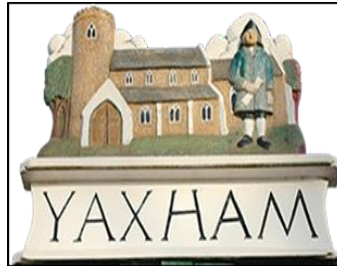


# Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



**BASIC CONDITIONS STATEMENT**  
**August 2016**  
**(Updated January 2025)**

Prepared by NP4Yaxham2 Working Group with support from

# ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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# Neighbourhood Plan for Yaxham

## 2016-2036

### Statement of Basic Conditions

### Updated January 2025

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#### Abbreviations Frequently Used in the NP4Yaxham

CLP - Community Led Plan, "Your Yaxham" 2013	NPG – National Planning Guidance
CWS – County Wildlife Site	NPPF – National Planning Policy Framework
MHCLG – Ministry of Housing, Communities & Local Government	PAP – Parish Action Point, not a policy
LDF – Local Development Framework, Part of Breckland's Development Plan Document (2023)	SAC – Special Area of Conservation
LPA – Local Planning Authority, Breckland DC	SEA – Strategic Environmental Assessment
LSC – Local Service Centre	SSSI – Site of Special Scientific Interest
NP4Yaxham - Yaxham Neighbourhood Plan	YVAA – Yaxham Village Amenities Association

**Glossary of terms** – see [www.planningportal.co.uk/directory/4/a\\_to\\_z](http://www.planningportal.co.uk/directory/4/a_to_z)

## 1 Introduction

- 1.1 This statement has been prepared by the NP4Yaxham2 Working Group under the auspices of the Yaxham Parish Council to accompany the submission to the local planning authority (“LPA” – Breckland District Council) of the updated Yaxham Neighbourhood Plan (“NP4Yaxham”) following its review under Regulation 16 of the Neighbourhood Planning(General) Regulations 2012 (“the Regulations”) as amended.
- 1.2 It is only the amended policies, HOU2 – Housing Density, HOU7 – Affordable Housing and the new Local Green Space designation under policy ENV3 in the updated NP4Yaxham which require testing against the Basic Conditions.
- 1.3 All other policies in the NP4Yaxham have already been examined and deemed to meet the Basic Conditions, although they have been included in this report for completeness.
- 1.4 The policies described in the NP4Yaxham relate to the development and use of land in the designated Yaxham Neighbourhood Area only. The plan period for the NP4Yaxham remains unaltered (2016 to 2036) and it does not contain policies relating to excluded development, in accordance with the Regulations. The way in which the NP4Yaxham met the Regulations and the Basic Conditions was set out in the original Statement.
- 1.5 This document is the January 2025 update to the Basic Conditions Statement, which demonstrates how the NP4Yaxham Review proposed changes and updates (as set out in the Review – Changes & Updates document<sup>1</sup> dated March 2024 and consulted on through April and May 2024) also satisfies the Regulations and meets the Basic Conditions.
- 1.6 Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011 Schedule 10) sets out that Neighbourhood Development Plans must meet the following basic conditions:
  - a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
  - b. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
  - c. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
  - d. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
  - e. prescribed conditions are met in relation to the Order (or plan) and prescribed

<sup>1</sup> [https://yaxham.com/local\\_index/nplan/neighbourhood-plan-support-documents/](https://yaxham.com/local_index/nplan/neighbourhood-plan-support-documents/)  
<https://yaxham.com>

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matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

- 1.7 Section 2 of this Statement sets out how the NP4Yaxham complies with the legal requirements as set out in *The Planning and Compulsory Purchase Act 2004 38A (1) (as inserted by the Localism Act 2011 Schedule 9 Part 2 (7))*. Section 3 sets out how the NP4Yaxham meets the basic conditions contained in Paragraph 8(2) above.

## **2 Legal Requirements**

### **2.1 The updated NP4Yaxham is being submitted by a Qualifying Body**

The NP4Yaxham has been submitted by the Yaxham Parish Council which is the Qualified Body and the only Body entitled to submit a Neighbourhood Plan for Yaxham Parish.

### **2.2 What is being proposed is a neighbourhood development plan**

The NP4Yaxham contains policies relating to the development and use of land within the neighbourhood plan area and prepared in accordance with the statutory requirements in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **2.3 The proposed neighbourhood plan states the period for which it is to have effect**

The NP4Yaxham states that the period which it relates to is from 2016 until 2036. The updated NP4Yaxham retains the same plan period. The period was chosen to coincide with the plan period of Breckland's Local Plan adopted in 2019 and updated in 2023.

### **2.4 The policies do not relate to excluded development**

The NP4Yaxham does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **2.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

NP4Yaxham relates solely to the civil parish of Yaxham, formally designated as a Neighbourhood Area by the LPA on 17<sup>th</sup> November 2015. It relates only to the parish of Yaxham and no other neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

- 2.6 It is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.

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### 3 The Basic Conditions

- 3.1 The NP4Yaxham has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF ) and is in general conformity with the strategic policies contained in Breckland Council’s adopted Local Plan September 2023 and associated Documents (“the Development Plan Document”). In addition it is in general conformity with the LPA’s emerging Local Plan Full Update June 2024.
- 3.2 In updating the NP4Yaxham the Working Group has left the NP4Yaxham silent where the NPPF and the Development Plan Documents are deemed to adequately cover matters in Yaxham. The NP4Yaxham therefore seeks, where local consultation and circumstances require, to supplement and enhance the NPPF and the Development Plan Documents as applied in Yaxham.
- 3.3 In addition to the three updated Policies set out in NP4Yaxham, there are already a series of supplementary “Parish Action Points”. These are included because these issues matter to the community, but may not necessarily be achieved through formal planning policies, although their success could further support the principles set out in the NPPF, the objectives of the Development Plan Documents and the Policies in the NP4Yaxham.
- 3.4 The “Parish Action Points” are not therefore required to be tested as to whether they meet the “Basic Conditions” prescribed, but are included for completeness. Land use planning policies and Parish Action Points are clearly distinguished from each other by text and colour, each can be found in the same sections of the NP4Yaxham where appropriate as they address different but complementary issues raised in consultation.
- 3.5 Please note: The NP4Yaxham Does Not Bring Forward Additional Sites for Development.**

## 4 Having regard to national policies and advice<sup>2</sup>

### **Building a strong, competitive economy** (NPPF section 6, paras. 85 - 89)

4.1 The NP4Yaxham proactively supports sustainable economic growth through Policy ECN1. These policies provide support and encouragement for small and micro businesses and those working from home, that is of a scale proportionate to the needs and function of Yaxham and the immediate area. Of the some 40 businesses identified in Yaxham, most are micro-businesses or working from home i.e. 1 in 10 properties supports an individual business. To provide certainty for all involved, Policy ECN1 sets out the criteria that would be used to assess acceptability.

4.2 It is felt that although economic development should be supported, this needs to be in the right places, especially for a quiet rural parish such as Yaxham. A key purpose of the planning system is establishing what development is acceptable and where it is acceptable in order to support sustainable and balanced growth and change. This is what Policy ECN1 does with respect to economic development. Supporting economic development of a scale consistent with the Development Plan Documents. The NPPF seeks to encourage sustainable economic growth. The NP4Yaxham also encourages sustainable economic growth, helpfully setting out through Policy ECN1 in particular what will be considered as sustainable, particularly with respect to location, having regard to the aims of the NP4Yaxham as a whole, as well as other policies.

4.3 **Ensuring the vitality of town centres** (NPPF section 7, paras. 90 – 95) – Not applicable.

### **Supporting a prosperous rural economy** (NPPF section 6, paras. 88 – 89)

4.4 The NP4Yaxham promotes a strong rural economy through Policy ECN1. In addition, Policy COM1 promotes the retention and development of local services and community facilities in the parish. The NP4Yaxham does not place a restriction on the type of rural business.

### **Promoting sustainable transport** (NPPF section 9, paras. 108 – 118)

4.5 The NP4Yaxham's transport approach is to promote the use of sustainable transport. Parish Action Point PAP5 seeks to improve sustainable accessibility and connectivity within the parish to allow easy access for pedestrians and cyclists to key locations and services in the parish and to the public transport network. Policy TRA1 should help to prioritise walking and cycling as transport modes of choice, complemented by PAP5, should help to promote a safe and secure environment.

4.6 PAP5 aims to deliver a key thrust of the NP4Yaxham, which is to retain and develop the walkability of the parish, in part by limiting conflict between traffic and pedestrians. Combined with TRA1 they seek to encourage development where it will not increase traffic significantly with the intention that residents should feel that walking on existing residential streets and lanes for local trips continues to be an attractive option.

<sup>2</sup> National Planning Policy Framework December 2023

The community views were very supportive of this aim of the NP4Yaxham to have a “walkable parish”. This should also deliver important health benefits as required by NPPF Paragraph 103, as well as reduce greenhouse gas emissions as per NPPF Paragraph 161.

- 4.7 Policy TRA1 provides for all new development to include consideration of the need to promote sustainable transport and minimise the generation of traffic, and particularly proposals to facilitate walking and cycling would be considered favourably.
- 4.8 Policies ECN1 and COM1, and Parish Action Points PAP5 and CAP7, encourage the use of sustainable transport by ensuring that new housing and any other permitted development includes measures to better enable easy access for pedestrians and cyclists.
- 4.9 Policy TRA2 seeks to set minimum car-parking arrangements for new developments based on the accessibility of the development, the type, mix and use of development, and the available local public transport. In a rural location with limited public transport, private cars will continue to be important and need to be able to be parked off-road, rather than littering and blocking highways. The parish is seeking to reduce private car-use within the parish, but because the parish is dependent on most of its services outside the parish, private car-use will continue to be a major component of the transport mix.

**Supporting high quality communications** (NPPF section 10, paras. 119 - 123)

- 4.10 Parish Action Point PAP7 support broadband connection infrastructure and supplements the emerging Local Plan E05 Telecommunications.

**Delivering a sufficient supply of homes** (NPPF section 5, paras. 61 – 84)

- 4.11 NP4Yaxham’s housing policies seek to help to deliver a choice of high quality homes and create a sustainable, inclusive and mixed community. The emphasis is on organic growth primarily through infill and brownfield land development within the settlement boundary and comfortably meets the requirement for a future land supply during the Plan period.
- 4.12 Delivering sustainable development in rural areas “needs to be responsive to local circumstances” (NPPF para. 82). In the Yaxham context this includes the need to ensure that infrastructure to support existing and new development is planned for together with the new development, rather than in isolation or as an add-on. The cumulative proposed development in Yaxham and neighbouring areas is significant and will place a major strain on existing infrastructure – hence Parish Action Point PAP1.
- 4.13 The NPPF also recognises that new development in rural areas should be located where it will enhance or maintain the vitality of rural communities (NPPF para. 83). An important point for Yaxham in maintaining the vitality of the community and its

particular character is in ensuring the clear visible geographical breaks from larger neighbouring settlements – the large market town of Dereham to its north and the large parish of Mattishall to its east. This is the basis of Policy STR1 to prevent the coalescence of distinctly different settlements as it applies within the Yaxham Neighbourhood Plan designated area. Parish Action Point PAP2 is to work with neighbouring parishes to help develop similar Policies within their civil parishes.

- 4.14 Policy HOU1 is intended to reinforce the presumption of development being preferred with settlement boundaries and discouraging isolated development in the gaps between identified settlements. Policies HOU2 and HOU3 seek to reflect the local circumstances (NPPF para. 129) and allow housing developments where the density and scale reflects that of the immediate area of the parish. Policy HOU4 reinforces the preference for infill and brownfield land development ahead of green field development (NPPF paras, 23 and 125). Policy HOU5 seeks to provide for a mix of housing to reflect local needs in the context of local circumstances through recognising the rural nature of the parish, the context of the settlement, the immediate locality and requiring a mixture of housing – particularly smaller houses for those starting out and for those in later life.
- 4.15 As with all development proposals, a judgement will need to be made as to the planning balance given the benefits and harm, this introduces scope for flexibility. Nevertheless, the policy is important as it sets out an important consideration.

**Achieving well-designed places** (NPPF section 12, paras. 131 – 141)

- 4.16 Good design is integral to the NP4Yaxham and an important consideration as there is strong support for retaining a sense of place and keeping Yaxham special and attractive. Policy HOU6 supports the principle that good design is a key aspect of sustainable development in Yaxham. It requires development to respond appropriately to the local character and distinctiveness (NPPF para. 203) – and the supporting text references the use of “Building for A Healthy Life”. High quality design is welcomed, as is reflected in the supporting text of Policy HOU6, and exceptional design should be given considerable weight in such planning decisions (NPPF para. 84). Strict prescriptive criteria have not been included, this is to provide developers with scope to be innovative in meeting the overall requirement (NPPF para. 135). Policy ENV1 seeks to preserve the “Dark Skies” over Yaxham, and Policy ENV2 requires design in the conservation area to respect the cultural heritage and setting.

**Promoting healthy and safe communities** (NPPF section 8, paras. 96 –108)

- 4.17 A range of NP4Yaxham policies seek to ensure that Yaxham is a healthy, inclusive community. A key aim of the NP4Yaxham is to create a walkable parish where people

will play, work and use the range of services available and which are supported by Policies TRA1, COM1, ENV3 and Parish Action Points PAP5 and PAP7.

**Protecting Green Belt Land** (NPPF section 13, paras. 142 - 160)

4.18 Not applicable to NP4Yaxham.

**Meeting the challenge of climate change, flooding and coastal change**

(NPPF section 14, paras. 161 – 186)

4.19 Policies ENV1, ENV3, ENV4, ENV5, ECN1, TRA1 and Parish Action Points PAP5 and PAP7 will contribute to reduce greenhouse gas emissions by promoting sustainable means of transport. Policy ENV4 aims to mitigate the risk of surface water flooding in Yaxham and Policy ENV5 the consequent risks of sewerage contamination. The Code for Sustainable Homes is now dealt with entirely by building regulations, but Policy HOU6 aims to strengthen the need to meet Government standards, and the supporting text references “Building for A Healthy Life”.

**Conserving and enhancing the natural environment** (NPPF section 15, paras. 187 – 201)

4.20 The NP4Yaxham’s strategic gap (STR1) and environmental policies contribute to and enhance the local natural environment by protecting valued landscape and minimising adverse impacts on biodiversity, and indeed seeking to make ecological gains. Policy ENV3 aims to protect the landscape by means of protecting hedgerows, which will also have an ecological gain. Policy ENV3 is also very supportive of development that enhances the ecological network and green infrastructure. Parish Action Point 4 reflects the high priority the residents give to maintaining the dark skies in the parish and avoiding light pollution.

**Conserving and enhancing the historic environment** (NPPF section 16, paras. 202 – 221)

4.21 Policy HOU6 both aim to preserve and enhance the existing vernacular and historic setting of the parish by highlighting the essential rural character of the parish, the use of traditional materials and historical context in which new development is proposed. Policy ENV2 places great value on the historic fabric and setting of the conservation area. This will enable decision makers to assess any potential harm or loss.

**Facilitating the sustainable use of minerals** (NPPF section 17, paras 222 - 230)

4.22 Not applicable to NP4Yaxham.

**Plan Making** (NPPF section 3, paras 15-38)

4.23 The NP4Yaxham has been prepared positively and will contribute to sustainable development within the Yaxham Neighbourhood Area. Sitting within the plan making framework with policies which promote quality development and aligning both strategic and non-strategic policies.

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## 5 Achieving Sustainable Development

- 5.1 The NP4Yaxham is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are taken into account.
- 5.2 This section of the Statement demonstrates how the NP4Yaxham fulfils the basic condition that the plan contributes to achieving sustainable development.
- 5.3 The NPPF sets out three dimensions to sustainable development:
- **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.4 The ways in which the NP4Yaxham contributes to achieving the economic, social and environmental aspects of sustainable development are set out below:
- contributing to building a strong and competitive economy by supporting small businesses and supporting the viability and vitality of the local facilities and services (Policies ENC1, COM1 and COM2).
  - planning positively for housing growth to meet the needs of present and future generations (HOU1, HOU2, HOU3, HOU4, HOU5, HOU6 and HOU7).
  - supporting the provision of a mix of housing types and sizes that can meet the needs of a wide range of people and promote a healthy and inclusive community (Policies HOU5 and HOU7).
  - supporting new development where it relates well to the existing built up area of the parish and which incorporates pedestrian links and promotes an attractive and safe walking environment with good connectivity with the rest of the parish, thereby encouraging the use of sustainable transport (Policies HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7, ENV3 and TRA1).
  - promoting policies to protect Strategic Gaps, and local landscape features and biodiversity, which contribute toward the sense of place and quality of life in the area (Policies STR1 and ENV3).
  - promoting policies which preserve the historic fabric of the parish (Policy

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ENV2).

- promoting policies which encourage the use of sustainable transport (Policies TRA1, ENV3 and HOU6).

## **6. General conformity with Breckland's Development Plan Adopted Local Plan 2023**

- 6.1. Breckland's Local Plan was first adopted in 2019 and then again in 2023 following a review. A 'Full Update' to the Local Plan commenced in 2023 and reached Regulation 18 consultation with the Draft Local Plan Full Update Preferred Options June 2024 document.
- 6.2. Following the change to a Labour Government in July 2024 and the introduction of housing targets Breckland Council decided to 'pause' the process to enable further clarity to come forward.

### **Section 1: Introduction**

- 6.3. There are no policies in this section.

### **Section 2: General Policies**

- 6.4. Policy **GEN 01 – Sustainable Development in Breckland** outlines how the Local Plan will seek and enable development that improves the economic, social and environmental objectives of Breckland through the application of national and locally distinctive sustainable development principles. The policies in the NP4Yaxham support these principles.
- 6.5. **GEN 02 Promoting High Quality Design** policy sets out the high level requirements for development which the NP4Yaxham apply at a neighbourhood level in more detail in policies HOU1, HOU2, HOU3, HOU4, HOU5 and HOU6.
- 6.6. Policy **GEN 03 - Settlement Hierarchy** defines the strategic distribution of development across Breckland based on services and infrastructure into four categories - Key Settlements, Market Towns, Local Services Centres and Villages with Boundaries – the villages of Clint Green and Yaxham are identified in this last category.
- 6.7. Policy **GEN 04 - Development Requirements of Attleborough Strategic Urban Extension (SUE) Development** relates to an area outside of the Yaxham Neighbourhood Area.
- 6.8. Policy **GEN 05 Settlement Boundaries** outlines the purpose of settlement

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boundaries is to define the area which is acceptable, in principal, for further development. Beyond the settlement boundaries the wider area is largely defined as the countryside. Given the rural character of Breckland, the intrinsic character and beauty of the countryside is recognised. The villages of Clint Green and Yaxham both have defined settlement boundaries while the remainder of the parish is defined as countryside.

### **Section 3: Housing**

- 6.9. Policy **HOU 01 - Development Requirements (Minimum)** defines the housing needs that the Local Plan will provide to 2036, requires no specific target for development of new dwellings for Yaxham. NP4Yaxham is not in conflict with this policy. Any new homes delivered within the Yaxham Neighbourhood Area will contribute to this overall number.
- 6.10. Policy **HOU 02 - Level and Location of Growth** sets out how the housing growth will be distributed for individual settlements. Yaxham is identified as part of the group of settlements within the hierarchy of Villages with Boundaries. There is no individual target number of dwellings for Yaxham, just an overall number for the group of villages of 234 dwellings. NP4Yaxham is not in conflict with this policy. Any new homes delivered within the Yaxham Neighbourhood Area will contribute to this overall number although it should be recognised as at March 2023 the number of completions or permissions granted already with the parish of Yaxham total 94 dwellings.
- 6.11. Policy **HOU 03: Development Outside of the Boundaries of Local Service Centres** policy does not apply to the parish of Yaxham as it is not a Local Service Centre.
- 6.12. Policy **HOU 04 – Villages with Boundaries** applies to the villages within the Yaxham Neighbourhood Area with settlement boundaries. These being the two villages with settlement boundaries of Clint Green and Yaxham and is the main focus of NP4Yaxham policies HOU1 – Location of new Residential Development and HOU4 – Existing Land Use which both conform.
- 6.13. Policy **HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries** applies to areas in the Yaxham Neighbourhood Area without settlement boundaries (outside the two villages with settlement boundaries of Clint Green and Yaxham) and is consistent with the NP4Yaxham policies.
- 6.14. Policy **HOU 06 - Principle of New Housing** guides new development on the requirements of density, size, type, tenure and parking. The NP4Yaxham policies HOU2 – Housing Density, HOU3 – Scale of Residential Development, HOU5 – Housing Mix, HOU6 – Design all align and are in conformity with this policy.

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- 6.15. Policy **HOU 07 - Affordable Housing** sets out the requirement for the provision of Affordable Housing by development. This Affordable Housing policy is supported by NP4Yaxham Policy HOU7 – Affordable Homes for Local People which applies this policy at a neighbourhood level, identifying need and sets out an order of allocation based on a criteria to people in housing need with a local connection to the parish of Yaxham. Thereby enacting and meeting the objective of the original Parish Action Point PAP 3 – Affordable Housing.
- 6.16. Policy **HOU 08 - Provision for Travellers and Travelling Showpeople** the NP4Yaxham has no specific policy on this area.
- 6.17. Policy **HOU 09 - Specialist Housing** the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 6.18. Policy **HOU 10 - Technical Design Standards for New Homes** seeks to improve living environments and deliver sustainable communities. The NP4Yaxham policies HOU6 – Design aligns with the intent of this policy of improving design principles, introducing the use of Building for a Healthy Life assessment and is in conformity.
- 6.19. Policy **HOU 11 - Residential Replacement, Extension and Alteration** the NP4Yaxham policies are in conformity with this policy, with policy HOU4 – Existing Land Use supporting the reuse of existing land over the loss of agricultural land or open countryside.
- 6.20. Policy **HOU 12 - Conversion of Buildings in the Countryside** the NP4Yaxham policies are in conformity with this policy, with policy HOU4 – Existing Land Use supporting the reuse of existing land over the loss of agricultural land or open countryside.
- 6.21. Policy **HOU 13 – Rural Workers Dwellings** the NP4Yaxham has no specific policy on this area although policy HOU1 – Location of new Residential Development does align with the appropriate development categories in the countryside.
- 6.22. Policy **HOU 14 - Affordable Housing Exceptions** as a category identified within the NPPF the NP4Yaxham policy HOU1 – Location of new Residential Development confirms with this policy and policy HOU7 – Affordable Homes for Local People again supports the deliver to people in housing need with a local connection to the parish of Yaxham.

#### **Section 4: Transport**

- 6.23. Policies **TR 01 Sustainable Transport Network** and **TR 02 Transport Requirements** - NP4Yaxham Policy TRA1 supplements these policies through seeking to minimise additional traffic flow from new development and encourage walking and cycling. This is amplified by Parish Action point PAP5 Making the Parish more “Walkable”.

#### **Section 5: Environment**

- 6.24. Policy **ENV 01 Green Infrastructure** this policy is amplified in NP4Yaxham in response to the specific local circumstances through STR1 Strategic Gaps Policy

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while policy ENV2 – Conservation Area and Heritage Assets seek to preserve environmental assets.

- 6.25. Policy **ENV 02 Biodiversity protection and enhancement** the NP4Yaxham policy ENV3 – Green Infrastructure seeks to protect environmental assets, in particular hedgerows and the wildlife habitats they provide.
- 6.26. Policy **ENV 03 The Brecks Protected Habitats & Species** the NP4Yaxham supports the protection provided under this policy and specifically references in policy HOU1 – Location of New Residential Development the Badley Moor SSSI and Nar Valley Fens SAC and in policy references Norfolk Valley Fens SAC.
- 6.27. Policy **ENV 04 Open Space, Sport & Recreation** – is a wide-ranging policy which NP4Yaxham supports, seeking to enable the application of the exception in the policy that provides the new provision of open space etc. to be provided off-site where this makes more sense in the local circumstances of a specific community in NP4Yaxham Policy COM1. The NP4Yaxham has already designated four sites as Local Green Space, consistent with the NPPF, and now seeks to designate one additional site East of St. Peter's Close through the update made to policy ENV3 – Green Infrastructure.
- 6.28. Policy **ENV 05 Protection and Enhancement of the Landscape** – this is at the core of NP4Yaxham Policy STR1 Strategic Green Gaps and Policy ENV3 Green Infrastructure applying specifically to the specific circumstances of Yaxham and with the designation of Local Green Spaces.
- 6.29. Policy **ENV 06 Trees, Hedgerows and Development** - the NP4Yaxham policy ENV3 – Green Infrastructure seeks to protect hedgerows and the wildlife habitats they provide.
- 6.30. Policies **ENV 07 Designated Heritage Assets** and **ENV 08 Non-Designated Heritage Assets** - are supported and expanded upon in the context of the specific circumstances in NP4Yaxham Policy ENV2 Conservation Area and Heritage Assets.
- 6.31. Policy **ENV 09 Flood Risk & Surface Water Drainage** – this policy is supplemented by NP4Yaxham policies ENV4 – Surface Water Management Plans and ENV5 – Sewerage Provision.
- 6.32. Policy **ENV 10 Renewable Energy Development** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.

### **Section 6: Economy and Employment**

- 6.33. Policy **EC 01 Economic Development** - this policy does not apply to Yaxham.
- 6.34. Policy **EC 02 Snetterton Heath** - this policy does not apply to Yaxham.
- 6.35. Policy **EC 03 General Employment Areas** – Yaxham does not have an allocated employment area within the parish.

- 6.36. Policy **EC 04 Employment Development outside General Employment Areas** (incl Replacement of Rural Buildings) – in Policy ECN1 – New Economic Development of the NP4Yaxham micro and small business is encouraged and supported in principle.
- 6.37. Policy **EC 05 Town Centre and Retail Strategy** – the parish of Yaxham is not identified as having a Town Centre or requiring a retail strategy this policy does not apply to Yaxham.
- 6.38. Policy **EC 06 Farm Diversification** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 6.39. Policy **EC 07 Tourism Related Development** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 6.40. Policy **EC 08 Advertising and Signage** – NP4Yaxham Policy ENV1 Dark Skies seeks to enhance this policy by asking developments to minimise the effects of artificial light in a rural context.

#### **Section 7: Communities**

- 6.41. Policy **COM 01- Design** – NP4Yaxham Policies HOU1, HOU2, HOU3, HOU4, HOU5, HOU6, HOU7 and ENV3 seek to supplement this Local Plan policy in its neighbourhood delivery.
- 6.42. Policy **COM 02 Healthy Lifestyles** – this is supported by NP4Yaxham Policy TRA1 seeking to minimise additional traffic flows from new developments through encouraging facilities for walking and cycling within the parish, COM1 sustaining and enhancing parish based services and facilities, and ENV3 protecting and encouraging Green Infrastructure.
- 6.43. Policy **COM 03 Protection of Amenity** – NP4Yaxham policy ENV3 protecting and encouraging Green Infrastructure and policy COM1 protecting existing facilities.
- 6.44. Policy **COM 04 Community Facilities** – NP4Yaxham policies COM1 and COM2 seek to apply the Local Plan policy to the local circumstances of Yaxham, and are amplified by Parish Action Points PAP7 and PAP88.

#### **Section 8: Infrastructure and Delivery**

- 6.45. Policy **INF 01 Telecommunications** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 6.46. Policy **INF 02 Developer Contributions** - NP4Yaxham policy COM1 supplements this policy to include the priorities in the parish for new open spaces and play areas.
- 6.47. Policy **INF 03: Local Plan Policy Review** - NP4Yaxham has its own review schedule which is not in conflict with this policy.

## **7. General conformity with the policies of the emerging Breckland Local Plan Full Update**

7.1. As already set out in paragraph 6.2 above Breckland Council decided to 'pause' the work on the Full Update to the Local Plan.

7.2. The NP4Yaxham has been developed in general conformity with the emerging policies contained in the Breckland Local Plan Full Update as set out below.

### **Section 1: Introduction**

7.3. Nothing in NP4Yaxham is in conflict with this section.

### **Section 2: A Spatial Portrait for Breckland**

7.4. Nothing in NP4Yaxham is in conflict with this section.

### **Section 3: Breckland's Spatial Vision and Objectives**

7.5. Nothing in NP4Yaxham is in conflict with this section.

### **Section 4: Sustainable Development Principles – GEN 01, GEN 02, GEN 03 and GEN 04**

7.6. Nothing in NP4Yaxham is in conflict with this section. GEN 02 identifies the Yaxham Parish as a Secondary Village.

### **Section 5: Housing – HOU 01, HOU 02, HOU 03, HOU 04, HOU 05, HOU 06, HOU 07, HOU 08, HOU 09, HOU 10, HOU 11, HOU 12, HOU 13, HOU 14, HOU 15, HOU 16, HOU 17, HOU 18, HOU 19, HOU 20, HOU 21, HOU 22, HOU 23, HOU 24 and HOU 25.**

7.7. Nothing in NP4Yaxham is in conflict with this section or these policies.

### **7.8. Strategic development Policy Options - SDP 01, SDP 02 and SDP 03**

7.9. The three options – Barkers Farm Larling, Dereham and Robertson Barracks, Swanton Morley and Hoe / Worthing – are all outside of the NP4Yaxham Neighbourhood Area and do not apply to NP4Yaxham.

### **Section 6: Employment and economic development – EMP 01, EMP 02, EMP 03, EMP 04, EMP 05, EMP 06, EMP 07 and EMP 08.**

7.10. The Local Plan policies **EMP 01, EMP 02, EMP 03, EMP 04, EMP 05, EMP 06 and EMP 07** apply to areas outside NP4Yaxham Neighbourhood Area and do not apply to NP4Yaxham.

7.11. Policy **EMP 08: Employment development Outside General Employment Areas – Sustaining a Prosperous Rural Economy - NP4Yaxham policy ECN1** is aligned and is in general conformity with this policy.

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**Section 7: Retail and Commercial Development – EC 01, EC 02, EC 03, EC 04, EC 05, EC 06, EC 07, EC 08**

- 7.12. Policy **EC 01: Town Centre Retail Strategy** - this policy does not apply to Yaxham.
- 7.13. Policy **EC 02: Main Town Centre Development Requirements and Retail Strategy** - this policy does not apply to Yaxham.
- 7.14. Policy **EC 03: Town Centre Impact Assessments and Sequential Test** - this policy does not apply to Yaxham.
- 7.15. Policy **EC 04: The Sequential Approach to Main Town Centre Development** - this policy does not apply to Yaxham.
- 7.16. Policy **EC 05: Retail development in Key Settlements** – Yaxham is not identified as a key settlement.
- 7.17. Policy **EC 06: Farm Diversification** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.18. Policy **EC 07: Tourism Related Facilities and Attractions** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.19. Policy **EC 08: Tourist accommodation – camping, caravanning and holiday lets** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.

**Section 8: The Environment, Climate Change & Managing Resources – ENV 01, ENV 02, ENV 03, ENV 04, ENV 05, ENV 06, ENV 07, ENV 08, ENV 09, ENV 10, ENV 11, ENV 12 and ENV 13.**

- 7.20. Policy **ENV 01: Climate Responsive Design** – NP4Yaxham policy HOU6 seeks development to use materials sourced locally and of low ecological / environmental impact.
- 7.21. Policy **ENV 02: Retaining and Enhancing Green and Blue Infrastructure** - this policy is amplified in NP4Yaxham in response to the specific local circumstances through STR1 Strategic Gaps Policy, ENV3 seeks to protect environmental assets and in particular hedgerows, footpaths and rights of way.
- 7.22. Policy **ENV 03: Improving Biodiversity** - – this policy is reinforced locally in NP4Yaxham Policy ENV3 provides protection for hedgerows.
- 7.23. Policy **ENV 04: Protection and Enhancement of the Landscape** - this is at the core of NP4Yaxham’s Policy STR1 Strategic Green Gaps and Policy ENV3 Green Infrastructure applying specifically to the specific circumstances of Yaxham – with the designation of four Local Green Spaces and a further request to designate a further area as Local Green Space.
- 7.24. Policy **ENV 05: Trees, Hedgerows and Development** – aligns with NP4Yaxham Policy ENV3 protection for hedgerows.

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- 7.25. Policies **ENV 06: Designated Historic Assets** and **ENV 07: Non-Designated Heritage Assets** – these are expanded upon in the context of Yaxham’s specific circumstances in NP4Yaxham Policy ENV2 Conservation Area & Heritage Assets.
- 7.26. Policy **ENV 08: Archaeological Sites** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.27. Policy **ENV 09: The Brecks Protected Habitats and Species** – outside of the Neighbourhood Area.
- 7.28. Policy **ENV 10: Development in Nutrient Sensitive Areas** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.29. Policy **ENV 11: Agricultural Intensification** - the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.30. Policy **ENV 12: Open Space, Sport & Recreation** – is a wide-ranging policy which NP4Yaxham supports and seeks to enable the application of the exception in the policy that provides the new provision of a more meaningful area of open space to be provided off-site where this makes more sense in the local circumstances of a specific community in NP4Yaxham Policy COM1.
- 7.31. Policy **ENV 13: Local Green Space** – the NP4Yaxham has already designated four areas of Local Green Spaces and is now making a further request to designate a new area as Local Green Space.

### **Section 9: Design Quality & Principles – DES 01, DES 02, DES 03, DES 04, DES 05 and DES 06.**

- 7.32. Policy **DES 01: Development that complements and enhance its context** – NP4Yaxham seeks to guide the location of development through policy HOU 01, while policy HOU 03 requires appropriate scale and with high quality design through policy HOU 06.
- 7.33. Policy **DES 02: Pre-application engagement and advice** - NP4Yaxham does not have a separate policy, although the Yaxham Parish Council would welcome early engagement from any prospective developer.
- 7.34. Policy **DES 03: Integrating development with nature** - NP4Yaxham Policy ENV3 seeks to retain existing hedgerows.
- 7.35. Policy **DES 04: Encouraging active travel and mitigating the impact of vehicles** – Policy TRA1 of the NP4Yaxham supplements this policy through seeking to minimise additional traffic flow from new development and encourage walking and cycling. This is amplified by Parish Action point PAP5 Making the Parish more “Walkable” and Policy TRA2 seeking to reduce the impact of vehicles in the street scene.
- 7.36. Policy **DES 05: Distinctive local identity** - NP4Yaxham Policy HOU3 seeks new development to be commensurate with the existing pattern and rural nature of the parish.

- 7.37. Policy **DES 06: Shop Fronts, Advertising and Signage** - NP4Yaxham Policy ENV1 Dark Skies seeks to enhance this policy by asking developments to minimise the effects of artificial light in a rural context.

#### **Section 10: Community – COM 1, COM2, COM 3 and COM 4.**

- 7.38. Policy **COM 01: Healthy Lifestyles** – this is supported by NP4Yaxham Policy TRA1 seeking to minimise additional traffic flows from new developments through encouraging facilities for walking and cycling within the parish, COM1 sustaining and enhancing parish-based services and facilities and ENV3 protecting and encouraging Green Infrastructure.
- 7.39. Policy **COM 02: New Development and Health Impacts** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.40. Policy **COM 03: Protection of amenity** – NP4Yaxham Policy HOU6 requires rear gardens to be at least equal to the ground floor footprint of the dwelling and accessible without going through the new home. TRA1 seeking to minimise additional requires
- 7.41. Policy **COM 04: Protecting and enhancing Community Facilities** – NP4Yaxham policies COM1 and COM2 seek to apply the Local Plan policy to the local circumstances of Yaxham, amplified by Parish Action Points PAP7 and PAP8.

#### **Section 11: Resilient and adaptable infrastructure – INF 01, INF 02, INF 03, INF 04, INF 05 and INF 06.**

- 7.42. Policy **INF 01: Sustainable Transport** – NP4Yaxham Policy TRA1 supplements this policy through seeking to minimise additional traffic flow from new development and encourage walking and cycling. This is amplified by Parish Action point PAP5 Making the Parish more “Walkable”.
- 7.43. Policy **INF 02: Transport Requirements** – NP4Yaxham Policy TRA1 requires connection and integration with existing footway network, Policy ENV3 seeks enhanced pedestrian links.
- 7.44. Policy **INF 03: Flood Risk & Surface Water Drainage** – this policy is supplemented by NP4Yaxham Policies ENV4 and ENV5.
- 7.45. Policy **INF 04: Renewable Energy Development** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.46. Policy **INF 05: Telecommunications** – the NP4Yaxham is silent on this policy and supports the policy within the Breckland Local Plan.
- 7.47. Policy **INF 06: Developer Contributions** – NP4Yaxham Policy COM1 supplements

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this policy to include the priorities in the parish for new open spaces and play areas.

**Section 12: Site Specific Policies – SWA 1, SWA 2, SWA 3, WAT 1, WAT 2, WAT3, ASH 1, ASH 2, BAWD , BAWD 2, BEET 1, BEET 2, HOCK 1, KEN 1, MUN 1, MUN 2, NAR 1, NAR 2, NEL 1, NEL 2, OLD 1, OLD 2, ROC 1, ROC 2, BEES 1, BEES2, BEES 3, BEES 4, BEES 5, GRIS 1, HOC 1, HOC 2, LIT 1 and SHROP 1.**

7.48. None of these site specific policies apply to sites in Yaxham parish.

**Section 13: Saved Housing Policies and Proposals.**

7.49. Nothing in NP4Yaxham is in conflict with this section.

## 8. EU obligations

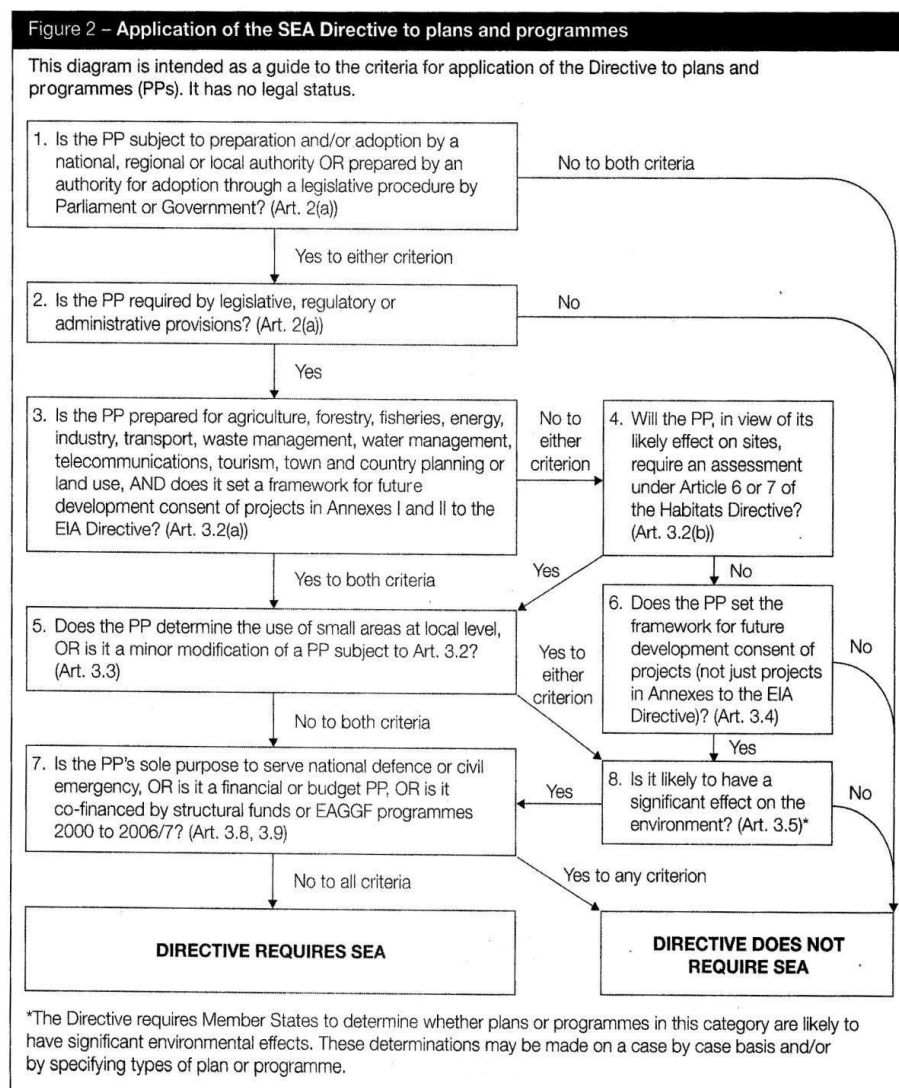
### Strategic Environmental Assessment (SEA)

8.1. In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. MHCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan.

8.2. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

See the diagram below for how to determine whether an SEA is required:



## 8.3. In the case of the proposed changes and updates to the NP4Yaxham.

- it does not allocate specific sites for development
- the neighbourhood plan area does not contain sensitive natural or heritage assets that may be affected by the proposals in the plan
- it does not have significant environmental effects as defined by the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004
- it does not contain significant proposals beyond those which have already been the subject of a SEA within the Sustainability Appraisal carried out for the adopted Breckland Local Plan Site Specific Allocations & Policies documents.

## 8.4. The following table applies the SEA screening process to NP4Yaxham Review:

Stage	Y/N	Reason
1. Is the Neighbourhood Plan (NPR) subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and making of the NPR is permitted under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NPR is being prepared by the Yaxham Parish Council and Yaxham Working Group (as the "relevant bodies") and will be "made" (adopted) by Breckland Council as the Local Authority subject to passing an independent examination and community referendum. The preparation of the NPR is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhoods Planning (Referendums) Regulations 2012.
2. Is the Neighbourhood Plan Review required by legislative, regulatory or administrative provisions? (Art.2(a))	Y	The NPR is not a requirement of the Town and Country Planning Act as amended by the Localism Act 2011, it will be "made" and form part of the Development Plan for the District. These are directed by legislative processes and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NPR prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water	N	A NP can include these policy areas and could provide, at a Neighbourhoods Area level, the

Stage	Y/N	Reason
management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))		<p>framework for development that would fall within Annex II of the EIA Directive. Developments that fall within Annex I are 'excluded' development for NPs (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended)).</p> <p>The NPR sets out a framework for town and country planning and land use within the parish of Yaxham. The strategic framework for development is set by the adopted Breckland Local Plan. The NPR seeks to align and be in general conformity with this. The NPR does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p>
4. Will the Neighbourhood Plan Review, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive (Art.3.2(b))	?	<p>A NP could potentially have impacts on sites covered by the Habitats Regulations. A Habitats Regulation Assessment (HRA) Screening Report (2013) and the Assessment of the Breckland Local Plan at Submission stage (2017) were carried out as part of the Local Plans preparation.</p> <p>A HRA screening assessment on the Yaxham Neighbourhood Plan Review will be undertaken. This will determine whether there are any likely significant effects on Habitat Sites covered by the Habitats Regulations arising from the Yaxham Neighbourhood Plan.</p>
5. Does the Neighbourhood Plan Review determine the use of small areas at local level, Or is it a minor modification of a PP subject to Art 3.2? ( Art 3.3)	Y	<p>A NP can determine the use of small areas at a local level.</p> <p>The NP proposes to include policies relating to the management of sustainable development.</p> <p>The YNPR does not specifically allocate land for additional housing or other growth.</p>
6. Does the Neighbourhood Plan Review set the framework for future development consent of Projects (not just projects in Annexes to the EIA	Y	<p>Once 'made', a NP forms part of the statutory Development Plan and will be used in the determination of planning applications in the</p>

Stage	Y/N	Reason
Directive)? (Art 3.4)		Neighbourhood Area. Therefore, it sets the framework for future developments at a local level.
7. Is the Neighbourhood Plan Review's sole purpose to serve national defence or civil emergency, OR is it financial or budget PP, OR is it financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art.3.8,3.9)	N	The NPR does not deal with these categories.
8. Is it likely to have a significant effect on the environment	N	The NPR seeks general conformity with the strategic policies of the "adopted" Local Plan. There is no specific development proposed through the plan, nor is land allocated for development through the plan. It is therefore considered that the plan would not have a significant effect on heritage assets, landscape, biodiversity interests or areas of flood risk.

8.5. The NP4Yaxham2 Working Group requested a screening opinion from Breckland District Council in the plan-making process to determine whether or not an SEA was required. Breckland District Council concluded that the emerging Yaxham Neighbourhood Plan Review is not likely to have significant environmental effects and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are as follows:

- The YNP Review does not seek to increase dwelling numbers, and subsequently the population of the area
- The YNP Review only seeks to increase public parking where it is necessary for increased development and to reduce on road parking.
- The YNP Review policies add detail to strategic policies within the Breckland Local Plan. These strategic policies have been subjected to a HRA screening.
- This report is based on the Screening Assessment request on the Regulation 14 version of the NP4Yaxham review. Should the contents of the plan subsequently differ from this version, there may be a requirement to revisit this Screening Assessment.
- A copy of the full SEA Screening Assessment report is available online at [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/)

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## 9. Habitats Directive

- 9.1. In accordance with the Habitats Directive and Regulations, all competent authorities must undertake a formal assessment of the implications of new plans or projects which are capable of affecting the designated interest features of European Sites before deciding whether to undertake, permit or authorise such a plan or project. This assessment comprises several distinct stages which are conveniently and collectively described as a 'Habitats Regulations Assessment' (or HRA). For all plans and projects, which are not wholly directly connected with, or necessary to, the conservation management of the site's qualifying features, this will include formal screening for any Likely Significant Effects (either alone or in combination with other plans or projects). Where these effects cannot be excluded, assessing them in more detail through an appropriate assessment (AA) is required to reach a conclusion as to whether an adverse effect on the integrity of the site can be ruled out. Where such an adverse effect on the site cannot be ruled out, and no alternative solutions can be identified, then the project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.
- 9.2. The HRA process must be fully applied before a plan or project which may affect a European Site(s) can be lawfully undertaken or authorised. Both Government and European Commission guidance on Habitats Regulations assessments highlight that when assessing plans and projects under the Habitats Regulations it is best practice for competent authorities to clearly reason and record their decision-making process and their conclusions, taking into account the precautionary principle where there is reasonable science-based uncertainty. This approach is further supported in both European and UK caselaw.
- 9.3. Natural England has been consulted on the changes and updates to the NP4Yaxham. In conclusion, it is considered that there is unlikely to be significant effects on the Norfolk Valley Fens SAC, The Broads SAC or the River Wensum. Based upon the submitted draft, a full Appropriate Assessment (Habitat Regulations Assessment) is not required.
- 9.4. A copy of the full HRA Screening Assessment report is available online at [https://yaxham.com/local\\_index/nplan/](https://yaxham.com/local_index/nplan/)

## **10. Convention on Human Rights**

10.1. The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights.

## **11. Consultation**

11.1. The NP4Yaxham has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. There was extensive consultation and engagement through the review process and in identifying the changes and updates made. The proposed changes and updates to the NP4Yaxham have been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, as amended.

11.2. Responses have been recorded and changes have been made as set out in the Consultation Statement NP4Yaxham2 Working Group comments.

11.3. The Consultation Statement has been prepared by the NP4Yaxham2 Working Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

11.4. NP4Yaxham and its accompanying documents are therefore submitted to the LPA to proceed to Regulation 16 consultation and then to Regulation 17 Independent Examination.

# Yaxham Neighbourhood Plan

## NP4Yaxham

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