act 2006.</p> <p>Powers available under section 15(8) of the Commons Act 2006 allow the owner of land, to voluntarily dedicate the land as a town or village green by applying to have it included in the register of town or village greens. It is open to any landowner — including a private individual, organisation, or public body — to make use of this power.</p> <p>Crucially, registered village greens give local people permanent, legally guaranteed rights to indulge in lawful recreation, and registered greens enjoy statutory protection against damage or injury, against interruption to their use or enjoyment, and against their encroachment or enclosure.</p> <p>Registration of green-space land as village green, in this way, could be made the subject</p>	<p>Comment noted. Hopefully by keeping the density of any new developments to c20 dwellings per hectare will maintain the rural aspect of our Parish.</p> <p>Comment noted. The designation as Local Green Space (LGS) through the neighbourhood planning process provides protection for each designated area as defined in the NPPF.</p> <p>Comment noted.</p> <p>Comment noted.</p> <p>Comment noted.</p>

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		Overall	<p>of an appropriate planning condition or obligation. Further information is available from the Department for Environment, Food</p> <p><a href="https://assets.publishing.service.gov.uk/media/5a79b2f5ed915d07d35b7726/pb13733-rural-villagegreens-voluntary-guidance.pdf">https://assets.publishing.service.gov.uk/media/5a79b2f5ed915d07d35b7726/pb13733-rural-villagegreens-voluntary-guidance.pdf</a></p> <p>Agree</p> <p>"Green Infrastructure Policy - Rights of Way &amp; Footpaths" We applaud the objective, in the Yaxham Neighbourhood Plan, to encourage new and improved rights of way such as footpaths and bridleways connecting Yaxham with surrounding villages and the countryside.</p> <p>Opportunities to secure such provision should be sought through planning conditions/obligations, where appropriate. This should include both the provision of new paths, and the improvement or enhancement of existing rights-of-way, where appropriate, such as securing additional width, and/or the provision of additional rights (e.g. bridleway, which carries rights for both pedestrians and equestrians, as well as pedal cyclists provided that they give way to the former.)</p> <p>Particular regard should be paid to Appendix 8.3.1 of the statutory Rights of Way Improvement Plan (the "Norfolk Access Improvement Plan (NAIP) 2019 - 2029") on minimum acceptable widths for public paths.</p>	<p>Comment noted. The Parish has a number of footpaths that link different aspects of the villages, are well used and enjoyed by many</p> <p>Comment noted. NP4Yaxham policy ENV3 – Green Infrastructure required new development, where possible, to improve the connectivity</p> <p>Comment noted.</p> <p><b>Proposed action:- No further changes proposed</b></p>



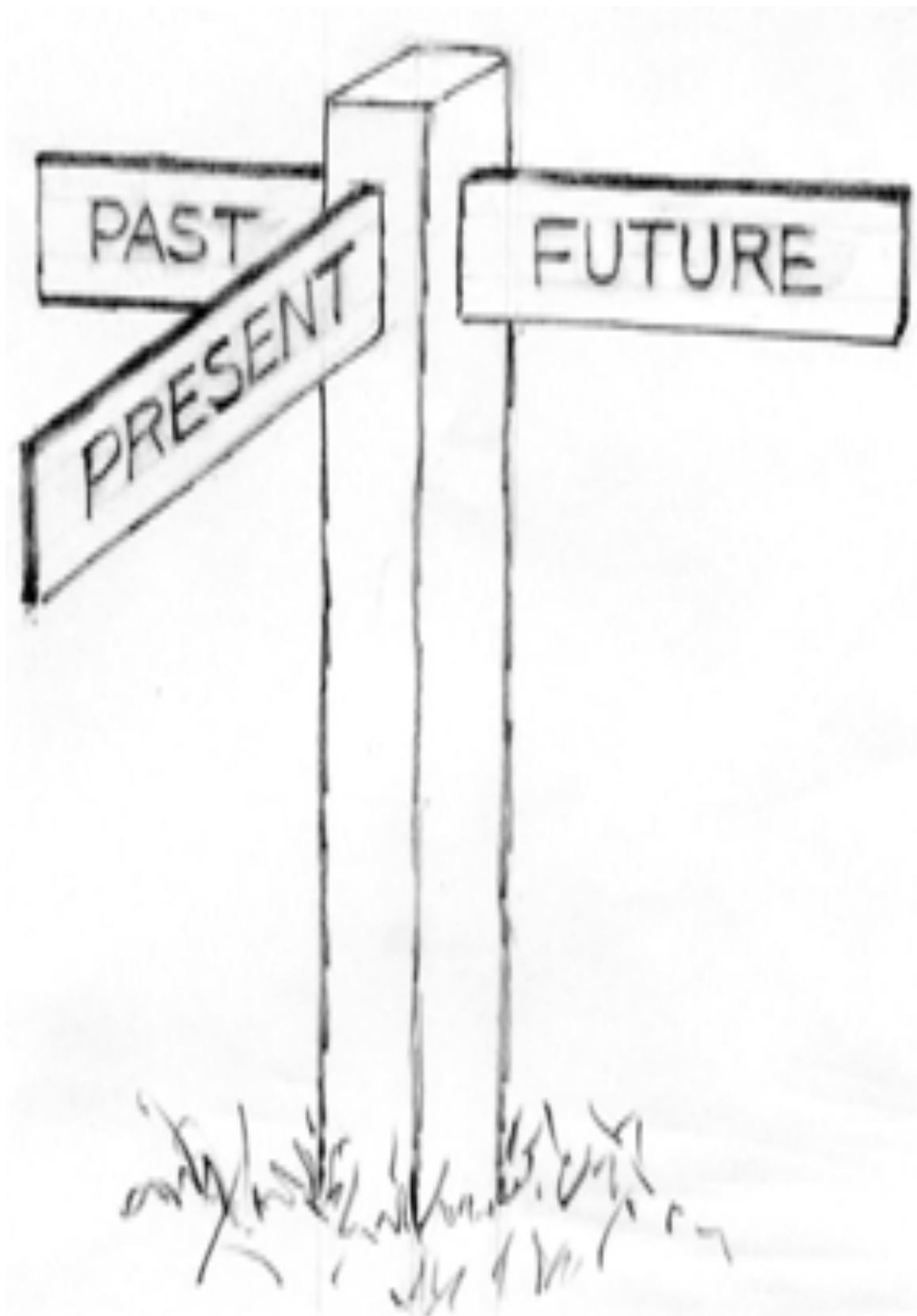
Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
PS118	Breckland District Council	HOU7	<p><u>Planning:</u> The first part of the policy for the provision affordable homes is in line with NPPF policies and paragraph 60 outlining the governments objective to boost house building.</p> <p>There is no specific mention in the NPPF that affordable housing should be allocated to those with connections to the local area therefore this may not be appropriate.</p> <p><u>Housing:</u> As per previously agreement on e.g. Swanton Morley, this should only be done on sites over and above allocations in the plan, and in the district-wide plan.</p> <p>It is not unreasonable for village to contribute to meeting the district wide need. The figure of 7 current residents of Yaxham is extremely low and result in Yaxham residents in low need being housed ahead of other Breckland residents who are homeless or in temporary accommodation, which is contrary to Breckland's allocation policy and possibly homelessness legislation.</p> <p>Allowing 'overage' sites to have such a restriction ensures a balance of interests between residents of the village, and residents of Breckland as a whole.</p>	<p>Thank you for your response.</p> <p>Comment noted.</p> <p>Comment noted. Many Neighbourhood Plans have a policy which allows people with a local connection to have priority access to Affordable Homes</p> <p>Comment noted. There are no proposed sites for allocation in Breckland's Local Plan in the Parish of Yaxham.</p> <p>Comment noted. As pointed out above, by your colleague, the NPPF, paragraph 60 states ".....that the needs of groups with specific housing requirements are addressed...." This includes those in our Parish with an identified need. Yes this would give priority to people with a local connection before others on the Housing Register. No, this is not contrary to homelessness legislation and is complementary to Breckland's Allocation Policy.</p> <p>Comment noted. Sadly, there is never going to be enough homes for all those in need. This policy creates an opportunity for those with a connection to the Parish of Yaxham.</p>

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			In terms of wording, 'Resident' and 'former resident' should have time criteria- 3 yrs and 3 out of past 5 yrs are used in the district allocation policy.	Comment noted. Time criteria can over complicate the situation and make it more difficult and time consuming to implement the policy. There is no need or legislation requiring the setting of time limits. The time criteria you have included in Breckland's Allocation Policy is a matter for your Council.
			Similarly the point at which the allocations pool is considered to be exhausted should be specified- i.e. 30 days after advert.	Comment noted. The last paragraph of the NP4Yaxham policy makes reference to the Housing Register pool being exhausted. As the criteria for that is after 30 days of advert it does not need to restate that in this policy.
		HOU2	<u>Planning:</u> Very limited change. Wording enabling higher density in appropriate circumstances affords sufficient flexibility to enable appropriate schemes to come forward.	Comment noted. The wording is that of the Examiner of the NP4Yaxham who had regard to include a degree of flexibility.
		ENV3	<u>Planning:</u> The new proposed site appears to be an area of agricultural land, defined by hedgerows and a footpath PROW forming a northern boundary.	Comment noted.
			The site does not appear to have any significant recreational value apart from the footpath. The site may not qualify to be allocated as local green space. However, the site does not fall under the local plan process as either a potential development site or local green space, and its potential role as green	Comment noted, as is Breckland Council having no objection to the designation as Local Green Space.

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			space is recognised. The Council therefore has no objection to the proposal.	<b>Proposed action:- No further changes proposed to the NP4Yaxham</b>
PS119	Environment Agency		<p>From: <b>Ipswich, Planning</b> &lt;<a href="mailto:planning.ipswich@environment-agency.gov.uk">planning.ipswich@environment-agency.gov.uk</a>&gt;  Date: Tue, Apr 9, 2024 at 8:52 PM  Subject: This email address is no longer in use</p> <p>Thank you for contacting the East Anglia Sustainable Places team. <b>Please note that this email address is no longer in use.</b></p> <p>This email has been auto-forwarded to our new mailbox. <b>Please update your records and direct all future correspondence to <a href="mailto:planning.eastanglia@environment-agency.gov.uk">planning.eastanglia@environment-agency.gov.uk</a></b></p>	<p>Thank you for your automated response.</p> <p>Comment noted. Thank you for your email to confirm that the details have been forwarded to your new email address to enable the local sustainable places team for their attention.</p> <p>The email address has been updated on our Stakeholder List.</p> <p>No further response was received.</p> <p><b>Proposed action:-</b></p> <p><b>Update the Stakeholder email address.</b></p> <p><b>No further changes proposed to the NP4Yaxham</b></p>

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PS120	Natural England		<p>From: <b>SM-NE-Consultations (NE)</b> &lt;<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>&gt;  Date: Tue, Apr 9, 2024 at 8:52 PM  Subject: Natural England Response Email</p> <p>Dear Sir or Madam</p> <p>We will action your request as follows:</p> <ul style="list-style-type: none"> <li>• For consultations on Development Management, we will respond within 21 days from the receipt of your email.</li> <li>• For consultations on Development Plans, we will respond within 6 weeks from the receipt of your email.</li> <li>• For consultations from regulators relating to marine fisheries management we will respond within 21 days or within timelines agreed with your Natural England primary contact.</li> <li>• For marine licence applications (including self-service marine licence applications) we will respond within 28 days.</li> <li>• If you have specified a different deadline or we agree a revised deadline with you, we will respond within the time specified or agreed.</li> <li>• If you are applying for the Discretionary Advice Service, we will respond to you within 15 working days.</li> <li>• If you are a member of the public, we will respond to your query within 10</li> </ul>	<p>Thank you for your response outlining the way you will action our consultation request.</p> <p>Comment noted. Thank you arranging to response within the six-weeks of our consultation request Although no further response has been received.</p>

Ref No.	Name	Policy, Theme or	Response	Neighbourhood Plan Comment and Action
			<p>working days from receipt of your email.</p> <ul style="list-style-type: none"> <li>• If your consultation relates to a Tree Preservation Order, Advertisement Consent, Hedgerow Removal Notice or Listed Building Consent, there is no requirement to consult us and you will not receive a further response.</li> <li>• If your e-mail is regarding Agricultural Land Classification you can view both Post 1988 and Provisional ALC data on the <a href="http://www.magic.gov.uk/">www.magic.gov.uk/</a> website. Provisional data can also be viewed <a href="#">here</a>.</li> </ul> <p><b>If this is a Development Management consultation that is not a Nationally Significant Infrastructure Project (NSIP), EIA development, Minerals and Waste development, development affecting over 20ha of Best and Most Versatile agricultural land or does not trigger an Impact Risk Zone (IRZ), there is no requirement to consult us and you will not receive a further response</b></p> <p><b>Please refer to our general advice in the Annex below.</b></p>	<p>Comment noted and no further response has been received.</p> <p>Comment noted, as is your Annex on general advice.</p> <p><b>Proposed action:- No further changes proposed to the NP4Yaxham</b></p>



# Yaxham Neighbourhood Plan

## NP4Yaxham

Yaxham Parish Council  
c/o 85 Norwich Road  
DEREHAM  
Norfolk  
NR20 3AL

email: [clerk@yaxham-pc.gov.uk](mailto:clerk@yaxham-pc.gov.uk)

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