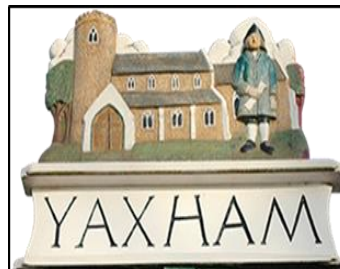


# Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



**Regulation 16**  
**Accompanying Document 2**  
**CONSULTATION STATEMENT**  
**August 2016**



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# Neighbourhood Plan for Yaxham 2016-2036

## Accompanying Document 2 Consultation Statement

### Structure & Content

	Page
1. Statutory Process followed by NP4Yaxham	1
2. The aims of the NP4Yaxham consultation process	2
3. First Stages of the process	3
4. The Community Led Plan 2013	3
5. Consultation Events and Surveys	4
6. Vision for Yaxham Parish	
- Yaxham, Clint Green and Brakefield Green	6
7. Specific Consultation to identify IMD Living environment deprivation	6
8. Other Consultation	6
9. Newsletters	7
10. How the issues & concerns have been considered	8
11. Pre-Submission Plan: April 2016	9
12. Support by the LPA - Breckland Council	11
13. Consultation Summary	12
 <b>Appendices</b>	
1 Reg. 14 Pre-Submission Consultation Responses	14
2 Consultation 2015/2016 Prior to Pre-Submission	38

#### Abbreviations Frequently Used in the Plan

CLP - Community Led Plan, “Your Yaxham” 2013	NPG – National Planning Guidance
CWS – County Wildlife Site	NPPF – National Planning Policy Framework
DCLG – Department for Communities & Local Government	PAP – Parish Action Point, not a policy
LDF – Local Development Framework, Part of Breckland’s Development Plan Document (2009)	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 Statutory Process followed in developing NP4Yaxham

1.1 This Consultation Statement (CS) supports the Neighbourhood Plan for Yaxham (“NP4Yaxham”) and is submitted by Yaxham Parish Council. Yaxham Parish Council is a qualifying body and is, therefore, entitled to submit a Neighbourhood Plan for its own Parish. It has been prepared by the NP4Yaxham Working Group which was set up by the Parish Council and is a sub-Committee<sup>1</sup> and reported regularly to the meetings of the Parish Council<sup>2</sup>.

1.2 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of Part 5 of the Regulations which sets out:

*“In this Regulation a “Consultation Statement” means a document which:*

- (a) contains 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.”*

1.2 Section 14 of the Neighbourhood Planning (General) Regulations 2012. sets out that before submitting the NP4Yaxham proposal to the Local Planning Authority (LPA), the 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—*
  - (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.”*

<sup>1</sup> under section 102(4) of the Local Government Act 1972 (as amended) - Planning Practice Guidance, Neighbourhood Planning Para. 15 Ref ID: 41-015-20160211 [www.planningguidance.communities.gov.uk](http://www.planningguidance.communities.gov.uk)

<sup>2</sup> <http://www.np4yaxham.com/agendas-and-minutes.html> and <http://www.yaxham.com/pages/Minutes>

- 1.3 Furthermore, the national Planning Practice Guidance Paragraph: 047 Reference ID: 41-047-20140306 <sup>3</sup>requires that:

*“A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan... and ensure that the wider community;*

- *is kept fully informed of what is being proposed*
- *is able to make views known throughout the process*
- *has opportunities to be actively involved in shaping the emerging neighbourhood plan*
- *is made aware of how their views have informed the draft neighbourhood plan”*

## **2. The Aims of the NP4Yaxham Consultation Process**

- 2.1 These were:

- (a) To build on the information given in the comprehensive Community Led Plan, completed in 2013, and which a response of 75% from the parish residents in written questionnaires.
- (b) To ensure that consultation events took place at critical points in the process.
- (c) To engage with people using a variety of events, questionnaires on specific topics, & communication including social media, local newspaper.
- (d) To ensure that the results of consultation events were analysed and used to inform the next stage of the NP4Yaxham formulation.
- (e) Consultation was undertaken by the NP4Yaxham Working Group, a sub-Committee of the Yaxham Parish Council.

### **2.2 Back to Basics - Should Yaxham have a Neighbourhood Plan?**

In April 2015 the pre-General Local Election and hustings in Yaxham brought out support for developing a neighbourhood plan for the parish. Whilst the Parish Council itself did not wish to undertake this, it invited interest residents to research and test the matter with local residents. A number of residents undertook this work, seeking to build on the success and data of “Your Yaxham” Community Led Plan of 2013. This culminated in a public meeting on 8<sup>th</sup> September 2015.

### **2.3 The Initial creation of the NP4Yaxham Working Group**

- (a) The public meeting on 8<sup>th</sup> September 2015 was at the Village Hall. It was advertised by banners and posters around the parish inviting residents to attend, to learn what a Neighbourhood Plan was and to see whether they supported such a Plan.
- (b) So many attended that the meeting had to adjourn from the Village Hall meeting room to the main Hall. Some 80-90 people attended, around 15%

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<sup>3</sup> <http://planningguidance.communities.gov.uk/>

- of the adult population. At the end there was a unanimous vote to proceed.
- (c) Yaxham Parish Council were briefed that the village wanted to undertake this process, and the Parish Council agreed to support the proposal at their meeting on 10<sup>th</sup> September 2015, including the Working Group’s Terms of Reference, and formally applying to Breckland Council as the LPA.
  - (d) A formal Application for Designation of the Neighbourhood Plan Area was submitted to Breckland Council on 14<sup>th</sup> September 2015<sup>4</sup> and displayed on the Breckland Council website in accordance with Neighbourhood Planning Regulations from 24<sup>th</sup> September to 28<sup>th</sup> October 2015.
  - (e) The Formal Designation of the Boundary of the NP4Yaxham was agreed by the LPA on 17<sup>th</sup> November 2015<sup>5</sup>.

### 3. First Stages of the process

- 3.1 The first meeting of those who had shown interest in participating in the Neighbourhood planning process was held on 30<sup>th</sup> September 2015 and a working group of 12 people was formed, under the Chairmanship of Maggie Oechsle.
- 3.2 A dedicated Neighbourhood Plan website was developed at [www.np4yaxham.com](http://www.np4yaxham.com) and an email address [np4yaxham@gmail.com](mailto:np4yaxham@gmail.com) together with Facebook, Twitter and Streetlife. The website was linked to two key village websites: [www.yaxham.com](http://www.yaxham.com) and [www.yaxhamvillagehall.co.uk](http://www.yaxhamvillagehall.co.uk).

### 4. The Community Led Plan 2013<sup>6</sup>

- 4.1 The Neighbourhood Plan has built on the “Your Yaxham” Community Led Plan of 2013 (CLP). This was hand delivered to and collected from each household had an excellent response rate of 76%. This illustrated a wish by Yaxham residents to participate in decisions about the future of their village. The main issues identified by residents then were:
  - Housing
  - Traffic, parking, pedestrian and cyclist safety
  - The natural and built environment
  - Village facilities, including Broadband and Infrastructure
  - Village education and pre-school facilities.
- 4.2 Results from the CLP have included, amongst others, the setting up of a Community Car Scheme to help residents with getting to and from hospital and surgeries; a bulk fuel buying scheme for the village; and various changes and plans in hand

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<sup>4</sup> <http://www.np4yaxham.com/agendas-and-minutes.html> Yaxham Plan Area and Statement

<sup>5</sup> <http://www.np4yaxham.com/agendas-and-minutes.html> Yaxham Designation Letter

<sup>6</sup> <http://www.np4yaxham.com/consultation-other-documents.html> and [http://www.yaxham.com/pages/community\\_plan](http://www.yaxham.com/pages/community_plan)

amongst others for the Village Hall, Recreation Field and children’s play area.

## 5. Consultation Events and Surveys (Pre-Reg. 14 Consultation)

5.1. The Consultation Events and Surveys were conducted using both quantitative and qualitative methods which were considered suitable for the environment in which the event took place. The larger events used a mix of the two<sup>7</sup> (also see Appendix 2). All Consultation took place in accordance with the guidelines agreed by the Working Group<sup>8</sup>

5.2. The first Consultation Event was on 14<sup>th</sup> November 2016. It was a drop-in morning at the Village Hall. It was widely advertised by banners and posters throughout the parish and by NP4Yaxham **Newsletter Issue 1**<sup>9</sup> which was hand delivered to each house. The event comprised stands, each manned by members of the Working Group, and were arranged to cover the following various issues:

- Housing and Planning
- Education
- Environment
- Employment and local business (including Broadband and mobile phone coverage)
- Transport and road infrastructure
- Local Services
- Vision for Yaxham Parish – Yaxham, Clint Green and Brakefield Green

5.3. These areas generated the following responses;

### (a) Housing

- “small developments only”
- “some small houses/flats for downsizers”
- “no street lights”
- “I strongly disagree with any development whatsoever”
- 91% valued Yaxham as a small rural village
- 88% strongly agreed that Yaxham should not be a suburb of Dereham
- 93% strongly agreed that open land around Yaxham is important
- 55% strongly agreed that development outside the settlement boundary is not OK
- 30% strongly agreed with small development within the settlement boundary

### (b) Education

- 72% strongly agreed the village primary school was a highly valued part of the community

<sup>7</sup> <http://www.np4yaxham.com/consultation-statement1.html> Appendix 2 - Surveys

<sup>8</sup> <http://www.np4yaxham.com/consultation-other-documents.html> Consultation Guidelines

<sup>9</sup> <http://www.np4yaxham.com/consultation-other-documents.html> Newsletter 1



- 41% strongly agreed that the village would benefit from a Playgroup
- 70% of respondents had children of pre-school age.

**(c) Environment**

- The rural nature of the village is of critical importance to village residents with 91% of respondents “strongly agreeing” with the statement “I value Yaxham as a small rural village”.
- 93% of those surveyed felt the retention and enhancing the green space within and surrounding the village is “very important”.
- Only 2% wanted street lighting in the village
- Surface water flooding and high incidence of private sewerage were of grave concern, especially around Cutthroat Lane, Station Road and going north into Norwich Road
- Sustainability of future developments and their impact on the village “feel”.

**(d) Employment and local business**

- Support for small businesses, primarily by better Broadband provision
- Later postal collection
- Need for more jobs in the village, but on a small scale.

**(e) Transport, Road and Footpath Infrastructure**

- Too much traffic cutting through the Parish to avoid the A47;
- Impact of additional traffic on quiet walks;
- Speeding/ need to slow down traffic;
- Traffic/ inconsiderate on-street parking, especially around the school
- Poor quality of road and pavement surfaces;
- Need a cycle route and footpath to Dereham
- Generally considered reasonably good public transport links to Dereham, NNUH and Norwich during the day with 41% regularly using the service.
- The bus service to starts too late and finishes too early
- Existing traffic problems were often seen as an argument against more development in the future as they would generate extra car movements.

**(f) Local Services**

- 63% of families were registered with Mattishall and Lenwade Surgery
- 26% regularly use the Library Service, Dereham and mobile combined
- 74% did not comment when asked where they did their grocery shopping
- 60% would like to see the Mill Pub reopen
- 41% regularly use the Village Hall
- 7% use the Social Club on a monthly basis.

## 6. Vision for Yaxham Parish - Yaxham, Clint Green and Brakefield Green

6.1. In addition to the Consultation on the future of Parish in terms of the items in Section 5 residents were asked what they would like to see in the future for where they live. The responses illustrated that Yaxham should remain as a “small rural Village”. With an acceptance that development will occur was a strong desire to see supporting infrastructure whilst retaining the “local feel”<sup>10</sup> (also see Appendix 2).

## 7. Specific Consultation to identify IMD Living environment deprivation

7.1. A further survey was conducted at the St Peter’s Church pre-Christmas coffee morning on 5<sup>th</sup> December 2015, for which the NP4Yaxham Working Group were very grateful. This aimed to understand the lack of provision of mains sewerage and the use of alternative energies. This was undertaken to understand why Yaxham had been identified as deprived under Section IMD, featuring in the most 20% deprived category<sup>11</sup>.

7.2. The Consultation discovered that<sup>12</sup>:

- 81% of homes were using oil as there is no access to a gas mains supply therefore alternative energy sources are required, 12% were using electricity and 4% were using coal and 4% wood.
- Default definition on central heating may relate to provision of gas?
- 86% of those present said they were on mains water, the remainder on a bore hole or well.
- 79% of those present were on mains sewerage
- There are many outlying properties not connected to the mains sewage, with the largest concentrated area being along Cutthroat Lane and Yaxham Waters Holiday Park.

## 8. Other Consultation (Prior to Reg. 14 Consultation)

8.1. The Working Group identified three areas where it had not received significant levels of feedback: parents of primary school age children; young people; and local businesses<sup>13</sup> (also see Appendix 2).

8.2. A specific questionnaire went out to parents with children at the Yaxham Primary School in December 2015, focusing on school specific issues and transport to and from school. It highlighted strong support for the school, and also showed a

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<sup>10</sup> <http://www.np4yaxham.com/appendix-2-previous-consultation.html>

<sup>11</sup> <http://www.np4yaxham.com/np4y-originated-documents.html> Data - Census 2011

<sup>12</sup> <http://www.np4yaxham.com/appendix-2-previous-consultation.html>

<sup>13</sup> <http://www.np4yaxham.com/appendix-1-pre-submission-consultation-responses.html>

willingness to consider alternative means of transport to get children to and from school – such as walking, cycling or remote parking and walking the final stretch – for health benefits and to reduce the chronic issue of parking congestion at the start and end of the school day. However, to achieve this the footpath would need to be widened and alternative car parking offered.

- 8.3. For businesses in Yaxham a survey went out in January 2016, focussing on identified business needs and to try to establish capacity/likelihood of expansion or increased employment in the next five years. Through research the Working Group had established some 42 businesses that are based in Yaxham or operate specifically in Yaxham. Of these 13 are farmers of which 6 live outside the parish. Of the remaining 29 all bar one have only a couple of employees and most are sole-traders working from home. All bar one who responded said they had no plans for expansion in the next five years and no intention of recruiting any additional employees. After farmers the second largest group (5) had a holiday cottage for rent. The survey brought home that there are little or no employment opportunities in Yaxham, other than setting up and working for one’s self. The two main business issues raised were those of broadband speed and lack of mobile phone coverage – both barriers to new people setting up on their own.
- 8.4. Young people have as a group proved the most challenging to engage. There are no youth organisations in the village. The survey we did send out went to parents asking their help, but still very few responded.
- 8.5. The Working Group also exhibited or presented to village organisations such as the Yaxham Village Amenities Association’s AGM in March 2016 and the St Peter’s Parochial Church Annual Meeting in April 2016, Christian Aid Coffee Morning in May 2016, and a stall at the “The Queen’s 90<sup>th</sup> Birthday” Big Lunch in June 2016.
- 8.6. In addition, meetings have been held with various interested parties including Yaxham Primary School Governors, Mattishall Doctors’ Practice and Paul Claussen Breckland District Councillor and Cliff Jordan Norfolk County Councillor.

## **9. Newsletters**

- 9.1. Three Newsletters have been hand delivered to all households. The first introduced the process and the Working Group and advertised the November 2015 village consultation event. The second set out the emerging policy ideas and asked residents whether the NP4Yaxham had correctly identified the emerging issues, some of these are as follows:

- The environmentally sensitive area between the settlements of Yaxham and

Dereham

- Housing development outside the development boundaries
- Housing types and size
- Infill and brownfield land development ahead of agricultural land
- Density, form and layout
- Affordable homes remaining as affordable in the future
- Dark skies and street lighting
- Surface water flooding and high incidence of private sewerage
- Sustainability of future developments

- 9.2. The completed responses to Newsletter 2 could be returned via five NP4Yaxham “Post Boxes” around the parish at Yaxham Village Hall, Yaxham Primary School (Clint Green), St Peter’s Church and Yaxham Waters café and shop. Some 105 were returned – representing around 30% of households. The survey responses ranged from 82% to 96% Strongly Agree/Agree with the direction of the Plan<sup>14</sup>
- 9.3. Newsletter 3 went out at the start of the Pre-submission Consultation on 18<sup>th</sup> April 2016.
- 9.4. In addition, the Yaxham Village Amenities Association produces a village newsletter of events at the Village Hall and elsewhere in the village. The Working Group has had an article on its progress in the September 2015, January 2016 and April 2016 editions. This newsletter goes to every household in the village and appears on the [www.yaxhamvillagehall.co.uk](http://www.yaxhamvillagehall.co.uk) .
- 9.5. NP4Yaxham Working Group’s regular reporting to Yaxham Parish Council and liaison with Breckland District Council are detailed separately in Appendices 3 and 4 respectively.
- 9.6. Local weekly Newspaper, The Dereham Times has carried articles relating to each consultation process<sup>15</sup>.

## 10. How the Issues and Concerns have been considered

- 10.1. This was critical in informing the next step: the process of preparing a draft plan, setting out a vision, a set of objectives and a number of preferred policy options. A comprehensive analysis was carried out on the survey responses and supplementary comments that people provided. This was discussed in detail at Working Group meetings and advice and support was again provided by a local planning consultancy.

<sup>14</sup> <http://www.np4yaxham.com/appendix-2-previous-consultation.html>

<sup>15</sup> <http://www.derehamtimes.co.uk/home>

- 10.2. Care was taken to ensure the draft plan reflected the responses to the survey. For many policy areas this was straightforward as there was a large degree of agreement amongst the respondents regarding most issues. However, for a small number of policy areas, such as the provision of street lighting, a more substantial minority was evident that disagreed with the majority view. The Working Group supported emerging policies that generally reflected the majority or prevailing view, but consideration was given as to whether minority views should be given extra weight or whether there were implications for such matters as equality.
- 10.3. Furthermore, the local planning consultancy guided the development of an evidence base. This was also used to inform emerging policies for the draft plan. National planning policy, the local planning policy framework, and planning law were also considered as emerging policies were drafted. That is, the consultation feedback, although given due weight, was not the only consideration taken into account when developing the draft plan.
- 10.4. With regard to the supplementary quantitative comments, although many related to planning matters, many others related to on-going non-planning matters that concern residents of all ages. These have not been ignored, but instead have formed the basis of the Parish Action Points in the Plan. It is hoped these will provide the basis for the Parish Future Directions Plan to be taken forward by the Parish Council or by an organisation/sub-Committee on its behalf.

## **11. Pre-Submission plan: April 2016**

### **11.1. Who was consulted (See Appendix 1)<sup>16</sup>**

Details of the draft plan were distributed/made available via;

- Newsletter 3 to all households in Yaxham, with a “Consultation Response Form” attached<sup>17</sup>.
- Copies of the draft plan could be seen along with consultation response forms and response “Post Boxes” were sited around the village at five locations
  - Yaxham Village Hall,
  - Yaxham Primary School (Clint Green),
  - St Peter’s Church Yaxham,
  - Yaxham Waters Café and Shop.
- Website [www.np4yaxham.com](http://www.np4yaxham.com) <sup>18</sup>
- eNewsletter by email to 98 email addresses, with attached “Consultation Response Form”.

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<sup>16</sup> <http://www.np4yaxham.com/appendix-1-pre-submission-consultation-responses.html>

<sup>17</sup> <http://www.np4yaxham.com/consultation-other-documents.html> Newsletter 3

<sup>18</sup> <http://www.np4yaxham.com/appendix-1-pre-submission-consultation-responses.html> Reg 14 Draft Plan

- Facebook, Twitter and Streetlife, with interactive “Consultation Response Form”.
- Email to Yaxham Voluntary organisations (See Appendix 1 1.1)
- Email/letters to businesses based or operating in Yaxham (See Appendix 1 1.2)
- Email to Regulatory Consultee (See Appendix 1 1.3)
- Email to a Supplementary List of Organisations with an interest in Yaxham (See Appendix 1 1.4)
- Articles in the Dereham Times and Eastern Daily Press
- Breckland Website<sup>19</sup>

### **11.2. How People Were Consulted on the Pre-Submission Plan**

Public consultation drop-in meetings were held on:

- 12<sup>th</sup> May 2016 Yaxham Village Hall
- 16<sup>th</sup> May 2016 Yaxham Primary School
- 19<sup>th</sup> May 2016 Yaxham Village Hall, prior to the Annual Parish Meeting and the Parish Council Annual Meeting.

11.3. These were opportunities to give residents an opportunity to come and talk to Working Group members about the draft Plan. Each had an exhibition of a series of displays including a summary of the results of the questionnaire, displays showing the preferred policies and how they relate to the responses sent in, and an explanation of what would happen next. Having been welcomed, people were invited to look at what was on the exhibition boards, take a pen and comment. People were encouraged to provide feedback on post-it notes and stick them to blank sheets which were pinned on the walls next to the exhibition boards for people to comment. Working Group members were also on hand to discuss any concerns and to explain any elements of the draft Plan. The remarkable thing was how long people stayed, many for well over an hour as they provided feedback, considered the exhibition boards and engaged Committee members. It was impossible to check, but very few people did not make at least some comment and some people simply stopped by to say they were happy with what had been produced.

### **11.4. How the Issues and Concerns have been considered**

Each response and subject area were tabulated and considered by the Working Group with additional support by our planning consultancy. The outcome was used to identify the main areas of concern and also to identify gaps in our knowledge. Feedback on the consultation was communicated by press releases in local newspapers, and online pages on and [www.NP4Yaxham.com](http://www.NP4Yaxham.com) by eNewsletter, Facebook and Streetlife.

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<sup>19</sup> <http://www.breckland.gov.uk/article/2213/Neighbourhood-Plans> This is the current page where consultation documents are posted. NP4Yaxham Reg 14 Pre-Submission Plan is therefore no longer shown.

## 12. Support by the LPA - Breckland Council

### 12.1. LPA’s Duty to Support:

***“What role should the local planning authority play in neighbourhood planning?***

***A local planning authority must:***

- *take decisions at key stages in the neighbourhood planning process*
- *provide advice or assistance to a parish council, neighbourhood forum or community organisation that is producing a neighbourhood plan or Order as required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). Revision date: 06 03 2014<sup>20</sup>*

Paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)  
*Advice and assistance in connection with proposals*

*3(1) A local planning authority must give such advice or assistance to qualifying bodies as, in all the circumstances, they consider appropriate for the purpose of, or in connection with, facilitating the making of proposals for neighbourhood development orders in relation to neighbourhood areas within their area.*

12.2. The Working Group, and its members, has sought to engage with the LPA – Breckland District Council – since before the formal decision by Yaxham Parish Council to proceed with NP4Yaxham in 2015. It is a matter of regret and sadness that Breckland District Council, for much of the period of the drafting of NP4Yaxham, has apparently not been in a position to provide support to the Working Group. As a result the Working Group has developed NP4Yaxham based largely on its own researches and with the support of our consultants, Small Fish.

12.3. The Regulation 14 Consultation Response by the LPA was of greater relevance than previous advice and this has been taken due notice of in the finalisation of this Plan. The current Neighbourhood Planning Officer, appointed in July 2016, has been very helpful in assisting the Working Group in preparing for formally submitting the Plan for Regulation 16 Consultation.

12.4. It should be noted that one of our Mattishall Ward District Councillors, Cllr Paul Claussen, has gone out of his way to support and encourage the Working Group.

<sup>20</sup> National Planning Guidance Paragraph: 021 Reference ID: 41-021-20140306

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-role-of-the-local-planning-authority-in-neighbourhood-planning/>

### 13. Consultation Summary Timetable

#### 2015

- April** **Public Meeting** organised by the Parish Council to discuss Development in the surrounding areas, which became a General and Local Elections hustings. Both the candidates and public supported the idea of neighbourhood plan.
- May** Parish Council decides not to do a Neighbourhood Plan itself, but a group of local residents could.
- June** Discussions at Parish Council meeting about how and whether supporting residents can do a Neighbourhood Plan.
- July** Parish Council agrees to a proposal for a group of residents to undertake research, contact with other NP groups and to hold a public meeting to gauge village support.
- Summer** Research and contact with Neighbourhood Plan Groups.
- September** **Public Meeting** to see if the Village would support – unanimous support from 80-90 people attending.  
Parish Council agrees to support, proposed Working Group Terms of Reference, and to submit the designated plan area to Breckland Council for approval.  
NP4Yaxham Working Group formed from volunteers – first meeting 30<sup>th</sup> September 2016.
- October** **Analysing “Your Yaxham” Community Led Plan 2013** and how to take this forward.  
Planning consultancies tendered – Small Fish Strategic Consultants chosen.  
Locality Grant application submitted.
- November** **First Newsletter** to publicise 14<sup>th</sup> November Village Consultation Event – great success, huge amount of data gathered on residents’ concerns and priorities.  
Small Fish Consultancy comes on board
- December** Church Christmas Coffee Morning - Display stand and Survey undertaken on the emerging “Vision for Yaxham”.  
Primary School Parents’ survey on the emerging plan, and options to reduce car use for taking/collecting children at school.

#### 2016

- January** **Second Newsletter**, incorporating Survey on emerging policies and LPA’s emerging local plan with development sites identified.  
Headline policy ideas provided to Breckland.  
Village Consultation “Drop-in” questions and answer event.  
Consultation with Local Businesses  
Consultation with Local Organisations



<b>2016</b>	Consultation with owners of identified sites for potential development Consultation with Local GP Surgeries and CCG, and Key Statutory Bodies consultation Initial Drafting of Plan Documents Locality and Breckland Grants paid
<b>February</b>	Analyse consultation data and incorporating these into the emerging Plan Documents Early Draft Plan submitted to Breckland for informal feedback
<b>March</b>	Continued work on to Finalise Pre-Submission Documents Yaxham Village Amenities Association AGM Plan and Preparation for Village Consultation Events Breckland provides first written feedback – Plan re-worked and second draft provided to Breckland.
<b>April</b>	Incorporate final editorial changes from the “fresh-eyes reviewers” Additional Locality and Breckland Grants applied for and paid Neighbourhood Plan documents revised from feedback from “pre” pre-submission consultation Prepare to submit NP Documents to Breckland DC for review. Yaxham Parish Council Meeting agrees to proceed to pre-submission consultation. Pre-submission consultation commences 18 <sup>th</sup> April 2016 with banners & posters throughout the village & press coverage <b>Third Newsletter</b> detailing consultation process, with consultation response form attached
<b>May</b>	Village Hall Meeting Room Consultation 5pm-7pm, Thursday 12 <sup>th</sup> , School Hall Consultation 3pm-7pm, Monday 16 <sup>th</sup> Pre Annual Parish Council Meeting 5.30-7pm, Thursday 19 <sup>th</sup> Last “posting” date for Consultation Forms 5pm Tuesday 30 <sup>th</sup>
<b>June &amp; July</b>	Review consultation responses and adjust policy wording as appropriate Undertake fieldwork as suggested in Breckland’s response re Strategic Gaps Revise and evolve the Plan and its supporting Documents and Evidence Place Parish Council agrees to formal submission of Regulation 16 Plan – Thursday 21 <sup>st</sup> July 2016 ( <a href="http://www.yaxham.com/pages/Minutes">www.yaxham.com/pages/Minutes</a> )
<b>August</b>	Review of final sets of documents and sign-off of Plan by all members of Working Group Finalise Documents – submit to Breckland.

## Appendix 1      Regulation 14 Pre-Submission Consultation

<b>Regulation 14 Pre-Submission Consultation</b>	<b>Page</b>
1.1. Parish Organisations	15
1.2. Parish Businesses	16
1.3. Regulatory Consultees List	18
1.4. Supplementary List	19
1.5. Tabulated Regulatory Consultee Responses	20
1.6. Regulatory Consultee General Responses	35
1.7. Tabulated Responses from Businesses	37

## Appendix 1.1 Parish Organisations Contacted

1. Yaxham Village Amenities Association
  2. Yaxham Bowls Club (Short mat)
  3. Yaxham Football Club
  4. Yaxham Good Companions
  5. Yaxham Social Club
  6. Yaxham & District Women’s Institute
  7. Yaxham Woodlands Group
  8. Yaxham Chapel
  9. St Peter’s Church
  10. Yaxham Parish Council
  11. Yaxham Church of England (VA) School
  12. Friends of Yaxham School (PTA)
  13. School Governors
  14. Mid Norfolk Railway (Yaxham Station)
-

### Appendix 1.2 - Parish Businesses Contacted

Ref	Business Name	Address	Sector
A	J D & N J Anema	Old Hall Farm, Dereham Rd., Westfield NR19 1QF	Farmer
A	Kees Anema	Hillside Nurseries, Shipdham Road, Toftwood, NR19 1NP	Farmer
A	Anglia Door Services (Norfolk)	Pinebanks, Station Rd, Yaxham, Norfolk NR19 1RB	Garage Doors
A	Kate Anderson Photography	5, Norwich Rd, Yaxham, Norfolk NR19 1RP	Photography
A	C.H & T.C Andrews	The Forge, Station Rd, Yaxham, Norfolk NR19 1RD	Steel Fabricators
B	Abigail Bawyer Bsc (Equine Dentist)	Home Meadow, Station Rd, Yaxham, Norfolk NR19 1RD	Equine Dentist
B	Ed Bingham (christopher?)	Hereward Barn, Church Lane, Mattishall Nr20 3qz	Farmer
C	J Cheetham Contracting	Nursery Office, Paper St, Yaxham, Norfolk NR19 1RY ? The Croft, Well Hill, Yaxham, Norfolk NR19 1RX	Forestry
C	The Coach House	Yaxham House, Norwich Road Yaxham Norfolk NR19 1RH	Holiday Let
C	The Cottage	Cutthroat Lane, Yaxham, NR19 1RZ	Holiday Let
C	Clinton House & Cottage	Well Hill, Clint Green, Yaxham, , Norfolk NR19 1RX	Holiday Let
D	Driver Education & Training Services Ltd Ltd	2 Rose Cottages, Station Rd, Yaxham, Norfolk NR19 1RD	Driving Instructor
D	Driftwood Therapies	East Thorn, Norwich Rd, Yaxham, , Norfolk, NR19 1AB	Therapy
E	J.R Eke	Spring Lane Farm, Yaxham, Dereham, Norfolk NR19 1SA	Farmer
F	G.M Foreman	Woodbine Farm, Stone Rd, Yaxham, Norfolk NR19 1RR	Farmer
F	Foot-Loose	Green Farm, Yaxham Rd, Norfolk, NR19 1HR	Keep-fit
F	Frogs Hall Kennels	Cutthroat Lane, Yaxham, Dereham, Norfolk NR19 1RG	Kennels
G	Gadwall Marine Ltd	Gadwall Farm, Spring Lane, Yaxham, Norfolk NR19 1SA	Civil engineering
G	C.B Garner	Clifton Villa, Paper St, Yaxham, Dereham, Norfolk NR19 1RY	Farmer
G	J Gogle & Son	Old Hall Farm, Old Hall Rd., Mattishall, Dereham, NR20 3PA	Farmer
G	Annie Green-Armytage Counselling & Psychotherapy	Quince Farm, Spring Lane, Yaxham, Norfolk NR19 1SA	Therapy
G	Galer Aerials	Old Manor, Green Lane, Yaxham, Dereham, Norfolk NR19 1RS	TV Aerials

<b>H</b>	Howes Developments	Red House Farm, Brakefield Green, Yaxham, Norfolk, NR19 1SB	Developer
<b>H</b>	Harvey Farms	Hill Farm, Well Hill, Yaxham, Dereham, NR19 1RZ	Farmer
<b>H</b>	K M W Harrison & Son	North View Farm, 118 Dereham Rd., Mattishall, Dereham, NR20 3PD	Farmer
<b>H</b>	Home Dry Flood Defence	1 Priors Grove, Yaxham, Norfolk, NR19 1SL	Flood Defence
<b>H</b>	AMH Plumbing	The Granary, Norwich Rd, Yaxham, Norfolk NR19 1RJ	Plumber
<b>J</b>	Jungle Public Relations Ltd	The Elms, Norwich Rd, Yaxham, Norfolk NR19 1RJ	PR
<b>L</b>	Tony Lenham	Homefield, Dereham Road, Yaxham NR19 1RF	Farmer
<b>M</b>	I Martin Associates Ltd	Yaxham House, Norwich Rd, Yaxham, Norfolk NR19 1RH	Consultancy
<b>M</b>	M.W Mayes	Station Yard, Station Rd, Yaxham, Norfolk NR19 1RD	Engineering
<b>R</b>	<del>Riverside Farm</del>	<del>Cutthroat Lane, Yaxham NR19 1RZ</del>	<del>Farmer</del>
<b>R</b>	H W Rush & Sons	Green Lane, Yaxham, Norfolk NR19 1RS	Farmer
<b>R</b>	R. G. Maintenance Services Limited	Brake Farm, Brakefield Green, Yaxham, Norfolk NR19 1SB	Grounds Maintenance
<b>S</b>	<del>Sunny Holme Holiday Cabin</del>	<del>Paper Street, Yaxham, Norfolk NR19 1RY</del>	<del>Holiday Let</del>
<b>S</b>	SJ & PM Smithson, Plumbers	Brambles, Paper St, Yaxham, Norfolk, NR19 1RY	Plumber
<b>T</b>	C Thurgill & Son	3, Dereham Rd, Yaxham, Norfolk NR19 1RF	Builder & Decorator
<b>W</b>	Willow Farm	Norwich Road, Yaxham	Farmer
<b>W</b>	Shellie Wall Photography	6, Priors Grove, Yaxham, Norfolk NR19 1SL	Photography
<b>Y</b>	Yaxham Mill B&B	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP	B&B
<b>Y</b>	<del>The Mill Pub Café and Bistro</del>	<del>Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP</del>	<del>Pub, Café and Bistro</del>
<b>Y</b>	Mill Workers Cottage	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP	Holiday Let
<b>Y</b>	Yaxham Waters Café & Holiday Park	Dereham Rd, Yaxham, Norfolk NR19 1RF	Café, Holiday Park
	<b>Total</b>	<b>44, 4 closed</b>	
	<b>New Total</b>	<b>39</b>	

<b>Appendix 1.3 Regulatory Consultees Contacted</b>					
	<b>Consultee</b>	<b>Type</b>	<b>SENT</b>	<b>RESPONSE RECEIVED</b>	<b>REF</b>
1	Anglia Water	Water	email	YES	CSC102
2	Breckland District Council - Historic Buildings	Environment	email	YES	CSC108
	Breckland District Council - Planning Policy	Environment	email		
	Breckland District Council - Strategic Housing	Housing	email		
	Breckland District Council - Strategic Housing	Housing	email		
	Breckland District Council - Tree Preservation	Tree Officer	email		
3	CCG South Norfolk	Health	email	NO	NA
4	Dereham Town Council	Parish/ Town Council	email	NO	NA
5	Dereham Town Council - Neighbourhood Plan	Neighbourhood Plan	email	NO	NA
6	Diocese of Norwich - Education	Education	email	NO	NA
7	Environment Agency	Environment	email	YES	CSC106
8	Garvestone, Reymerston & Thuxton Parish Council	Parish/ Town Council	email	YES	CSC109
9	Historic England	Environment	email	YES	CSC107
10	Mattishall & Lenwade Surgery	Health	email	YES	CSC104
11	Mattishall Neighbourhood Plan	Neighbourhood Plan	email	YES	CSC110
	Mattishall Parish Council	Parish/Town Council	email		
12	Natural England	Environment	email	YES	CSC101
13	Norfolk County Council (Education)	Education	email	YES	CSC105
	Norfolk County Council (Highways Authority)	Transport	email		CSC105
	Norfolk County Council Flood & Water Management		email		CSC105
14	Saham Toney Neighbourhood Plan	Neighbourhood Plan	email	NO	NA
15	Swanton Morley Neighbourhood Plan	Neighbourhood Plan	email	NO	NA
16	The Civil Aviation Authority		email	NA	NA
17	The Office of Rail Regulation		email	NA	NA
18	Whinburgh & Westfield Parish Council	Parish/Town Council	email	YES	
19	Yaxham Church of England (VA) School - Head	Education	email	NO	
	Yaxham Church of England (VA) School -School Governors	Education	email	YES	CSC103
20	St Peter’s Church Parochial Church Council	Church	email	NO	NA

<b>Appendix 1.4 Supplementary List - sent to organisations who have an involvement, interest or contact with the Parish - Sent By Email</b>				
	<b>Consultee</b>	<b>Type</b>	<b>SENT</b>	<b>RESPONSE RECEIVED</b>
1	CPRE Norfolk	Environment	email	NO
2	Norfolk Wildlife Trust	Environment	email	NO
3	Community Action Norfolk	Community	email	NO
4	Norfolk Community Foundation	Community	email	NO
5	RSPB		email	NO
6	Flagship Housing	Housing	email	NO
7	Age UK Norfolk	Community	email	NO
8	Norfolk Deaf Association	Community	email	NO
9	British Deaf Association	Community	email	NO
10	NNAB	Community	email	NO
11	Homes & Communities Agency - Breckland Economic Development Team, Norfolk	Community	email	NO
12	National Trust	Environment	email	NO
13	UK Power Networks	Energy	email	NO
14	Water Management Alliance Norfolk Internal Drainage Board	Environment	email	NO
15	NFU East Anglia	Environment	email	NO
16	CAMRA East Anglia Region	Community	email	NO
17	BT Openreach	General Counsel	email	NO
18	02 UK - Telefonica	Economic Development	email	NO
19	EE	Legal Counsel	email	NO
20	Three	Economic Development	email	NO
21	Royal Mail	Managing Director Strategy & Communications	email	NO
22	Ramblers Association	Press and Communications Officer	email	NO
23	Sport England	Sport	email	NO
24	NHS England Midlands and East	Regional Medical Director and Responsible Officer	email	NO
25	New Anglia Local Enterprise Partnership	Economic Development	email	NO
26	Woodland Trust		email	NO

**Appendix 1.5 Tabulated Regulatory Consultee Responses**

**COMPENDIUM OF REGULATORY CONSULTEE RESPONSES**

This document is a compendium of the responses received from the Regulatory Consultees under the Consultation process for the Pre-Submission version of NP4Yaxham under Regulation 14.

The “SMALL FISH” comments relate to the Breckland Comments on the Draft Plan and are given by Mark Thompson and Melissa Burgan of Small Fish, the Consultants retained by NP4Yham Working Group.

<b>Policy STR [1]</b>	<b>ACTION</b>	<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and the “Gaps” have been amended accordingly	Strategic Gaps: The map is a bit unclear as to what’s what, but appears to show that nearly the whole of the Parish is a gap. I don’t think an Inspector would accept this, but even if they did at Examination, I think it could be challenged through a planning application at appeal. Gap 1 is probably ok. Gap 3 could probably be linear along the road between the settlements only. I’m not really sure of the area covered by Gap 2 from the map.	This policy is considered too restrictive and the Council objects to the policy in its current form. The majority of the parish is covered by the 'gaps' and therefore creates a quasi 'Green Belt' around the settlement. Strategic gaps 1 & 3 appear excessive for their purpose and if adopted would prejudice a settlement currently proposed for allocation in the emerging Local Plan by significantly reducing choice for possible sites to be identified. It is suggested that smaller gaps with stronger policy restrictions might be more effective in retaining the gaps between settlements and the objectives of the policy. Officers note that in the supporting text it is reasonably implied that one of the important issues is keeping the settlements visually separate. A more considered approach to achieving this aim would be to redraw the gaps established through field work, using sight lines and the precise areas/distances required to prevent visual coalescence. Therefore, the policy as currently drafted conflicts with the direction of the intentions of the emerging Local Plan policy PD 05 rural areas, and principles of development (adjacent to settlement boundaries suggest more criteria based policy for proposals to fulfil before they can be supported}. Use of the term 'perceived' can be subjective and easily challenged by applicants/agents and it is suggested that alternative wording is considered.
<b>Policy HOU [1]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>



	Noted and Actioned	Paragraph 55 is a material consideration so is covered by this policy and therefore not contrary to it. Change “development boundary” to “settlement boundary”. Examples of benefits could be community benefits (such as items from your community action policies, etc).	This policy does not comply with National Planning Policy Framework (NPPF) Paragraph 55 and is in direct conflict with the intentions of the emerging local plan policy PD05 rural areas, which will provide criteria for development beyond the adopted settlement boundaries. Material considerations - is this sentence necessary as we are required to take into account material considerations - it's fundamental to making planning decisions. Include examples - what benefits can outweigh harm rather than developments that retain openness? It is recommended that the Neighbourhood Plan uses the term 'settlement' boundary to be consistent with the Preferred Directions Document.
Policy HOU [2]	Noted	<p><b>SMALL FISH</b></p> <p>Melissa - This is bit rich given that the Council has a density policy of 40dpa, which is inappropriate to the context of 99% of the district! Remove the words “within or abutting the development boundary”.</p> <p>HOU2: Mark - The maximum density could disproportionately impact on the deliverability of 1 or 2 bedroomed houses, so I think they have a point. However, the policy does say that this maximum would be flexible where viability is an issue, and I think the issue with 1 or 2 bedroomed houses would be that of viability. So I think the policy covers it.</p>	<p><b>BRECKLAND</b></p> <p>The Neighbourhood Plan should not seek to be prescriptive with respect to housing density, but place emphasis on good design and layout which fits the vernacular of the village and the development's setting within the village and in relation to adjacent buildings. The policy as drafted could prevent development at a higher density which may be otherwise acceptable in coming forward. The NPPF is clear that good design (which includes density as a consideration}, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Permission should not be refused for development which promotes high levels of sustainability because of "concerns about incompatibility with an existing townscape" if those concerns are mitigated by good design. As such, higher density may well be acceptable if there is a design-led approach. In line with future development proposals, think viability - potentially this is not enforceable. Low density development will increase the area of the site allocations and could lead to conflict with the strategic gap policy STR(l). The Parish Council should think about possible unintended consequences i.e. what will this means for developments that are not within or don't abut the settlement boundary - can they</p>

			have a higher density? The form and character of the development and the surrounding area is key here, not necessarily density. Densities can stifle development and the strategic needs for housing in the district i.e. smaller 1and 2 bedroom dwellings. Is there an evidence base for this figure? Is this net or gross density? This requires clarification.
<b>Policy HOU [3]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Planning officers use judgement to determine whether something fits with existing pattern all the time. Replace “encouraged” with “supported”	The Council cannot attach any weight to this policy if the Council cannot demonstrate a 5 year housing land supply. The use of the phrase, 'development of an appropriate scale commensurate with the existing pattern etc. 'is questioned as it is unclear how would this be demonstrated? The Council considers that this policy may not be necessary given STR1, HOU2 and HOU71 Its purpose is currently unclear.
<b>Policy HOU [4]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	But what if their new Local Plan is not adopted for 5 years? Or doesn't include Policy PD05? Keep.	This policy replicates the wording and the intentions of Breckland Council's emerging Local Plan Policy PDOS rural areas. As such, it is recommended that it is not required for the Neighbourhood Plan.
<b>Policy HOU [SJ]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Discuss with Council what they mean. Delete “aim to”	This policy requires evidence of need which could be provided by the Council's Housing team.
<b>Policy HOU [6]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	Don't agree – you have provided clear “criteria” rather than something vague (such as they were complaining about in an earlier policy) like “the surrounding grain”	The policy replicates a number of the issues covered in the emerging policies COM1 design & COM2 protection of amenity. The policy is too restrictive on the issue of building heights/number of storeys. This would be a judgement based on the form and character of the surrounding 'grain' of development.
<b>Policy HOU [7]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	Disagree- the policy is general enough that it will encompass the existing and emerging district wide affordable housing policy	The Council consider that this is more appropriately dealt with within the Local Plan based on up-to-date evidence.

<b>Policy ENV [1]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	It shouldn't really matter which policy these items are in	These issues ought to be covered in the design policy.
<b>Policy ENV [2]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	No comment	The policy builds upon the requirements of emerging local plan policy COM02. These issues could be covered in a design of protection of amenity policy.
			<b>GARVESTONE, REYMERSTON &amp; THUXTON PC</b>
	Noted		Agree with ENV2
			<b>NATURAL ENGLAND</b>
	Noted and Actioned		We welcome policy ENV2, (note that dark skies are also excellent for bats) and also welcome the focus on sustainability throughout the plan.
<b>Policy ENV [3]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Change number of TPO's from three to 11	The Conservation Area - which in itself is a designated heritage asset - was designated on the 2nd of September 1985. It is confirmed that the total number of listed buildings are six. A heritage asset, as defined by the National Planning Policy Framework (NPPF), is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and undesignated heritage assets identified by the local planning authority, including local listing. The Council does not administer a local list of undesignated heritage assets, so does not therefore have adopted criteria for what might be included on such a local list. Notwithstanding this, Historic England (English Heritage) state that a range of methods can be used to identify undesignated heritage assets, though no single method will produce a definitive list. However, Historic England's document, Good Practice Guide for Local Heritage Listing, provides the following commonly applied selection criteria for assessing suitability of assets for local heritage listing, which are adapted from those used for national designations:-

			<p>Although not specified with the guidance, it would appear that where the guidance has been used to formulate established criteria, a building or structure must meet two or more of these significance-measuring criteria to be identified as a non-designated heritage asset. The last national review of listed buildings by the (then) Department of National Heritage was undertaken in the mid 1980's. To the best of our knowledge, Historic England, are not due to undertake a similar national resurvey to 'update' the statutory lists. However, BRECKLAND Council did their own informal district wide list review during 2005 and did not find any additional buildings worthy of recommendation for inclusion on the statutory list. The total number of TPO's is actually eleven as opposed to three as stated. Paragraph 128 of the NPPF sets out information that an applicant should submit to Council where proposals will impact the historic environment. It is unclear what is meant by 'take account of?'</p>
			<p><b>HISTORIC ENGLAND</b></p>
	<p>Noted and all points Actioned</p>		<p>It is important that the Neighbourhood Plan safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.</p> <p>Neighbourhood Plan Policy <b>ENV3 – CONSERVATION AREA &amp; HERITAGE ASSETS</b></p> <p>Historic England recommend additional wording here and as,</p> <p>Development proposals will be supported where they conserve or enhance the significance of heritage assets of the Parish and their settings. Heritage assets include both nationally-listed heritage assets and non-designated heritage asset.</p>

			<p>Reference to non-designated heritage assets is consistent with guidance in the National Planning Policy Framework and National Planning Policy Guidance. It also links to the <b>Parish Action Plan Point PAP 5 on Heritage Assets</b>.</p> <p>Page 44 and requirements to consult Historic England</p> <p>It is correct that Historic England must be consulted on development affecting the setting of a Grade I or II* listed building. For completeness it is worth adding that Historic England must be given notice of applications for works in respect of a Grade I or II* listed building and for certain works to Grade II (unstarred) listed buildings (see Arrangements for handling heritage applications direction 2015 &amp; National Planning Guidance at Paragraph: 059 Reference ID: 18a-059-20140306 under conserving and enhancing the Historic Environment – consultation and notification requirements for heritage related applications).</p>
Policy ENV [4]		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	1st sentence makes clear the policy intention. Could include map as suggested. Replace “encouraged” with “supported”	This policy requires hedgerows to be protected and where possible enhanced; however, it also allows for their removal and replacement elsewhere within the vicinity. It is suggested that the policy needs to more explicitly set out what it seeks to achieve. It is recommend that it be made clear in the explanatory text that policy would be partly implemented through the submission of a landscaping scheme accompanying planning applications and could be satisfactorily dealt with through the imposition of planning conditions on any grant of planning permission. In terms of the enhancement of ecological networks, it would be useful to include a reference to a map which shows the location of these sites.
			<b>NATURAL ENGLAND</b>
	Noted and Actioned		We agree with all the policies put forward (as covered by our remit), and are pleased to see that ENV4 emphasizes the enhancement of ecological networks, county wildlife sites and hedgerows.

<b>Policy ENV [5]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Agree with final paragraph of Breckland’s comments – should be given further thought	<p>By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Paragraph 77 of the NPPF requires that the designation should only be used where:</p> <ul style="list-style-type: none"> <li>- the green space is in reasonably close proximity to the community it serves;</li> <li>- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>- the green area concerned is local in character and is not an extensive tract of land.</li> </ul> <p>This Policy seeks to identify and designate sites in the parish. The emerging Local Plan policy also provides the framework for such designations. The methodology closely aligns to that of the National Planning Practice Guidance. Any local Green Space designation must follow the methodology detailed in the Local Plan. Each suggested designation will need to be assessed against the criteria given and the assessment included in the consultation versions of the local plan so as to elicit comment . Please see page 101-106 in the Preferred Directions.</p> <p>It would be useful to state how development affecting these green spaces would be assessed, or how they could be improved, or how development could help to improve them?</p>
<b>Policy ENV [6]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Change title to “Prevention of Surface Water Flooding”. Change “Surface Water management Plan” to “Surface Water Management Assessment” or “Site Specific Surface Water Management Plan”	This policy only applies to surface water flooding therefore to avoid confusion the title of the policy should be amended to reflect this.

			<p>To avoid confusion the term 'Surface Water Management Plan' should be revised as these are produced for the districts by the Lead Local Flood Authority. The Council recommends that you contact the Lead Local Flood Authority before the wording of this policy is finalised.</p>
			<b>ANGLIAN WATER</b>
	Noted and Actioned		<p>All developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). We would wish to see in policy that all developments should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with disposal to a surface water sewer seen as a last resort. It should be noted there are no public surface water sewers within the catchment shown on our records and therefore any surface water drainage solution must not include a connection to main sewer. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network. We would want the document to clearly state that a surface water drainage solution will need to be identified and implemented prior to the construction of hard standing areas to protect our existing and future customers.</p>
<b>Policy ENV [8]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Change title to “Sustainable Design”	<p>Recommend that a general policy on sustainable development should underpin the rest. If so this should be policy No 1. If, however, the policy is about using sustainable building materials in the design of new buildings and adapting to climate change, then suggest another title 'Sustainable Design'? Build on</p>
<b>Policy ENV [9]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	<p>Melissa - Don't agree with comments – policy will only apply to developments providing new footpaths. Delete “and aim” ENV9 and TRA1: Mark - The convention is that new developments link to footways (as opposed to footpaths) and that footways are widened or introduced as part of new development. However, this would in my</p>	<p>The supporting text relates to off-site issues. This is not appropriate as the policy could only seek to influence links from within the development site and not beyond. Suggest that this be made more specific in the policy and the supporting text should be revised. For information, emerging Local Plan Policy E06 'Developer Contributions' specifies that contributions can only be sought for</p>

		view contribute to the urbanisation of the village. I wonder whether the emphasis should be on making improvements to and linking with the <i>footpath</i> network in the vicinity of the village, where this is practicable and feasible, in preference to footway improvements.	impacts directly relate to the development which links back to the provisions of Regulation 122 of the Community Infrastructure Levy Regulations.
	Noted and Actioned		<b>NATURAL ENGLAND</b> The area is evidently heavily reliant on the car so we agree that you should provide more pedestrian access so that residents are able to walk to work, which is covered in ENV9. We would like to see more emphasis on strategic green infrastructure in the plan. We consider it is important that each settlement has a coherent network of green spaces to both support wildlife and improve the health and wellbeing of the community.
<b>COMM 02</b>			<b>YAXHAM PRIMARY SCHOOL</b> Provision of Outdoor Learning Space
<b>Policy ECN [1]</b>	Noted and Actioned	<b>SMALL FISH</b> Add in what Parish would like to see	<b>BRECKLAND</b> This policy encourages micro and small businesses subject to acceptable impacts on residential amenity, transport and the environment and sufficient on-site parking. Suggest that whilst this policy is clear, it adds little to existing policies on amenity COM 02 in emerging Local Plan and Policy DC 1in Adopted Core Strategy. Link back to vision and objectives about what the parish would like to see.
<b>Policy ECN [2]</b>	Noted and Actioned	<b>SMALL FISH</b> Agree – not strictly a planning policy matter and therefore would likely be difficult to condition/enforce, particularly if infrastructure not in place on the ground. Should this be in a blue box rather than yellow?	<b>BRECKLAND</b> The provision of good communications is an important aspect of sustainable economic growth in rural areas. Support for broadband would reduce the need for travel and contribute to the achievement of sustainable development. However, the policy as worded is overly prescriptive and strays into matters beyond planning and land-use policy.
<b>PAP6</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>



	Noted	Don't agree with comments – it should not be a policy as it is not a planning matter	These community aspirations could be incorporated into a policy with TRA 1. A key vision of the NP appears to be to discourage car-use and making walking and cycling safer. Policies need to be re-worded to enhance the priorities of footpaths and connectivity with more specific detail and identification of green corridors to facilitate aims and aspirations rather than seeking to reduce speed. Recommend that this policy direction is given further thought. It is suggested looking at the wording to include, walkability, sustainable transport, facilitation of traffic speeds etc. and green infrastructure.
Policy TRA [1]	Noted and Actioned	<p><b>SMALL FISH</b></p> <p>Melissa - Don't understand how it is both the same as there emerging policy and too onerous? Agree that bit about not increasing traffic flows should be removed. Breckland appear to have misunderstood – the policy does not require a Transport Assessment.</p> <p>ENV9 and TRA1: Mark - The convention is that new developments link to footways (as opposed to footpaths) and that footways are widened or introduced as part of new development. However, this would in my view contribute to the urbanisation of the village. I wonder whether the emphasis should be on making improvements to and linking with the <i>footpath</i> network in the vicinity of the village, where this is practicable and feasible, in preference to footway improvements. Just a thought.</p>	<p><b>BRECKLAND</b></p> <p>The policy replicates the requirements of emerging policy TROI and is considered to be too onerous on developers. The Council's approach set out in its Local List seeks a Transport Assessment where a proposed development is likely to have significant transport implications. Transport Assessments will be required generally for larger developments, such as housing schemes of more than 50 dwellings, and other developments with more than 100 car parking spaces. The coverage and detail of the Transport Assessment should reflect the scale of the development and the extent of the transport implications of the proposal.</p> <p>It is unreasonable to state that new development will not add to increased traffic flows. However, the use of sustainable modes of transport should be encouraged. Further advice on individual proposals can also be obtained from Norfolk County Council as the local highway authority. This policy is in conflict with the emerging parking standards contained in Appendix 2 of the emerging Local Plan as included in the recent 'Preferred Directions' consultation document and this could affect the viability of a site. Local parking standards should only be imposed where there is clear and compelling justification that they are necessary to manage their local road network. Any alternatives would require robust evidence to support the approach. Therefore, the policy is not supported.</p>

			<p>This policy refers to changes of use of existing facilities that might result in the loss of the facility. These will be permitted provided that the facility is replaced or there is otherwise adequate and appropriate provision and the use is no longer viable. In relation to the last criterion, a twelve-month marketing period is required as well as demonstration that the terms offered are reasonable. Given the NPPF's support for a prosperous rural economy and the importance of the retention and development of local services and facilities, this policy is in line with national policy and guidance. The policy adds detail to policy COM 04 of the emerging Local Plan and DC 18 of the Adopted Core Strategy. At the time of writing these comments, as Yaxham's position as a Local Service Centre has not been resolved, if it remains in the Local Service Centre tier of the settlement hierarch this policy would help to achieve sustainable development and is supported.</p>
			<p><b>NORFOLK COUNTY COUNCIL</b></p>
	<p>Noted and Actioned</p>		<p>Paragraph 2 '<i>Development proposals should include a statement as part of the applicatio that sets out and demonstrates how the new development will either not add to increased traffic flows or how any increase will be minimised and its adverse effects mitigated'</i> The Highway Authority feels that it is not reasonable to state that new development should not add to traffic flows. The local transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The neighbourhood plan should therefore aim to promote and encourage sustainable transport solutions as appropriate for the local rural community. The plan should encourage developments that aim to reduce greenhouse gas emissions and local congestion. The plan should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. Recommendation: Remove the second paragraph and replace with the requirement for developments to promote sustainable transport solutions.</p>

<b>Policy TRA [2]</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
Noted and Actioned		<p>Agree that this looks a bit onerous, but not sure that it matters that the standard is higher as long as it can be justified.</p> <p>TRA2: Mark -There is a risk that the parking standards will be seen as too onerous. They could be left as they are and just see what the inspector says. If doing this, the case would be strengthened if there were to be some local evidence of car ownership and its relationship to the number of bedrooms in houses. I’m not sure how you could get this evidence, apart from a local survey perhaps.</p>	<p>This policy is in conflict with the emerging parking standards contained in Appendix 2 of the emerging Local Plan as included in the recent 'Preferred Directions' consultation document and this could affect the viability of a site. Local parking standards should only be imposed where there is clear and compelling justification that they are necessary to manage their local road network. Any alternatives would require robust evidence to support the approach. Therefore, the policy is not supported.</p>
Noted and Actioned			<p><b>NORFOLK COUNTY COUNCIL</b></p> <p>The neighbourhood plan should only impose local parking standards for residential and non-residential authorities where there is a clear and compelling justification that they are necessary to manage their local road network.</p> <p>In accordance with the National Planning Policy Framework Chapter 4 Paragraph 39</p> <p>If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>the accessibility of the development;</li> <li>the type, mix and use of development;</li> <li>the availability of and opportunities for public transport;</li> <li>local car ownership levels; and</li> <li>an overall need to reduce the use of high-emission vehicles.</li> </ul> <p>The Highway Authority feels that policy TRA2 is unreasonable in stating a minimum number of parking spaces per dwelling and that this contravenes the NPPF policy on car parking in that it is too descriptive and could adversely affect a sites viability.</p>

			Should you have any queries with the above comments please call or email Richard Doleman (Principal Infrastructure and Growth Planner) <a href="mailto:richard.doleman@norfolk.gov.uk">richard.doleman@norfolk.gov.uk</a>
<b>Policy COM 1</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted	No comment received from SMALL FISH	This policy refers to changes of use of existing facilities that might result in the loss of the facility. These will be permitted provided that the facility is replaced or there is otherwise adequate and appropriate provision and the use is no longer viable. In relation to the last criterion, a twelve-month marketing period is required as well as demonstration that the terms offered are reasonable. Given the NPPF's support for a prosperous rural economy and the importance of the retention and development of local services and facilities, this policy is in line with national policy and guidance. The policy adds detail to policy COM04 of the emerging Local Plan and DC 18 of the Adopted Core Strategy. At the time of writing these comments, as Yaxham's position as a Local Service Centre has not been resolved, if it remains in the Local Service Centre tier of the settlement hierarchy this policy would help to achieve sustainable development and is supported. The policy adds detail to policy COM04 of the emerging Local Plan and DC 18 of the Adopted Core Strategy. At the time of writing these comments, as Yaxham's position as a Local Service Centre has not been resolved, if it remains
<b>Policy COM 2</b>		<b>SMALL FISH</b>	<b>BRECKLAND</b>
	Noted and Actioned	Think the policy makes very clear where the contributions would go. No need to provide more general information as this is contained in Breckland Core Strategy and SPD on Developer Contributions. Could list project in order of priority, as suggested, although priority may depend on the location of the proposed development in question.	This policy would benefit from being amended to set out the general approach to securing financial contributions, i.e. the type of developments that would be required to provide them; what form of obligation/mitigation would be necessary; and generally where the contributions would go. The policy should also be amended to state that they would go to projects in order of priority within the most up-to-date list of open space projects and community facility projects, public art projects, transport projects.
			<b>NORFOLK COUNTY COUNCIL</b>

	Noted and Actioned		<p><b>Community Priorities for developer funding:-</b> The County Council broadly supports the Community Benefit Policy COM 2 – Developer Funding Priorities. However, the supporting text and policy will need to make it clear that any priorities relating to the developer funding towards local infrastructure (involving S106 agreements) will have to satisfy the legal tests set out in Reg 122 of the Community Infrastructure Levy (CIL) Regulations (2010 as amended). All infrastructure requirements must now be compliant with the legal tests set in the CIL regulations and be:</p> <ul style="list-style-type: none"> <li>• Necessary to make the development acceptable in planning terms;</li> <li>• Directly related to the development; and</li> <li>• Fairly and reasonably related in scale and kind to the development.</li> </ul> <p>If the District Council is minded to prepare a Community Infrastructure Levy (CIL) Charging Schedule rather than continue with the existing planning obligations (S106) mechanism for securing developer funding, then the priorities set out in Policy COM 2 would ideally need to be reflected in the District Council’s emerging CIL Reg 123 List (i.e. list of infrastructure which CIL will be eligible to fund).</p> <p>In the event that a CIL Charging Schedule is taken forward by Breckland DC and Parish Council adopted their Neighbour Plan, then the Parish Council would be entitled to 25% of any CIL receipt captured within the Parish.</p> <p>Attached to these comments is a paper prepared by the County Council on how Parish Council could potentially spend their CIL receipt.</p>
<b>PAP 01</b>			<b>ENVIRONMENT AGENCY</b>
	Noted and Actioned		We note that lack of sewerage capacity has been identified as an infrastructure constraint. However, we support PAP1 – Critical Infrastructure. The Plan should make reference to the Council’s

			Water Cycle Study as a useful source of evidence to inform planning in the neighbourhood area.
PAP 05			<b>HISTORIC ENGLAND</b>
	Noted and Actioned		<p>Reference to non-designated heritage assets is consistent with guidance in the National Planning Policy Framework and National Planning Policy Guidance. It also links to the <b>Parish Action Plan Point PAP 5 on Heritage Assets</b>.</p> <p>Page 44 and requirements to consult Historic England - It is correct that Historic England must be consulted on development affecting the setting of a Grade I or II* listed building. For completeness it is worth adding that Historic England must be given notice of applications for works in respect of a Grade I or II* listed building and for certain works to Grade II (unstarred) listed buildings (see Arrangements for handling heritage applications direction 2015 and National Planning Policy Guidance at Paragraph: 059 Reference ID: 18a-059-20140306 under conserving and enhancing the Historic Environment – consultation and notification requirements for heritage related applications).</p>
			<b>MATTISHALL PARISH COUNCIL/NEIGHBOURHOOD PLAN</b>
	Noted		<p>As your neighbours in Mattishall, we are very pleased to see that your policies mirror or complement those that we are developing in our Neighbourhood Plan. We will continue to work closely with you and ensure that the wording of similar policies in our plans effectively reinforce each other - e.g. the 'Green Gaps' policies. We note and appreciate PAP7 which refers to facilities and services provided to Yaxham residents from outside the village. The Mattishall NP will reinforce this point particularly in respect of medical services and facilities.</p>

**Appendix 1.6 Regulatory Consultee Responses**

**GENERAL COMMENTS**

<b>GENERAL POINTS</b>		<b>MATTISHALL SURGERY</b>
	Noted	We are happy to support limited housing development but would appreciate developers having an understanding of the knock on effect this will have on the health infrastructure. Permission for housing needs to be subject to financial support being made available for local services. Investment will be needed to maintain the current level of provision of services by the GP Surgery as the population increases and ages. A new purpose built surgery will be needed within 5 years
		<b>NORFOLK COUNTY COUNCIL</b>
	Noted	<b>Health and Wellbeing</b> Should you have any queries with the above comments please call or email Martin Seymour (Specialty Registrar in Public Health) 01603 638431 (email <a href="mailto:martin.seymour@norfolk.gov.uk">martin.seymour@norfolk.gov.uk</a> ) <b>Other Comments</b> Economic Development:- it is felt that this section of the Plan (5.5) could potentially benefit from reference to fact that the Mid Norfolk Railway runs through the village. Given that the village is “keen to encourage modest local economic development..”, it is felt that having a preserved railway running from the village with a station/stop could provide opportunities for the village economy.
		<b>ENVIRONMENT AGENCY</b>
	Noted	We support Principle 1 – Environment which encourages all new development to contribute to protecting and enhancing the environment. This is line with the requirements of the National Planning Policy Framework paragraph 109.
		<b>HISTORIC ENGLAND</b>
	Noted	Historic England is primarily concerned with the impact of proposals on the historic environment and our comments will focus on those aspects of the plan. We welcome the acknowledgement of the historic environment contained within the plan and the appropriate emphasis given to it as core principle at section 4.2 which states that ‘All new development should contribute to protecting and

		<p>enhancing our natural, built and historic environment for future generations’ and at objective 7 ‘to conserve and enhance the historic built and environmental heritage within the parish’.</p> <p>Your Neighbourhood Plan includes a number of designated heritage assets including a conservation area and 6 listed buildings. These are designated heritage assets (as set out at page 44) and Historic England also supports the inclusion of non-designated assets of local interest, as set out at page 45. Non-designated heritage assets are assets with a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. The combination of both designated and non-designated heritage assets is sometimes collectively referred to as ‘significant places’ (see Historic England Enabling Development and the Conservation of Significant Places – glossary). Heritage assets are expected to be conserved and enhanced for generations to come. A positive strategy will address all the necessary means of achieving that end, the consequence of which may stretch into many other areas of land-use planning such as design, infrastructure and natural environment policies. The pre-submission Neighbourhood Plan does include a clear and positive strategy for the conservation and enjoyment of the historic environment of the village and parish as is required under the National Planning Policy Guidance (NPPF) at its paragraph 126.</p>
		<p><b>GARVESTONE, REYMERSTON &amp; THUXTON PC</b></p>
	<p>Noted</p>	<p>Agree with Strategic Gaps</p>
		<p><b>MATTISHALL PARISH COUNCIL/NEIGHBOURHOOD PLAN</b></p>
	<p>Noted</p>	<p>Strategic gaps – agree                      Housing – agree                      Environmental – agree                      Economic development – agree                      Transport - agree                      Community benefit – agree</p>



### 1.7 Tabulated Responses from Businesses

NP4YAXHAM REGULATION 14 RESPONSES FROM BUSINESSES WITH AN INTEREST IN THE PARISH						
Business Name	Strat gaps	Housing	Enviro	Ec Dev	Trans	Comm Ben
	Agree (A), Disagree (D) No response (N)					
J D & N J Anema	N					
Kees Anema	N					
Anglia Door Services (Norfolk)	A	A	A	A	A	A
Kate Anderson Photography	A	A	A	A	A	A
C.H & T.C Andrews	N					
Abigail Bawyer Bsc (Equine Dentist)	N					
Ed Bingham (christopher?)	A	A	A	A	A	A
J Cheetham Contracting	N					
The Coach House	A	A	A	A	A	A
The Cottage	N					
Clinton House & Cottage						
Driver Education & Training Services Ltd	N					
Driftwood Therapies	N					
J.R Eke	N					
G.M Foreman	N					
Foot-Loose	N					
Frogs Hall Kennels	A	A	A	A	A	A
Gadwall Marine Ltd	N					
C.B Garner	N					
J Gogle & Son	A	A	A	A	A	A
Annie Green-Armytage Counselling & Psychotherapy	N					
Galer Aerials	N					
Howes Developments	N					
Harvey Farms	N					
K M W Harrison & Son	N					
Home Dry Flood Defence	N					
AMH Plumbing	N					
Jungle Public Relations Ltd	N					
Tony Lenham	N					
I Martin Associates Ltd	A	A	A	A	A	A
M.W Mayes	N					
Riverside Farm	N					
H W Rush & Sons	N					
R. G. Maintenance Services Limited	N					
Sunny Holme Holiday Cabin	N					
SJ & PM Smithson, Plumbers	N					
C Thurgill & Son	N					
Willow Farm	N					
Shellie Wall Photography	A	A	A	A	A	A
Yaxham Mill B&B	N					
Mill Workers Cottage	N					
Yaxham Waters Farm Shop, Café, Holiday Park	letter received and contents noted					
<b>PROPERTY DEVELOPMENT AGENT</b>						
Lanpro on behalf of Glavenhall Strategic Land	letter received and contents noted					
	<b>Strategic Gaps</b>	<b>Housing</b>	<b>Enviro</b>	<b>Ec Dev</b>	<b>Trans</b>	<b>Comm Ben</b>
<b>COMPLETED FORMS - EIGHT</b>	8	8	8	8	8	8
<b>LETTERS - TWO</b>	These respondents had specific objections and the comments noted, the letters are available					
					<a href="http://www.np4yaxham.com">www.np4yaxham.com</a>	

## Appendix 2 – Consultations during 2015/2016 undertaken prior to Reg.14 Consultation

The following are the Consultation Survey Results undertaken as part of the NP4Yaxham Plan Production. These are summaries and where appropriate they are shown as graphs as well as tables of data.

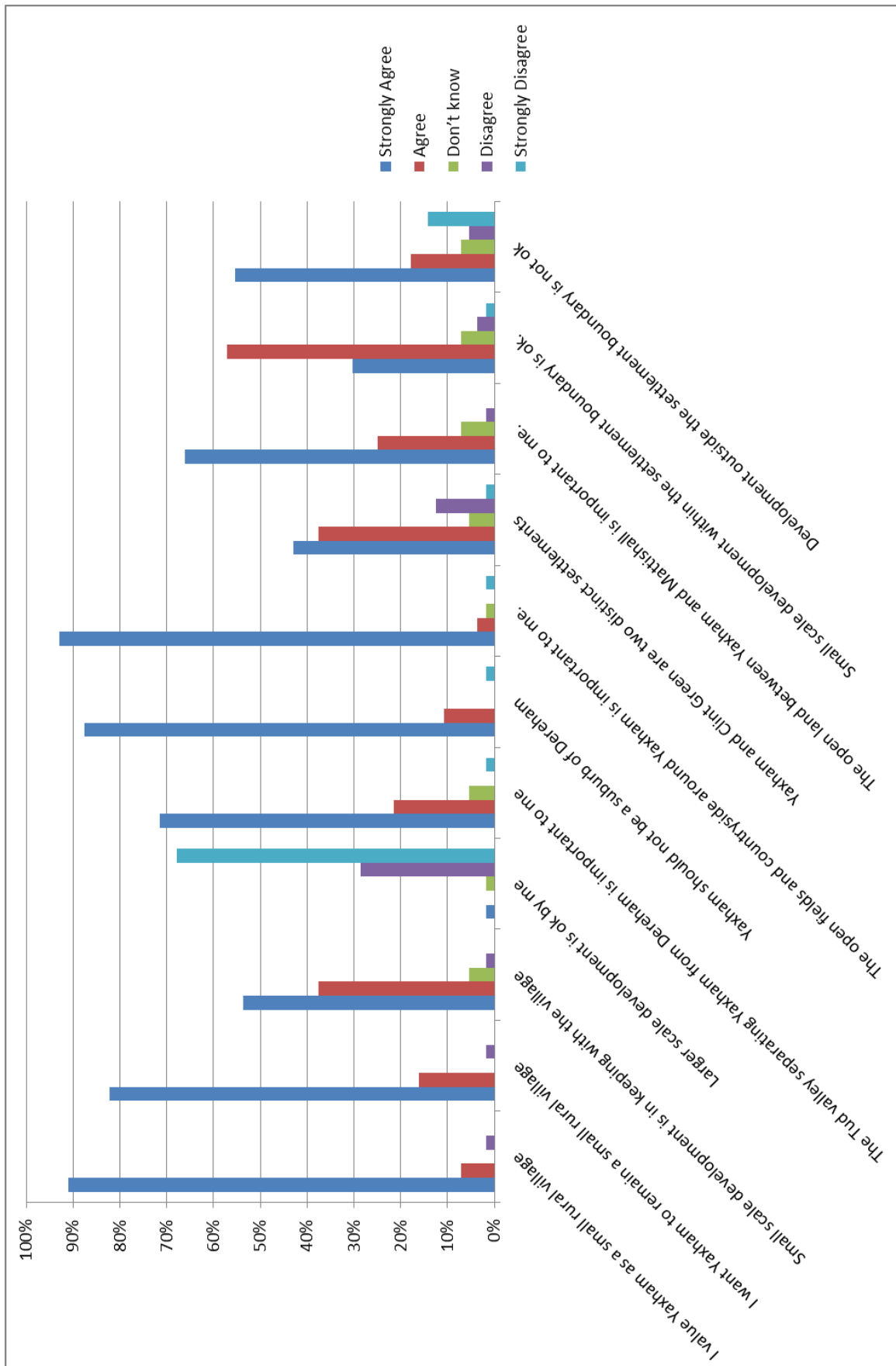
<b>Survey</b>	<b>Date</b>	<b>Type</b>	<b>Page</b>
1. Vision for Yaxham	November 2015	Table	2
2. Vision for Yaxham	November 2015	Chart	3
3. Vision Comments	November 2015	Table	4
4. What I like most/least	November 2015	Table	5
5. Housing & Planning	November 2015	Table	6
6. Education	November 2015	Table	7
7. Education	November 2015	Chart	8
7a Education	August 2015	Table	8a
8. Transport Survey	November 2015	Table	9
9. Transport Survey	November 2015	Chart	10
10. Means of Transport	November 2015	Table	11
11. Environment	November 2015	Table	12
12. Local Services	November 2015	Table	13
13. Village “S.106/CIL” Priorities	November 2015	Table	14
14. Primary School Parents	December 2015	Table	15
15. Xmas Coffee Morning Survey	December 2015	Table	16
16. Business Survey	January 2016	Table	17
17. Youth Survey	January 2016	Table	18
18. Emerging Policies	January 2016	Table	19
19 Plays Space Survey	November 2015	Table	20

## NP4Yaxham – Compendium of Consultation Survey Results

### 1. Vision For Yaxham – Table

Vision for Yaxham now & in the future		1	2	3	4	5
Question		Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
1	I value Yaxham as a small rural village	51	4	0	1	0
2	I want Yaxham to remain a small rural village	46	9	0	1	0
3	Small scale development is in keeping with the village	30	21	3	1	0
4	Larger scale development is ok by me	1	0	1	16	38
5	The Tud valley separating Yaxham from Dereham is important to me	40	12	3	0	1
6	Yaxham should not be a suburb of Dereham	49	6	0	0	1
7	The open fields and countryside around Yaxham is important to me.	52	2	1	0	1
8	Yaxham and Clint Green are two distinct settlements	24	21	3	7	1
9	The open land between Yaxham and Mattishall is important to me.	37	14	4	1	0
10	Small scale development within the settlement boundary is ok.	17	32	4	2	1
11	Development outside the settlement boundary is not ok	31	10	4	3	8
		Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
1	I value Yaxham as a small rural village	91%	7%	0%	2%	0%
2	I want Yaxham to remain a small rural village	82%	16%	0%	2%	0%
3	Small scale development is in keeping with the village	54%	38%	5%	2%	0%
4	Larger scale development is ok by me	2%	0%	2%	29%	68%
5	The Tud valley separating Yaxham from Dereham is important to me	71%	21%	5%	0%	2%
6	Yaxham should not be a suburb of Dereham	88%	11%	0%	0%	2%
7	The open fields and countryside around Yaxham is important to me.	93%	4%	2%	0%	2%
8	Yaxham and Clint Green are two distinct settlements	43%	38%	5%	13%	2%
9	The open land between Yaxham and Mattishall is important to me.	66%	25%	7%	2%	0%
10	Small scale development within the settlement boundary is ok.	30%	57%	7%	4%	2%
11	Development outside the settlement boundary is not ok	55%	18%	7%	5%	14%
Number of completed forms			56			
Number of forms with written comments			23			

2. Vision For Yaxham – Chart



3. Vision Comments

Question-naire No	Vision Comments
	Small scale infill and on brownfield i.e. farm building conversion
8	Sensible approach to new planning applications. Large scale developments not in keeping with what a small rural village is about
9	I would hate to see developments of more than 1-2 acres i.e. 20 houses. Large developments of "Hopkins" houses I have seen are overwhelming our countryside & villages!
11	There will always be small scale development which can slowly change the village - which is in keeping with life as it moves on. Yaxham does not need massive development - without changes to roads etc. - and that takes away the character of the village. If that happened we would move to a smaller, quieter village because, after all that's the main reason we like and love Yaxham.
12	Small developments of family houses Max 10 houses
13	Yaxham should be allowed to develop organically and retain its separation from Dereham and Mattishall.
14	I believe small scale development is essential & acceptable - this should be phased and monitored. If it had not been for development in the past lots of us would not living here now.
15	To keep Yaxham small village identity any development should be small scale and in keeping with the existing environment.
16	More public areas, too high level of private farmland currently.
17	Well stocked village shop & re-introduction of a pub
18	Small traditional sites, utilising brownfield locations
19	Housing development is inevitable in the area; the key issues for me and that its appropriate in terms of "Type" and "Density" and serious consideration is given to the vehicular impact that arise from new dwellings so that traffic volume and speed issues are dealt with so residents are safe on the road & footpaths.
21	I wouldn't want traffic to get anymore. I would like a village store. No speeding. A small rural village
23	Slowly and remaining a discrete entity separate from Dereham and Mattishall
24	I wouldn't mind development between Yaxham and Clint Green, I don't want development between Yaxham and surrounding villages and Dereham
26	I agreed there may need to be more housing available, however, we need to keep Yaxham as a village which is what it should be.
27	Development between Clint Green and Yaxham may unify the two village 'parts'
32	Yaxham is a rural village and any development should not be above a handful of house and bungalows. No street lights
33	Slowly, with regard to the existing facilities and sensitively NO STREET LIGHTS PLEASE
34	Development as infill, and between Yaxham and Clint Green preferred and plus improvements to village facilities such as school, infrastructure, in keeping with the villages rural feel.
40	Small scale development in keeping with the character of the village, whilst maintaining independence from Dereham
41	On similar lines to present plans
44	Sympathetically and gradually
48	Sympathetically
51	I would like Yaxham to be a small village as I have been living in the village for 10 years and one reason is due to it being a small area with a few good infrastructures to support the locals.

4. What I like most/least about Yaxham

Questionnaire No	What I like best about Yaxham is	What I like Least about Yaxham
	I have only lived here two years but everyone we have met here has been friendly and welcoming - great communal feel	Traffic Speed
1	Rural feel although close to facilities	Unsuitable Development
2	a very friendly village, with public spirited residents, who care for the area	nothing really, except the occasional newcomers who complain and want to change things
3	The community spirit that exists and the country feel the place has whilst be in easy reach of Dereham and Norwich and the age-range of inhabitants provide a nice balance	the general sate of the roads, lack of even modest street lighting and the seeming increase of traffic going through the village, especially in the am school run
4	it is a nice friendly country village	the eco-houses
5	apart for the speeding traffic I like everything about Yaxham	speeding traffic
6	small village and close enough to town but still rural and removed	overfull school and school parking and littering, and constant small infill
7	the size and character of the village	none
8	a small village community, a small village school, new activities being offered since the CLP	the speed of traffic. The 30mph being totally ignored. That the speed limit from Honingham to Dereham (between villages) is 60mph. No tea and coffee shop in C.G. for socialising.
9	the Village is a "village", it has a good community	the speed of traffic.
10	it is small and welcoming	I feel if all the building work goes ahead it will just be one big living area with no small community which would become very sad.
11	we only moved to Yaxham a year ago but we love the closeness of the community and how friendly everyone is.	slow broadband
12	being a small rural village, surrounded by countryside	the road through Dereham is to busy, particularly the Tesco roundabout
13	it is small and quiet, near to Dereham but separate	the speed of traffic through the village
14	its small, quiet and rural	traffic on road to Dereham is dangerous
15	friendly village	
16	road and bus location, easy links to Norwich and beyond and its quiet rural, amenities, location	no pub and no shop
17	it's a small community and village	lack of restaurant (Mill?) and Public House
18	its rural nature and the fact that the development to date as been slow	I'd like a food shop, I am elderly and am finding shopping now is difficult
19	the village atmosphere, the people, its locality to Dereham and Norwich	the threat of imposition of development from outside
20	surrounded by the lovely countryside lots of things going on in the village, great people, nice pub - hopefully opening soon!	poor lighting
21	the friendly village feel	the country roads now being used as short cuts, not safe for families.
22		speeding traffic
23		

5. Housing & Planning

Housing & Planning November 2015	Questionnaire	Results												Total	Total %
		Strongly Disagree		Disagree		Not Fussed		Agree		Strongly Agree		Total	Total %		
		No.	%	No.	%	No.	%	No.	%	No.	%				
1	Do you think the village needs more housing?	5	11%	15	34%	3	7%	21	48%	0	0%	44	100%		
2	What type of housing would you like to see? Bungalows Houses Flats/Apartments	2	5%	4	11%	5	13%	22	58%	5	13%	38	100%		
		3	8%	4	11%	7	19%	19	51%	4	11%	37	100%		
		18	60%	7	23%	2	7%	3	10%	0	0%	30	100%		
3	Where do you think development should take place? Infill development Brownfield Sites Greenfield Sites	7	18%	2	5%	3	8%	15	39%	11	29%	38	100%		
		1	3%	2	6%	3	9%	14	42%	13	39%	33	100%		
		21	70%	4	13%	3	10%	2	7%	0	0%	30	100%		
4	What style of development would you wish to see in the village? Traditional/ Cottage style Modern/ Contemporary style Eco housing Not bothered	1	3%	0	0%	3	8%	21	54%	14	36%	39	100%		
		5	17%	7	24%	6	21%	10	34%	1	3%	29	100%		
		3	9%	0	0%	8	24%	12	35%	11	32%	34	100%		
		5	38%	3	23%	4	31%	0	0%	1	8%	13	100%		
		Yes													
		No		0-5		6-10		11-15							
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%		
5	Do you know of anyone (family/friends etc.) that wants to live in the village but can't due to no suitable dwellings being on the market (rental or sale)?	39	89%	5	11%							44	100%		
6	Will you or your family have specific housing needs within the village in the next ..... years?					6	38%	5	31%	5	31%	16	100%		

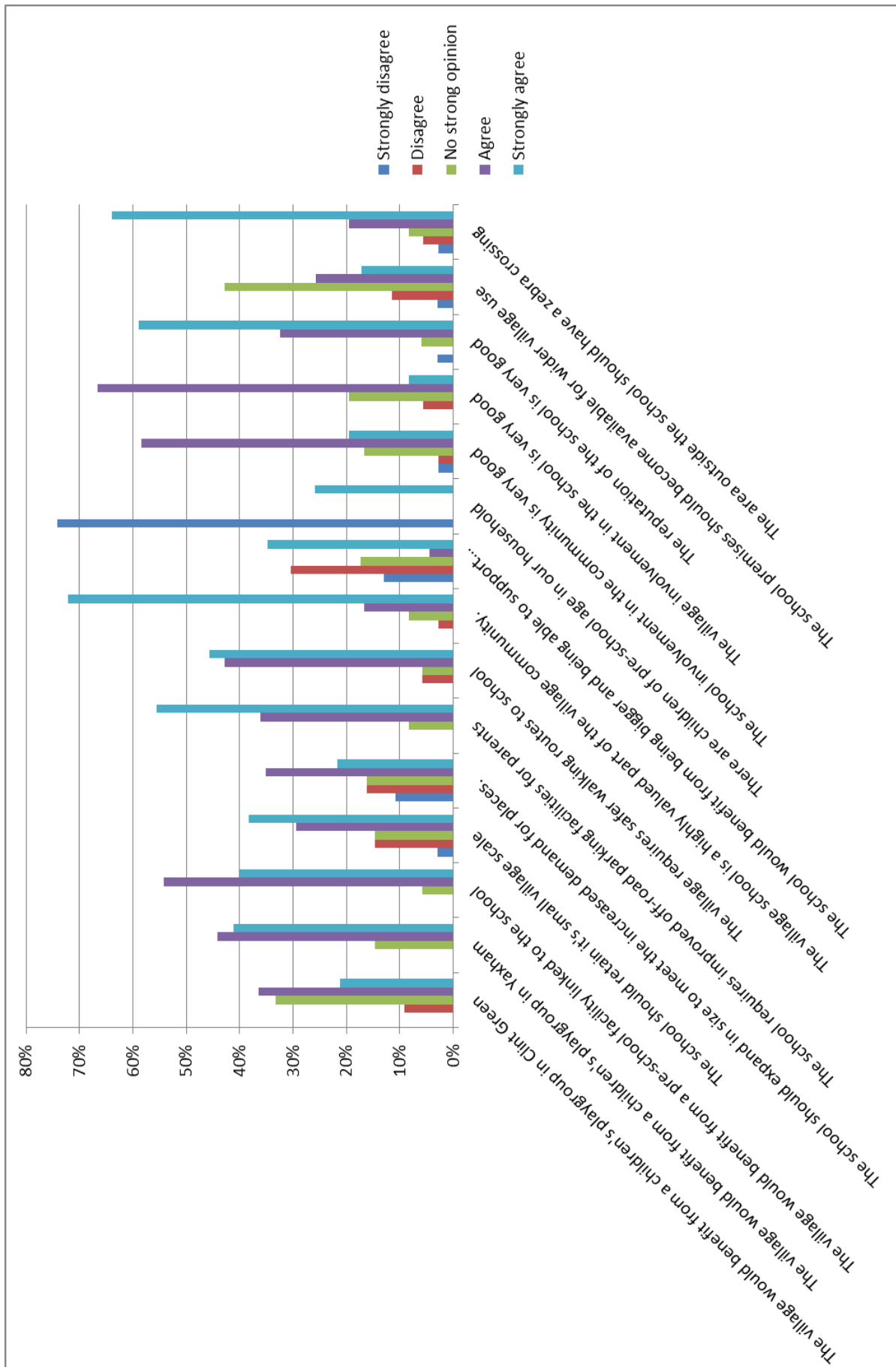
## NP4Yaxham – Compendium of Consultation Survey Results

### 6. Education – Table

EDUCATION QUESTIONNAIRE										
Question	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree	Strongly disagree	Disagree	No strong opinion	Agree	Strongly agree
1 The village would benefit from a children's playgroup in Clint Green		3	11	12	7	0%	9%	33%	36%	21%
2 The village would benefit from a children's playgroup in Yaxham			5	15	14	0%	0%	15%	44%	41%
3 The village would benefit from a pre-school facility linked to the school			2	19	14	0%	0%	6%	54%	40%
4 The school should retain it's small village scale	1	5	5	10	13	3%	15%	15%	29%	38%
5 The school should expand in size to meet the increased demand for places.	4	6	6	13	8	11%	16%	16%	35%	22%
6 The school requires improved off-road parking facilities for parents			3	13	20	0%	0%	8%	36%	56%
7 The village requires safer walking routes to school		2	2	15	16	0%	6%	6%	43%	46%
8 The village school is a highly valued part of the village community.		1	3	6	26	0%	3%	8%	17%	72%
9 The school would benefit from being bigger and being able to support single year group class sizes	3	7	4	1	8	13%	30%	17%	4%	35%
10 There are children of pre-school age in our household	23				8	74%	0%	0%	0%	26%
11 The school involvement in the community is very good	1	1	6	21	7	3%	3%	17%	58%	19%
12 The village involvement in the school is very good		2	7	24	3	0%	6%	19%	67%	8%
13 The reputation of the school is very good	1		2	11	20	3%	0%	6%	32%	59%
14 The school premises should become available for wider village use	1	4	15	9	6	3%	11%	43%	26%	17%
15 The area outside the school should have a zebra crossing	1	2	3	7	23	3%	6%	8%	19%	64%



7. Education Chart



7a Education

Primary Education Survey

- 1) How many teachers are currently employed at the school? 4 Teachers (3.8 fte) + 1 Head
- 2) How many full-time equivalent teachers does this equate to? 4.8
- 3) With the current facilities, how many full-time equivalent teachers could the school support? 0
- 4) With the current facilities, what is the maximum school roll? 105
- 5) What is the current number of children on the school roll? 100
- 6) Is the school currently open to new pupil admissions  
If "No", is this because of  
i. A shortage of teachers? Yes/No  
ii. A shortage of other staff? Yes/No  
iii. Constraints of the buildings/site? Yes/No  
iv. Other reasons? .....
- 7) In the light of the number of new houses to be built in the area, does the school have plans to expand its capacity in the future? Yes/No

We have plans but are restricted by the amount of space we have.

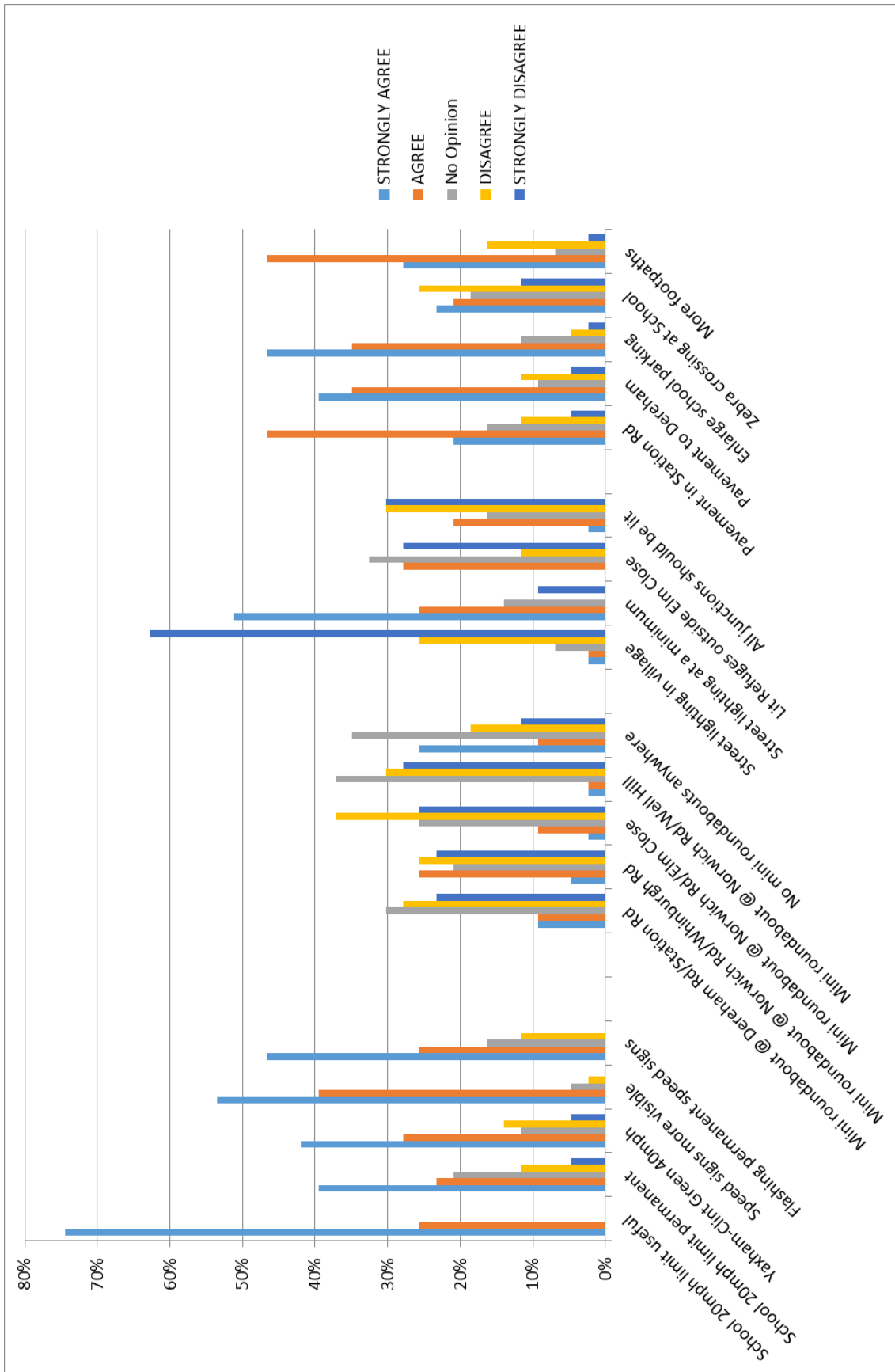
- 8) Is there anything else you would like to add?

100+ ~~pp~~ properties would add another 50 potential pupils (at least) to our roll. That would mean we need another 3 classrooms.  
The school would also like to start a pre-school.

8. Transport Survey – Table

Transport Survey November 2015											
Questions	STRONGLY AGREE	AGREE	No Opinion	DISAGREE	STRONGLY DISAGREE	Total	STRONGLY AGREE	AGREE	No Opinion	DISAGREE	STRONGLY DISAGREE
<b>SPEED LIMITS</b>											
Q1. Is the 20mph speed limit outside the school useful during school times?	32	11	0	0	0	43	74%	26%	0%	0%	0%
Q2. Should this limit be 20mph speed at all times?	17	10	9	5	2	43	40%	23%	21%	12%	5%
Q3. Should the area the speed limit be 40mph between Clint Green and Yaxham?	18	12	5	6	2	43	42%	28%	12%	14%	5%
Q4. Would it helpful if speed signs were more visible?	23	17	2	1	0	43	53%	40%	5%	2%	0%
Q5 Flashing permanent speed signs should be installed.	20	11	7	5	0	43	47%	26%	16%	12%	0%
<b>ROAD JUNCTIONS</b>	0	0	0	0	0	-	0%	0%	0%	0%	0%
Q6 Should mini roundabouts be installed at the following junctions?	0	0	0	0	0	-	0%	0%	0%	0%	0%
Dereham Road/Station Road	4	4	13	12	10	43	9%	9%	30%	28%	23%
Norwich Road/Winburgh Road	2	11	9	11	10	43	5%	26%	21%	26%	23%
Norwich Road/Elm Close	1	4	11	16	11	43	2%	9%	26%	37%	26%
Norwich Road/Well Hill	1	1	16	13	12	43	2%	2%	37%	30%	28%
They should not be installed anywhere	11	4	15	8	5	43	26%	9%	35%	19%	12%
<b>STREET LIGHTING</b>	0	0	0	0	0	-	0%	0%	0%	0%	0%
Q7 Street lighting should be installed throughout the Village	1	1	3	11	27	43	2%	2%	7%	26%	63%
Q8 Street lighting should be kept to the minimum	22	11	6	0	4	43	51%	26%	14%	0%	9%
Q9 Lit refuges should be between Elm Close and St Peters Close	0	12	14	5	12	43	0%	28%	33%	12%	28%
Q10 All Road junctions should be lit	1	9	7	13	13	43	2%	21%	16%	30%	30%
<b>PARKING, PAVEMENTS AND</b>	0	0	0	0	0	-	0%	0%	0%	0%	0%
Q11 A continuous pavement should be built, along Station Road from the Railway Station to the junction with Norwich Road	9	20	7	5	2	43	21%	47%	16%	12%	5%
Q12 A pavement and cycle path should be built from Yaxham to Dereham	17	15	4	5	2	43	40%	35%	9%	12%	5%
Q13 An enlarged parking area should be provided near the School.	20	15	5	2	1	43	47%	35%	12%	5%	2%
Q14 A Zebra crossing with Belisha Beacons should be installed in both Clint Green and Yaxham	10	9	8	11	5	43	23%	21%	19%	26%	12%
Q15 Should there be more public footpaths available?	12	20	3	7	1	43	28%	47%	7%	16%	2%

9. Transport Survey – Chart



**10. Means of Transport**

MEANS OF TRANSPORT							
Number	WORK	SHOPPING	MEDICAL	EDUCATION	VISITING	DAYS OUT	OTHER
OWN CAR	25	25	6	8	8	8	
BICYCLE	2	2	2	1	0	2	
BUS	5	11	3	2	1	2	
TAXI		1			2		
TRAIN	1	1			1	5	1
MOTORBIKE	2					1	1
CAR SCHEME			3				
LIFTS							
NHS TRANSPORT							
WALK	2	1		1	2	2	2
OTHER	1						
<b>Total</b>	<b>38</b>	<b>41</b>	<b>14</b>	<b>12</b>	<b>14</b>	<b>20</b>	<b>4</b>
Total Responses	41						
% of total responses	WORK	SHOPPING	MEDICAL	EDUCATION	VISITING	DAYS OUT	OTHER
OWN CAR	61%	61%	15%	20%	20%	20%	0%
BICYCLE	5%	5%	5%	2%	0%	5%	0%
BUS	12%	27%	7%	5%	2%	5%	0%
TAXI	0%	2%	0%	0%	5%	0%	0%
TRAIN	2%	2%	0%	0%	2%	12%	2%
MOTORBIKE	5%	0%	0%	0%	0%	2%	2%
CAR SCHEME	0%	0%	7%	0%	0%	0%	0%
LIFTS	0%	0%	0%	0%	0%	0%	0%
NHS TRANSPORT	0%	0%	0%	0%	0%	0%	0%
WALK	5%	2%	0%	2%	5%	5%	5%
OTHER	2%	0%	0%	0%	0%	0%	0%

11. Environment

Environmental Questionnaire	Nov-15					
<b>Q.1 How Important to you is Sustainable Development</b>		V. Important	Important	No Opinion	Not V Imp	Doesn't Matte
	<b>TOTALS</b>	0	9	0	2	0
	<b>Percent %</b>	0	22	0	5	0
<b>Q2. Future developments make use of renewable energy</b>						
	<b>TOTALS</b>	25	15	0	0	1
	<b>Percent %</b>	61	37	0	0	2
<b>Q3. Future developments use sustainable materials</b>						
	<b>TOTALS</b>	27	12	1	0	1
	<b>Percent %</b>	66	29	2	0	2
<b>Q4. Yaxham retains low levels of light pollution</b>						
	<b>TOTALS</b>	30	10	0	1	0
	<b>Percent %</b>	73	24	0	2	0
<b>Q5. Yaxham retains or enhances green space</b>						
	<b>TOTALS</b>	38	3	0	0	0
	<b>Percent %</b>	93	7	0	0	0
<b>Q6. Importance of green space to family quality of life</b>						
	<b>TOTALS</b>	37	3	1	0	0
	<b>Percent %</b>	90	7	2	0	0
<b>Q7. Risk from surface water &amp; sewage flooding</b>						
	<b>TOTALS</b>	9	26	0	4	1
	<b>Percent %</b>	22	63	0	10	2
<b>Q8. Impact of new development on flooding</b>						
	<b>TOTALS</b>	28	11	1	1	0
	<b>Percent %</b>	68	27	2	2	0
<b>Q9. Does BDC waste collection service meet needs</b>						
	<b>TOTALS</b>	19	21	1	0	0
	<b>Percent %</b>	46	51	2	0	0
<b>Q10. BDC recycling service meet needs</b>						
	<b>TOTALS</b>	19	20	0	2	0
	<b>Percent %</b>	46	49	0	5	0
<b>Q11. Does Yaxham have a litter problem</b>						
	<b>TOTALS</b>	7	5	1	24	4
	<b>Percent %</b>	17	12	2	59	10
<b>Q12. Will future developments impact on waste &amp; litter</b>						
	<b>TOTALS</b>	10	28	0	1	1
	<b>Percent %</b>	24	68	0	2	2

NP4Yaxham – Compendium of Consultation Survey Results

12. Local Services & Community Facilities

Local Services & Community Facilities												
In which part of Yaxham is your address	Yaxham	Clint Green	No answer				Tot	Yaxham	Clint Green	No answer		
	25	19	4				48	52%	40%	8%		
<b>Local Services</b>												
In which Doctor's surgery are you registered?	Dereham Orchard	Dereham Theatre Royal	Toftwood	Mattishall	Not registered			Dereham Orchard	Dereham Theatre Royal	Toftwood	Mattishall	Not registered
	11	5	0	30	2		48	23%	10%	0%	63%	4%
Which Dental Practice are you registered with?	Beach House	Wellington House	Dereham Norwich St	Other	Not registered			Beach House	Wellington House	Dereham Norwich St	Other	Not registered
	5	6	2	30	3		46	11%	13%	4%	65%	7%
How often do you use the following facilities:	Weekly	Monthly	NA	Seldom	Almost Never			Weekly	Monthly	NA	Seldom	Almost Never
Dereham Library	3	8	0	14	18		43	7%	19%	0%	33%	42%
Yaxham		7	2		32		41	0%	17%	5%	0%	78%
Bus services from Yaxham	12	7	0	18	10		47	26%	15%	0%	38%	21%
	over 20 miles	Under 10-20 miles	under 10 miles	I use services in Yaxham	online delivery			over 20 miles	Under 10-20 miles	under 10 miles	I use services in Yaxham	online delivery
How far do you travel from Yaxham for grocery shopping?		7	39	4	3		53	0%	13%	74%	8%	6%
	Over 20 miles	Under 10-20 miles	under 10 miles	I work in Yaxham	not employed			Over 20 miles	Under 10-20 miles	under 10 miles	I work in Yaxham	not employed
<b>Economic</b>												
How far do you commute from Yaxham to work?	6	7	6	6	17		42	14%	17%	14%	14%	40%
If you are not in work are you?	retired	unemployed	carer	student	other			retired	unemployed	carer	student	other
	20	0	0	0	0		20	100%	0%	0%	0%	0%
Yaxham?	Yes	No						Yes	No			
	5	n/a					5	5	n/a			
Are you a sole trader?	yes							yes				
	4						4	4				
<b>Community Facilities</b>												
these facilities in the Village Hall?	Weekly	Monthly	n/a	seldom	Almost never		0	Weekly	Monthly	n/a	seldom	Almost never
Social Club venue		3	7	10	22		42	0%	7%	17%	24%	52%
Village organisation meeting	1	11	7	18	7		44	2%	25%	16%	41%	16%
Dance/keep fit	2	0	9	0	30		41	5%	0%	22%	0%	73%
(now in Shipdham) Dog Training	2	0	8	3	28		41	5%	0%	20%	7%	68%
Table tennis	3	0	8	1	28		40	8%	0%	20%	3%	70%
Outdoor Sport - football	0	3	8	1	25		37	0%	8%	22%	3%	68%
Other? Please specify	carol service						0	carol service				
	WI produce show						0	WI produce show				
Do you use broadband?	Yes	No					0	Yes	No			
	44	3					47	94%	6%			
	Very good	Good	Neutral	Poor	Very poor		0	Very good	Good	Neutral	Poor	Very poor
How would you rate your broadband speed?	6	12	5	13	8		44	14%	27%	11%	30%	18%
							0					
How frequently do you use these facilities in the village?	weekly	monthly	N/A	seldom	almost never		0	weekly	monthly	N/A	seldom	almost never
Yaxham Waters cafe	7	12	1	14	11		45	16%	27%	2%	31%	24%
Yaxham Waters shop	13	14	0	10	8		45	29%	31%	0%	22%	18%
Clint Green Stores			2	1	28		31	0%	0%	6%	3%	90%
The Mill cafe bar and restaurant currently closed and for sale	Strongly agree	agree	don't know	disagree	strongly disagree		0	Strongly agree	agree	don't know	disagree	strongly disagree
Would you like to see The Mill reopen?	29	17	2	0	0		48	60%	35%	4%	0%	0%
Is The Mill a Community Asset?	26	10	9	0	0		45	58%	22%	20%	0%	0%

**13. Village “s106/CIL” priorities**

Villagers voting at the Village Consultation Event 14<sup>th</sup> November 2015 recorded the following preferences for the priority of any additional monies from developers to be used for:

- |                                       |           |
|---------------------------------------|-----------|
| 1) The restoration of the Church Room | 150 votes |
| 2) Aa                                 |           |
| 3) Aa                                 |           |
| 4) Aa                                 |           |
| 5) Allotments                         | 10 votes  |



14. School Parents' Survey

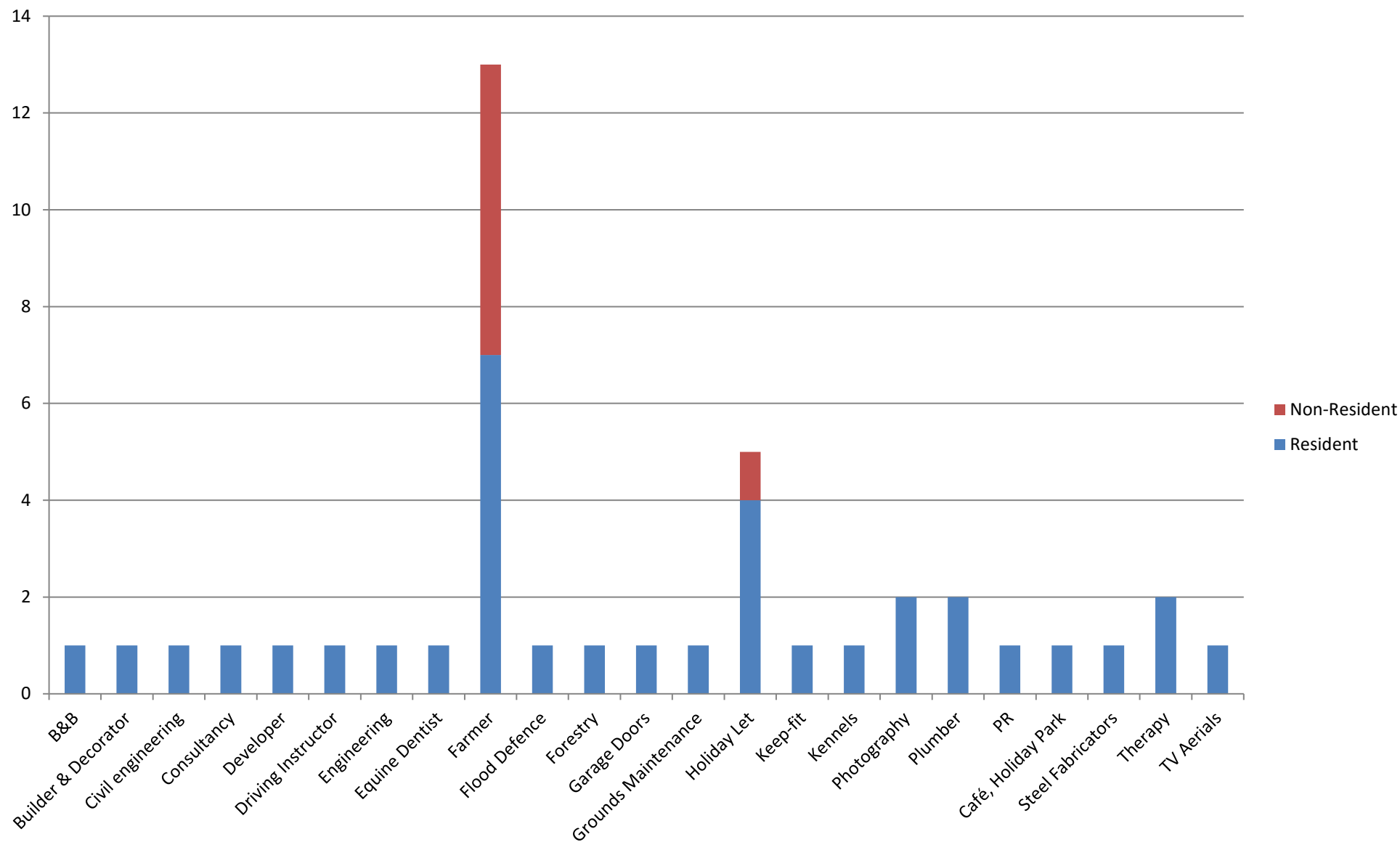
School Parents' Survey NP4Yaxham December 2015 Aggregated Results Our vision of Yaxham	All Respondents					Yaxham Resident Parents												
	Total	0	1	2	3	4	5	0	1	2	3	4	5					
"The Neighbourhood Plan for Yaxham recognises that small-scale development will continue and is important for the long-term economic sustainability of the village. The Plan is designed to ensure that development is done in a way that protects and enhances the small rural nature of the village, surrounded by open countryside, close to but not part of Dereham, and sustaining the friendly, welcoming community spirit that residents (long-term and recent) value so highly."	25	13	6	4	0	0	1	52%	24%	16%	0%	4%	17	68%	0	17	0%	100%
(1=Strongly Agree, 2=Agree, 3=No Opinion/Don't Know, 4=Disagree, 5=Strongly Disagree)																		
Do you agree with our "vision for Yaxham"?																		
<b>Questions</b>	Total	No	Yes				No	Yes					Total % of No	Yes				
Do you live in the Parish of Yaxham?	25	8	17				32%	68%					17	68%	0	17	0%	100%
My Post Code is....	24																	
Was Yaxham CofE (VA) Primary School your 1st choice?	25	3	22				12%	88%					17	68%	1	16	6%	94%
How do you bring your child to school each day - by car?	25	7	18				28%	72%					17	68%	7	10	41%	59%
How do you bring your child to school each day - walking?	25	14	11				56%	44%					17	68%	6	11	35%	65%
How do you bring your child to school each day - cycling?	25	24	1				96%	4%					17	68%	16	1	94%	6%
If the speed-limit between Yaxham & Clint Green was reduced to 40mph would you consider:																		
. taking your child to school by cycling?	25	14	10				56%	40%					16	64%	8	8	50%	50%
. taking your child to school by walking?	25	14	10				56%	40%					16	64%	8	8	50%	50%
. parking at the Village Hall & then walking to school?	25	14	9				56%	36%					15	60%	10	5	67%	33%
. parking at say Pinns Corner & then walking to school?	25	11	12				44%	48%					15	60%	10	5	67%	33%
Do you have a child of pre-school age?	25	20	5				80%	20%					17	68%	13	4	76%	24%
Which pre-school group does your child go to?																		
If there was a Yaxham pre-school group, would you use it?	25	20	4				80%	16%					16	64%	13	3	81%	19%
<b>What else might encourage parents to walk or cycle with their children to school?</b>																		
If pathways were cleared to walk my child side-by-side																		
Restrict traffic on Cutthroat Lane/Spring Lane																		
Other parking nearby																		
Ban parking around school																		
30mph speed limit on Mattishall Road																		
Cycle racks at school																		
Reduce speed of Cars & Buses																		
Wider/clearer footpaths																		
Later school start e.g. 9:30am																		
Wider/clearer footpaths, crossing patrol, speed bumps																		
Wider pathways																		

15. Xmas Coffee Morning Surveys

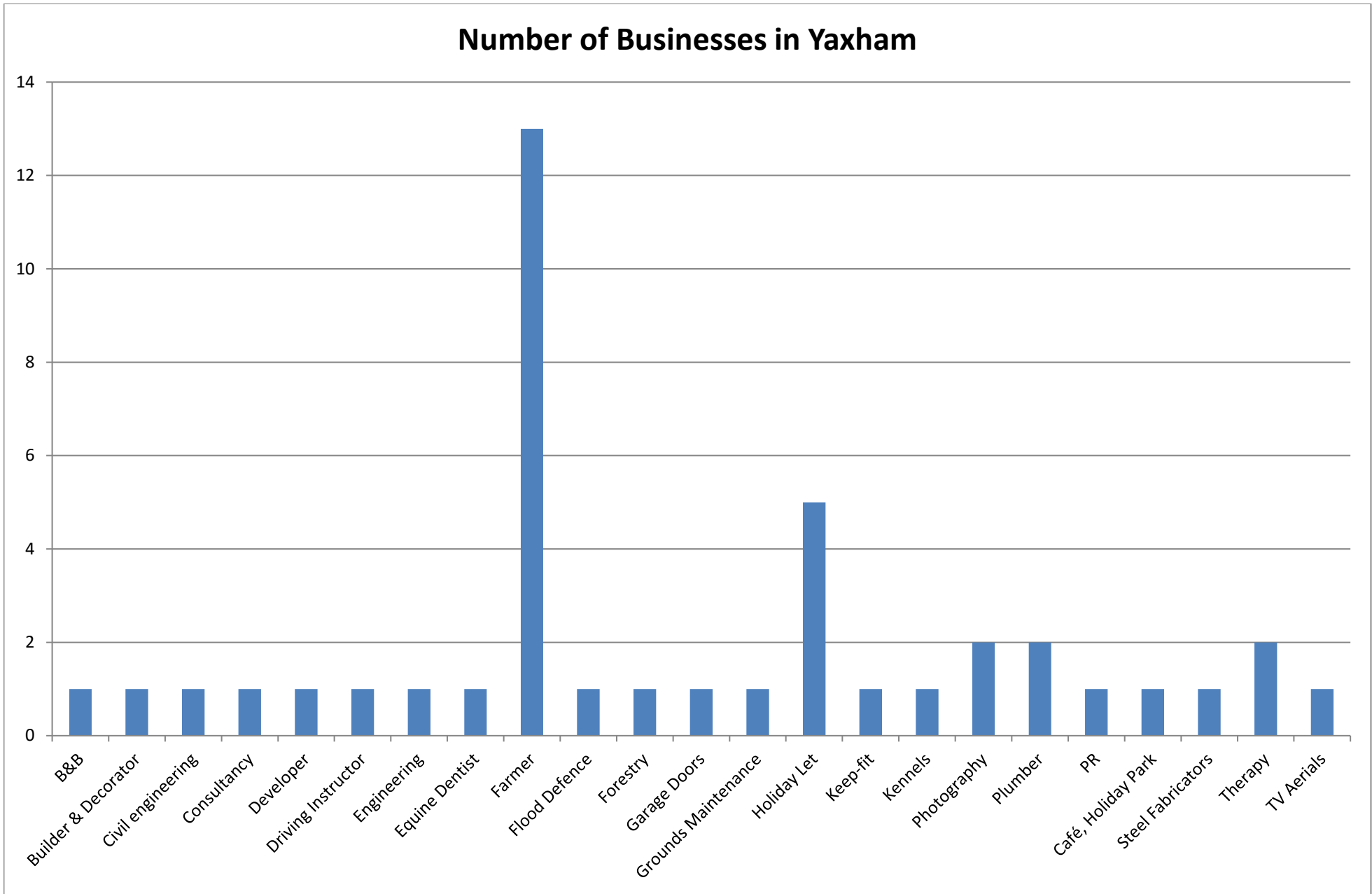
Xmas Coffee Morning Survey November 2015		1	2	3	4	5	Total	1	2	3	4	5			
<i>Our vision of Yaxham</i>		17	6	4	0	1	28	61%	21%	14%	0%	4%			
"The Neighbourhood Plan for Yaxham recognises that small-scale development will continue and is important for the long-term economic sustainability of the village. The Plan is designed to ensure that development is done in a way that protects and enhances the small rural nature of the village, surrounded by open countryside, close to but not part of Dereham, and sustaining the friendly, welcoming community spirit that residents (long-term and recent) value so highly."		Yes	28	No	0			28	Yes	100%	No	0%			
What would you add, change or delete?...															
Our vision of Yaxham 1-5															
Do you live in the Parish of Yaxham? Yes/No															
My Post Code is....															
Do you use mobile phone in Yaxham? Yes/No		Yes	28	No	0		28	Yes	100%	No	0%				
Personal Use Yes/No		Yes	27	No	1		28	Yes	96%	No	4%				
Business Use Yes/No		Yes	10	No	18		28	Yes	36%	No	64%				
My mobile phone network is ...		Vodafone	9	O2	10	Other	5	Vodafone	38%	O2	42%	Other	21%		
My mobile phone signal in Yaxham is		Good	5	OK	11	Poor	12	Good	18%	OK	39%	Poor	43%		
Do you have mains water?		Yes	24	No	4		28	Yes	86%	No	14%				
Are you on mains sewerage?		Yes	22	No	6		28	Yes	79%	No	21%				
Does your house have central heating?		Yes	28	No	0		28	Yes	100%	No	0%				
What fuel do you use for central heating?		21 coal	1 electric	3 wood	1		26	Oil	81%	coal	4%	electr	12%	wood	4%
There should be more housing association homes for local people		1	2	3	4	5	Total	1	2	3	4	5			
Major developments should have 40% housing association homes		3	16	4	2	3	28	11%	57%	14%	7%	11%			
Developers should contribute to facilities within the village		4	9	5	6	4	28	14%	32%	18%	21%	14%			
		23	4	1	0	0	28	82%	14%	4%	0%	0%			
<b>Comments on Vision</b>															
Small developments only, some small houses/flats for those wishing to downsize															
Small developments only															
No Street Lights															
I strongly disagree with any development whatsoever															

# NP4Yaxham – Compendium of Consultation Survey Results -Graph 1

## 16. Businesses in Yaxham



# NP4Yaxham – Compendium of Consultation Survey Results - Graph 2



**NP4Yaxham Survey of Local Businesses Based/Operating in Yaxham  
January 2016**

Q.	Completed Survey Form	Total	% of Total
1	Please confirm whether	16	40%
	Your business is based in Yaxham?	16	100%
	Your business operates in Yaxham?	12	75%
2	Do you run your business as		
	A sole trader?	13	81%
	A limited liability partnership (LLP)?	1	6%
	A limited private company?	2	13%
3	What is your main geographical areas of business?		
	Yaxham	4	25%
	Breckland	5	31%
	Norfolk	6	38%
	UK	7	44%
	International	2	13%
	How would you best describe your business e.g. "farming"?		
	Do you have employees? If so:		
	How many full-time staff?	19	
	How many part- time staff?	23	
	Do you intend to expand your business in the next 5 years?	2	13%
	Do you expect to take-on more staff in the next 5 years?	1	6%
	What are the main restrictions/difficulties do you have running your business?		
	Access to superfast Broadband (>10Mbps)?	8	50%
	3G Mobile Phone coverage?	9	56%
	Disposal of commercial waste?	2	13%
	Lack of employable staff?	0	0%
	Other?.....	4	25%
	What is the one most important factor that would help your business?		
	What do you like most about having your business in Yaxham?		
	What do you like least about having your business in Yaxham?		
Business Types	Farmer	1	6%
	Photographer	3	19%
	Psychotherapy/Counselling	1	6%
	Risk Management/Insurance	1	6%
	Builder/Building Maintenance	2	13%
	Engineering	1	6%
	Plumber/Heating	1	6%
	Dog Kennels	1	6%
	Furnished Holiday Lets	3	19%
	Maintenance Company	1	6%
	Café & Holiday Park	1	6%
		16	100%
Business issues	Broadband/telecom	6	38%
	No more development	1	6%
	Village Pub	2	13%
	Post Office	1	6%
	Quality of roads/footpaths	1	6%
	None	4	25%
		15	

<b>A</b>	J D & N J Anema	Old Hall Farm, Dereham Rd., Westfield NR19 1QF
<b>A</b>	Kees Anema	Hillside Nurseries, Shipdham Road, Toftwood, NR19 1NP
<b>A</b>	Anglia Door Services (Norfolk)	Pinebanks, Station Rd, Yaxham, Norfolk NR19 1RB
<b>A</b>	Kate Anderson Photography	5, Norwich Rd, Yaxham, Norfolk NR19 1RP
<b>A</b>	C.H & T.C Andrews	The Forge, Station Rd, Yaxham, Norfolk NR19 1RD
<b>B</b>	Abigail Bawyer Bsc (Equine Dentist)	Home Meadow, Station Rd, Yaxham, Norfolk NR19 1RD
<b>B</b>	Ed Bingham (christopher?)	Hereward Barn, Church Lane, Mattishall Nr20 3qz
<b>C</b>	J Cheetham Contracting	Nursery Office, Paper St, Yaxham, Norfolk NR19 1RY ? The Croft, Well Hill, Yaxham, Norfolk NR19 1RX
<b>C</b>	The Coach House	Yaxham House, Norwich Road Yaxham Norfolk NR19 1RH
<b>C</b>	The Cottage	Cutthroat Lane, Yaxham, NR19 1RZ
<b>C</b>	Clinton House & Cottage	Well Hill, Clint Green, Yaxham, , Norfolk NR19 1RX
<b>D</b>	Driver Education & Training Services Ltd Ltd	2 Rose Cottages, Station Rd, Yaxham, Norfolk NR19 1RD
<b>D</b>	Driftwood Therapies	East Thorn, Norwich Rd, Yaxham, , Norfolk, NR19 1AB
<b>E</b>	J.R Eke	Spring Lane Farm, Yaxham, Dereham, Norfolk NR19 1SA
<b>F</b>	G.M Foreman	Woodbine Farm, Stone Rd, Yaxham, Norfolk NR19 1RR
<b>F</b>	Foot-Loose	Green Farm, Yaxham Rd, Norfolk, NR19 1HR
<b>F</b>	Frogs Hall Kennels	Cutthroat Lane, Yaxham, Dereham, Norfolk NR19 1RG
<b>G</b>	Gadwall Marine Ltd	Gadwall Farm, Spring Lane, Yaxham, Norfolk NR19 1SA
<b>G</b>	C.B Garner	Clifton Villa, Paper St, Yaxham, Dereham, Norfolk NR19 1RY
<b>G</b>	J Gogle & Son	Old Hall Farm, Old Hall Rd., Mattishall, Dereham, NR20 3PA
<b>G</b>	Annie Green-Armytage Counselling & Psychotherapy	Quince Farm, Spring Lane, Yaxham, Norfolk NR19 1SA
<b>G</b>	Galer Aerials	Old Manor, Green Lane, Yaxham, Dereham, Norfolk NR19 1RS
<b>H</b>	Howes Developments	Red House Farm, Brakefield Green, Yaxham, Norfolk, NR19 1SB
<b>H</b>	Harvey Farms	Hill Farm, Well Hill, Yaxham, Dereham, NR19 1RZ
<b>H</b>	K M W Harrison & Son	North View Farm, 118 Dereham Rd., Mattishall, Dereham, NR20 3PD
<b>H</b>	Home Dry Flood Defence	1 Priors Grove, Yaxham, Norfolk, NR19 1SL

<b>H</b>	AMH Plumbing	The Granary, Norwich Rd, Yaxham, Norfolk NR19 1RJ
<b>J</b>	Jungle Public Relations Ltd	The Elms, Norwich Rd, Yaxham, Norfolk NR19 1RJ
<b>L</b>	Tony Lenham	Homefield, Dereham Road, Yaxham NR19 1RF
<b>M</b>	I Martin Associates Ltd	Yaxham House, Norwich Rd, Yaxham, Norfolk NR19 1RH
<b>M</b>	M.W Mayes	Station Yard, Station Rd, Yaxham, Norfolk NR19 1RD
<b>R</b>	Riverside Farm	Cutthroat Lane, Yaxham NR19 1RZ
<b>R</b>	H W Rush & Sons	Green Lane, Yaxham, Norfolk NR19 1RS
<b>R</b>	R. G. Maintenance Services Limited	Brake Farm, Brakefield Green, Yaxham, Norfolk NR19 1SB
<b>S</b>	Sunny Holme Holiday Cabin	Paper Street, Yaxham, Norfolk NR19 1RY
<b>S</b>	SJ & PM Smithson, Plumbers	Brambles, Paper St, Yaxham, Norfolk, NR19 1RY
<b>T</b>	C Thurgill & Son	3, Dereham Rd, Yaxham, Norfolk NR19 1RF
<b>W</b>	Willow Farm	Norwich Road, Yaxham
<b>W</b>	Shellie Wall Photography	6, Priors Grove, Yaxham, Norfolk NR19 1SL
<b>Y</b>	Yaxham Mill B&B	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP
<b>Y</b>	Mill Workers Cottage	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP
<b>Y</b>	Yaxham Waters Farm Shop, Café, Holiday Park	Dereham Rd, Yaxham, Norfolk NR19 1RF
	<b>Total</b>	<b>42</b>
	<b>Deleted</b>	
<b>B</b>	A Barnett Electrical	Flat 12, The Old Granary, Station Rd, Yaxham, Norfolk, NR19 1RD
<b>A</b>	Anglia Roof Clean & Anglia Guttering & Fascia	Railway Farm, Station Road, Yaxham, Norfolk, NR19 1RD
<b>C</b>	Clint Green Stores	Norwich Rd, Clint Green, Yaxham, Norfolk NR19 1AB
<b>Y</b>	The Mill Restaurant	Yaxham Mill, Norwich Road, Norwich Rd, Yaxham, Norfolk NR19 1RP
<b>H</b>	Holistic Haven Therapies	Tregon, Norwich Rd, Yaxham, Norfolk NR19 1AB

17. Youth Survey

<u>Yaxham Childrens Survey</u>					
Question		Responses			
Where in Yaxham do you live?		Yaxham	Clint green		
Total		5	3	Total	
	% of Total Respondents	63%	38%	100%	
How long have you lived in Yaxham?		< 1 year	1-2 years	3-5 years	> 5 years
Total		2	5		1
	% of Total Respondents	25%	0%		25%
Where did you go to Pre-School?		Mattishall	Dereham	Toftwood	Other
Total		2	2	4	
	% of Total Respondents	25%	25%		50%
Did you go to Yaxham Primary School?		Yes	No		
Total		3	5		
	% of Total Respondents	38%	63%		
Which Secondary School did you attend?		Nethered	Northgate	Other	
Total		5	3		
	% of Total Respondents	63%	38%		
Do you use clubs in Yaxham?		Yes	No		
Total		8			
	% of Total Respondents	0%			
Do you use the Village Hall?		Yes	No		
Total		6	2		
	% of Total Respondents	75%	25%		
How often do you use the play area?		< 1/Wk	> 1/Wk	< 1/Mth	Never
Total		2	2	3	1
	% of Total Respondents	25%	25%	50%	
Do you cycle in Yaxham?		Yes	No		
Total		7	1		
	% of Total Respondents	88%	13%		
Would a cyclepath encourage you to cycle to high-school?		Yes	No		
Total		7	1		
	% of Total Respondents	88%	13%		
When you are a grown-up do you think you will live in Yaxham?		Yes	No		
Total		5	3		
	% of Total Respondents	63%	38%		

**Conclusion.**

No-one uses the village hall for clubs.  
 Most cycle and would cycle to Dereham if there was a path.  
 Most want to live in Yaxham when older.  
 Most have lived in Yaxham more than three years.



## NP4Yaxham – Compendium of Consultation Survey Results

### 18. Emerging Policies Survey

Emerging Policies Consultation January 2016								
Completed Survey Form - Allocated Number		Total	Agree	Disagree	No Opinid	Agree	Disagree	No Opinio
Scoring: Agree = 1, Disagree = 2, No Opinion = 3,			1	2	3	1	2	3
Post Code .....		105						
a) Yaxham & Dereham	The environmentally sensitive area between the settlements of Yaxham and Dereham is of strategic importance to Yaxham – it is defined by the Tud River and its valley. Proposals for new development will not be permitted unless they maintain or enhance this highly valued richly biodiverse open rolling agricultural countryside.	105	101	1	3	96%	1%	3%
b) Housing:	1. Proposals for new development outside development boundaries will not be permitted unless it can be demonstrated that the benefits of the development clearly outweigh the adverse impacts and that they cannot be located on an alternative site that would cause less harm.	105	95	3	7	90%	3%	7%
	2. Any future developments in the village should be small scale, in keeping with the small rural nature of the village, and encouraged to be of fewer than 10 homes each.	105	98	6	1	93%	6%	1%
	3. The village would prefer a mix of housing types to meet the demand of an ageing community and smaller “starter” homes, rather than larger homes or flats or apartments.	105	91	9	5	87%	9%	5%
	4. The village would prefer infill and brownfield land development ahead of agricultural land surrounding the village or does not encroach on the open nature of the rolling countryside.	105	93	4	8	89%	4%	8%
	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) e.g. Elm Close.	105	95	6	4	90%	6%	4%
	6. Form & 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.	105	97	3	5	92%	3%	5%
	7. Developments should need to take account of the privacy of neighbouring properties.	105	103	1	1	98%	1%	1%
	8. “Affordable homes” should be provided so that when residents move on then the “affordable homes” are again offered as “affordable homes for the local community.	105	94	8	2	90%	8%	2%
c) Environment :	small rural village, - Street lighting is to be discouraged as inappropriate in a small rural village, - Commercial site lighting to be at a minimum and switched-off outside of operating hours, unless required by regulation.	105	99	4	1	94%	4%	1%
	2. 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.	105	98	4	2	93%	4%	2%
	3. 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, with its drainage ditches and high incidence of private sewerage in the village, and therefore: All developments above 5 properties should have surface water management plans.	105	101	2	2	96%	2%	2%
	4. All future developments should be connected to the mains sewerage before development commences. If mains sewerage is not available then a bio-disk or similar private sewerage system should be in place prior to starting development.	105	98	2	5	93%	2%	5%
	5. All future developments should demonstrate that they are sustainable, use sustainable materials and where possible make the most of renewable energy use.	105	90	7	8	86%	7%	8%
d) Community Benefit (that developers may contribute to)	Any funds provided by a developer for the community should be for Yaxham first, including: Yaxham Primary School, The Village Hall/Church Room, Enhanced play space on the Recreation Field, A new play space in Clint Green.	105	96	3	5	91%	3%	5%
e) Community Action Plan (not strictly planning matters)	Issues that the village wishes the Parish Council, or others to pursue, include: the level and speed of traffic (e.g. 40mph from Yaxham to Clint Green), school parking, better broadband & mobile coverage, better sewerage arrangements at Mattishall, more GP surgeries, and more primary school places for local children.	105	100	1	2	95%	1%	2%

# Yaxham Playground Questionnaire results

26 returned questionnaire's (some part completed).

## 1. How often do you visit or use the play area?

0	Every day
9 (36%)	Once or twice a week
9 (36%)	Less than once a month
3 (12%)	Never, because the facilities are poor
4 (16%)	Never because I do not look after young children

## 2. When you visit the play area how long do you tend to stay for?

12 (54%)	Up to 30 minutes
5 (22%)	Up to 1 hour
2 (11%)	More than 1 hour ( 1 even has lunch there)
3 (13%)	Not applicable

## 3. In general how do you rate the play area facilities in Yaxham?

	Excellent	good	adequate	poor	insufficient
Range of equipment		1	14	8	1
Condition of equipment		3	9	10	1
Cleanliness		4	13	5	
Safety/security		7	11	2	
Accessibility	2	14	5	1	1
General appearance		4	8	9	
Total	2 (2%)	33 (25%)	60 (45%)	35 (26%)	3 (2%)

## 4. If the play area was improved and new equipment installed would you visit it?

More frequently	17 (74%)	The same	6 (26%)	less Frequently	
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## 5. Do you think the overall size of the existing play area is adequate?

Yes	4 (26%)
No	19 (74%)

**6. Which new or updated equipment would you like to see in the play area?**

Swings	12	Climbing frame	13
Play house	11	Monkey bars	12
Roundabout	12	See saw	12

Other

Zip Wire 3, Basketball Ball Net 2, Rocking Animals 2, Trim Trail 3 , Skate park 1.

**7. Do you have any further comments on the Village hall play area?**

Outdated 4, Bigger with more facilities 3, wooden, very outdated, must avoid a teenage hangout, equipment for 4-11 year olds.

**8. Household: How many members of your household, including yourself, fall into the following age categories? (Please insert number into relevant boxes)**

Under 8	13	8-13	9	14-19	4	20-45	16	46+	13
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**9. Disability: Do you consider yourself or a member of your household as having a disability that restricts access to or full enjoyment of Yaxham’s play area?**

No	20	Yes , myself		Yes a member of my household	
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**10. Residence: Are you a Yaxham resident?**

Yes	18	No	3
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Of those filling in the locality of residence:-

Norwich Rd 6, Paper St 2, Station Rd 3, Fielding Drive, Mattishall, Toftwood.



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