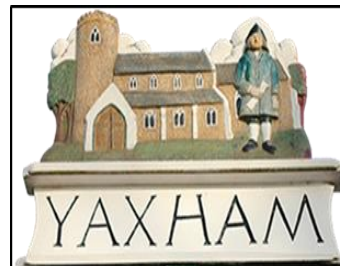


# Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



**Regulation 16  
Accompanying Document 3 –  
EVIDENCE BASE, APPENDIX 1.  
ENV3 & ENV4 REVIEWS  
August 2016**



Printed & Published by  
NP4Yaxham Working Group, Frogs Hall Farm, Cutthroat Lane, Yaxham Norfolk NR19 1RG

# Neighbourhood Plan for Yaxham

## Accompanying Document 3.

### Evidence Base, Appendix 2.

## ENV3 & ENV4 Reviews

### Structure & Contents

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<sup>1</sup> This site was removed at the request of Yaxham Parish Council, please see Page 31

## A. ENV3 Local Green Spaces Review

### 1. Introduction

The Green Space Designation falls under Policy ENV3 within the main Yaxham Neighbourhood Plan. The areas of land have all been tested against the criteria required under the National Planning Policy Framework (NPPF) Paragraph 77 and Planning Practice Guidance (PPG), Local Green Space Designation PPG paras ID 37.005-022<sup>2</sup>. For a site to be considered under this designation it needs to satisfy the following three criteria;

- 1.1. Is the green space in reasonably close proximity to the community it serves?
- 1.2. Is the green space demonstrably special to the local community and hold a particular local significance?
- 1.3. Is the green space:
  - a) local in character?
  - b) an extensive tract of land?

As is illustrated in the supporting documents **five sites** have passed this “test”

### 2. Site Selection

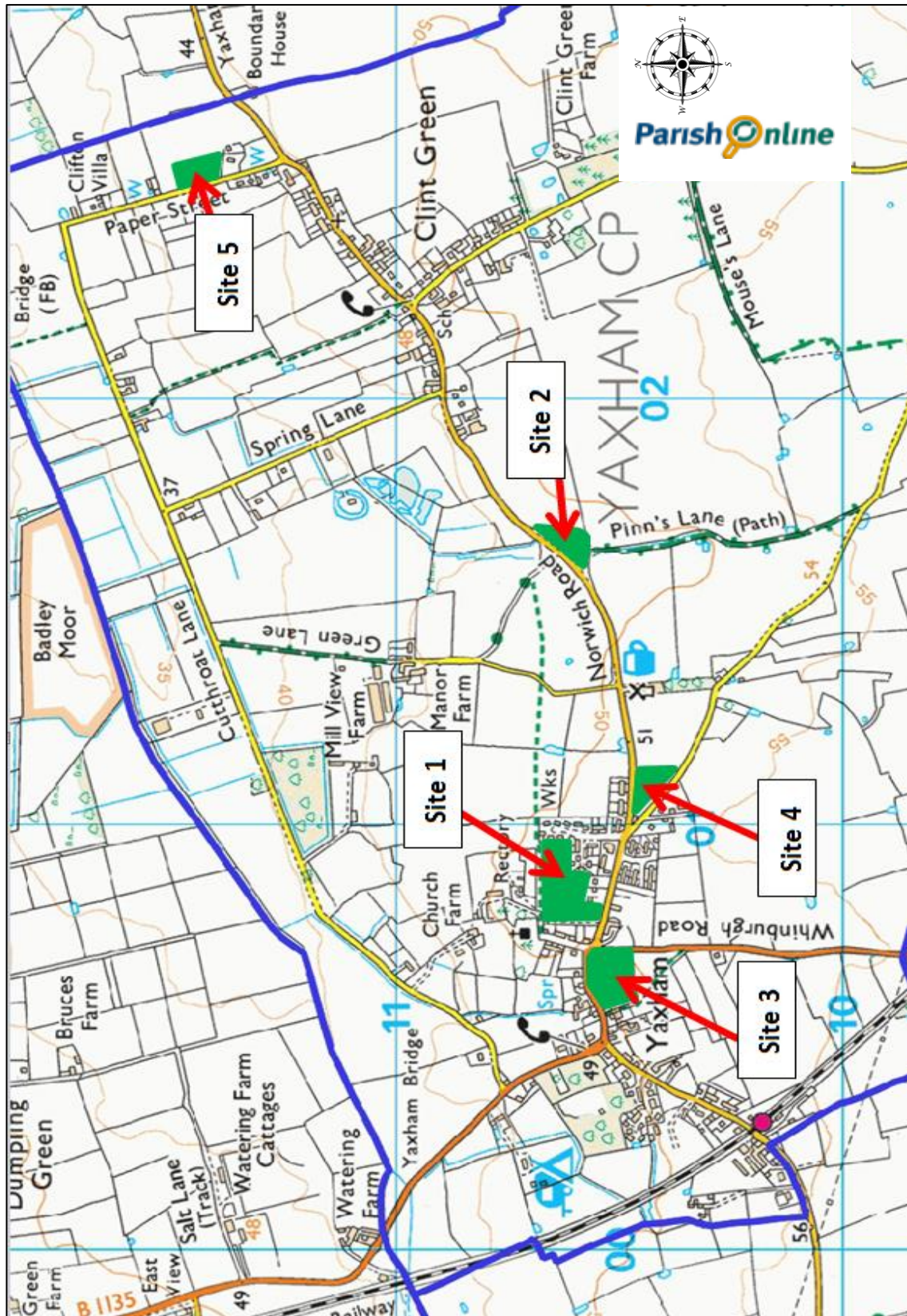
- 2.1. Sites were selected in two ways;
  - a) By the Working Group on the basis of their knowledge of the area. Green Space Sites 1 and 2 were made conservatively as it was felt best to invite the Parish to nominate sites.
  - b) During the Consultation process three additional sites were proposed and these were included in the draft of the Submission version of the Neighbourhood Plan put to the Parish Council on 21<sup>st</sup> July 2016.
- 2.2. As can be seen from the attached documentation all 5 sites when judged against the criteria were found to be worthy of designation as Local Green Spaces.
- 2.3. One site was deselected by Yaxham Parish Council. This is the one site of the five that the Council owns – Local Green Space 5. They voted to remove it as they might “wish to build on it at a future date”<sup>3</sup>. As the land had been proposed by residents and conforms to the criteria in Section 1.3 its details are included completeness.

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<sup>2</sup> <http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

<sup>3</sup> <http://www.yaxham.com/pages/Minutes>

3. Environmental Policy ENV3 Map of Green Spaces (1km grid squares)



## 4. The Local Green Spaces

### 4.1. Green Space 1

**Jubilee Field, Beech Drive, Village Hall and Church Room** The Jubilee Field recreation area, off Norwich Road, Yaxham, is already designated as an Open Space, but would benefit from Green Space designation to include a wider area of land. The extended site includes the original beech drive to the Grade 11 listed Old Rectory and the Church Room.

### 4.2. Green Space 2

**Pinns Corner off Norwich Road, Yaxham, between Yaxham and Clint Green.** This small piece of land was created by the widening and rerouting of the road through the Parish. It left a triangular shaped piece of land framed by fields. Pinns Corner WildSpace Area has been successfully managed by a volunteer Community Wildspace Group for the past 7 years and enhances life in Yaxham. It was set up under the auspices of the Green Light Trust<sup>4</sup> and has enabled many of those both young, and young at heart, to enjoy a regular monthly get together to maintain the bio-diversity of the site. It is hoped that in the future this site might be integrated into the Primary Schools “Walk to School Scheme”, by being used as a pick up and drop off point, to reduce car congestion around the School between 8.30am and 9.30am, and 3.00pm and 4.00pm<sup>5</sup>.

### 4.3. Green Space 3

**Central Site – “The Village Green and Pond”**, the field is located at the heart of Yaxham village and is consequently a core part of what defines the character and environment we enjoy in Yaxham. It is a highly visible feature in the village, unhidden by hedgerows, fencing or buildings along the road. Consequently, alongside other key features in the village (for example the church, the mill, etc) it defines Yaxham's identity. Indeed, it is no coincidence the Neighbourhood Plan document itself uses a picture of this field for its front page, as it is a well-loved and instantly recognisable feature of the village, affording an open view across the Whinburgh Road.

### 4.4. Green Space 4

**Land between Norwich Road/Stone Street, Yaxham.** This parcel of land is held in trust since 1966 to the benefit of the whole village as a green space and from which a small income is derived which also benefits both elderly residents and church. The annual income of approximately £400 from grazing is distributed by the trustees of the Fuel Allotment Charity to the elderly and poor of the parish and an annual grant is made to St Peter's Church. The land abuts the Village Settlement boundary and

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<sup>4</sup> <http://www.greenlighttrust.org/>

<sup>5</sup> <http://www.np4yaxham.com/previous-consultation---appendix-2.html> School Survey

should therefore be maintained as a designated green space which enhances the rural countryside and adds as a protective buffer to the Village.

**4.5. Green Space 5.**

**Land at Paper Street, Clint Green** was removed at the request of the Parish Council. The land was transferred to Yaxham Parish Council by Breckland Council in 2011, and as at 2016 still has an agricultural tenant, this was not anticipated by the Parish. . In 2013 the Community Led Plan identified the requirement for a Playspace within Clint Green, currently there are no facilities for children within the settlement, the nearest Playspace being approximately 2.3km away, too far for small children to walk, especially as the footpath is too narrow, along a fast stretch of road. In addition, an Allotment Group was formed, and various Community groups have expressed an interest in using the land for Community purposes.


**5. Green Spaces**

<b>The Parish</b>	<b>Footpath Maps</b>	<b>5</b>
<b>Green Space 1</b>	<b>Jubilee Field, Beech Drive &amp; Church Room</b>	<b>7</b>
<b>Green Space 2</b>	<b>Land at Pinns Corner</b>	<b>16</b>
<b>Green Space 3</b>	<b>Central Site – “The Village Green &amp; Pond”</b>	<b>20</b>
<b>Green Space 4</b>	<b>Land Adjacent to Norwich Road/Stone Road</b>	<b>28</b>
<b>Green Space 5</b>	<b>Land at Paper Street<sup>6</sup></b>	<b>31</b>

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<sup>6</sup> This site was removed at the request of Yaxham Parish Council, please see Page 31



Start point	Jubilee Park, Yaxham Village Hall car park Grid reference TG007105 • Postcode NR19 1RX
Parking	Village Hall car park – free (please ensure you park on the brick weave)
Distance	4.1 miles (from the village hall) 5.1 miles (from the MNR train station)
Details	Minor gradients, 70% soft  refreshments Yaxham Mill, Norwich Road

## Walk instructions

### Take the train and start this walk from the Mid Norfolk Railway station...

You can start this walk from the Mid Norfolk Railway station on Station Road. It adds a total of one mile to the walk from Jubilee Park making it **5.1 miles** in length. Turn right out of the station on to Station Road. At the end of Station Road, turn right on to Norwich Road. After approximately 250 yards, turn left in to Church Lane and follow to St Peter's Church. Turn right on to the public footpath and follow behind the village hall.

1. From the Village Hall, walk east along the edge of the playing field to the far left hand corner. Pass through the gap in the trees and follow the public footpath along the right hand edge of this field.
2. Cross the footbridge and follow the cross field path to the gap in the hedgerow. Cross the ditch and follow the cross field path to Mill Lane.  
**Note - If you turn right down Mill Lane, you come to Yaxham Mill.**
3. Cross Mill Lane and bear diagonally left following the cross field path to Low Lane. On reaching Low Lane you will walk down a bank under the trees to the soft path. Turn right on this path.

[www.NP4Yaxham.com](http://www.NP4Yaxham.com)

4. Turn right on to Norwich Road using the pavement on the right hand side.
5. After nearly 100 yards, turn left on to Pinns Lane (restricted byway). At the end of Pinns Lane, turn left on to Stone Road.
6. Where the road bends sharply to the right, turn left on to the restricted byway (Mouses Lane). Follow this track across the field.
7. Turn Left on to Well Hill and walk through Clint Green.
8. Cross Norwich Road and follow the path straight on between the shop and the school.
9. Follow the path through the field and turn left on to Cutthroat Lane. Pass Spring Lane Farm and shortly after, turn left on to Green Lane (restricted byway).
10. Follow the track past Manor Farm and where the track forks, bear left on to Low Lane.
11. Turn right at the public footpath post and follow the footpath back across the field.
12. Cross Mill Lane and follow the cross field paths straight on to Jubilee Park. Walk back along the field edge and turn left through the gap in the trees to the playing field. Walk down the right hand side edge of the playing field to the village hall car park.

### St Peter's Church

St Peter's Church has a Norman round tower (late 11th/early 12th century). The rest of the building is mostly 14th and 15th century.

### Cutthroat Lane

The walk takes you along part of Cutthroat Lane which was laid out in the 19th century. Visit the parish website [www.yaxham.com](http://www.yaxham.com) to read more about the history of Cutthroat Lane and other stories about the village.




An attractive and vitalizing rural walk with superb views across the farmland. Look out for Yaxham Mill in the distance as you cross the fields at the start of the walk.





Mid-Norfolk Railway Preservation Trust



**Key**

Walk 10 

Parking 



1/2km

0 1/4mile

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<b>Local Green Space - 1</b>	Jubilee Recreation Ground, Beech Avenue and Church Room
<b>Criteria and reason for protection:</b>	<b>Comment</b>
1. Is the green space in reasonably close proximity to the community it serves?	Yes – next to the Village Hall and includes the centre of Yaxham
2. Is the green space demonstrably special to the local community and hold a particular local significance?	Local Recreation Area, former Village hall and access to Old Rectory and St Peters Church
a) Are there significant views from the local area into or across the site?	Tree surrounded, flat area
b) Does the site afford the public with significant views out into the wider countryside?	No
c) Does the site have special historic significance or features?	Adjacent to the Conservation Area. former Village hall, to Old Rectory and St Peters Church
d) Does the site have recreational value?	Yes Play and Sports Area
e) Is the site particularly tranquil?	Away from traffic and set in a tranquil area
f) Does the site have ecological value?	Yes – it acts as a green lung
g) Does the site form a significant green break within the settlement?	Yes
h) Are there other reasons that make the site special to local people?	Community Gatherings and Events. The complex was created to mark the Queens Silver Jubilee
i) Is there evidence demonstrating that the site is special to local people? e.g. local comments, photographs, petition or public survey results	See h
3. Is the green area: a) local in character? b) an extensive tract of land?	Yes No
Is there public access to the site? Would the site provide the public with amenity value without public access?	Yes



Church Room



Village Hall



NP4Yaxham Consultation November 2015



View towards the Village Hall



Play Space



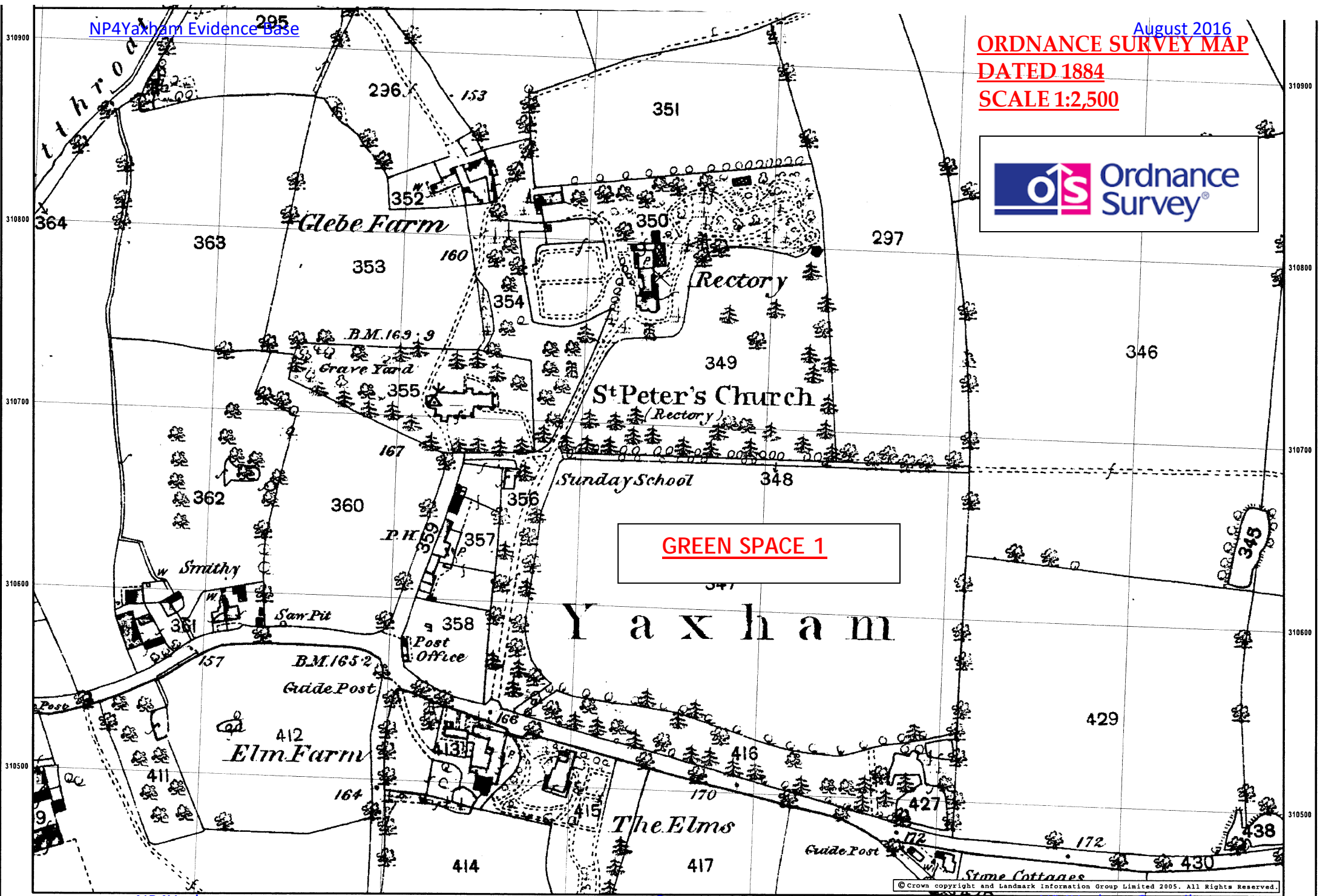
Community Use

**Summary and recommendations:**

The recreation area is an Open Space, but would benefit from Green Space designation as it includes a wider area of land.



**GREEN SPACE 1**



## **Whitfield Construction Consultants Limited**



**Proposal to renovate the Yaxham Church Rooms - the former Village Hall and Sunday School, dating from the mid-1800's and shown as the Sunday School on the OS Map dated 1884**

**Preliminary Estimate of Cost, 18th September 2015**

**For Yaxham PC & Denis Tuttle Architecture**



## Yaxham Church Rooms

### Preliminary Estimate of Cost, 18th September 2015



#### Executive Summary

We list below a summary of our preliminary estimate of costs together with costs per m<sup>2</sup>/ft<sup>2</sup> of gross internal area (GIA). This has been prepared in order to assist the Client to seek funding. For a detailed breakdown of these costs please refer to Appendix A. The following pages also list assumptions and exclusions:-

We have calculated the floor areas to be as follows:-

94 m<sup>2</sup> 1,012 ft<sup>2</sup>

	£		
'Nett' cost of works to existing hall	114,920	£1,223/m <sup>2</sup>	£114/ft <sup>2</sup>
'Nett' cost of external works	16,500	£176/m <sup>2</sup>	£16/ft <sup>2</sup>
Allowance for preliminaries; including site supervision, scaffold, etc. @ 15%	19,713	£210/m <sup>2</sup>	£19/ft <sup>2</sup>
Allowance for design reserve & contingencies @ 10%	15,113	£161/m <sup>2</sup>	£15/ft <sup>2</sup>
Estimated current construction cost at 3rd quarter 2015 rates	£ 166,246	£1,769/m <sup>2</sup>	£164/ft <sup>2</sup>
Allowance for inflation assuming the works will commence on site in approximately 12 months time (i.e. 3rd quarter 2016) - say + 5%	8,312	£88/m <sup>2</sup>	£8/ft <sup>2</sup>
	£ 174,558	£1,857/m <sup>2</sup>	£173/ft <sup>2</sup>

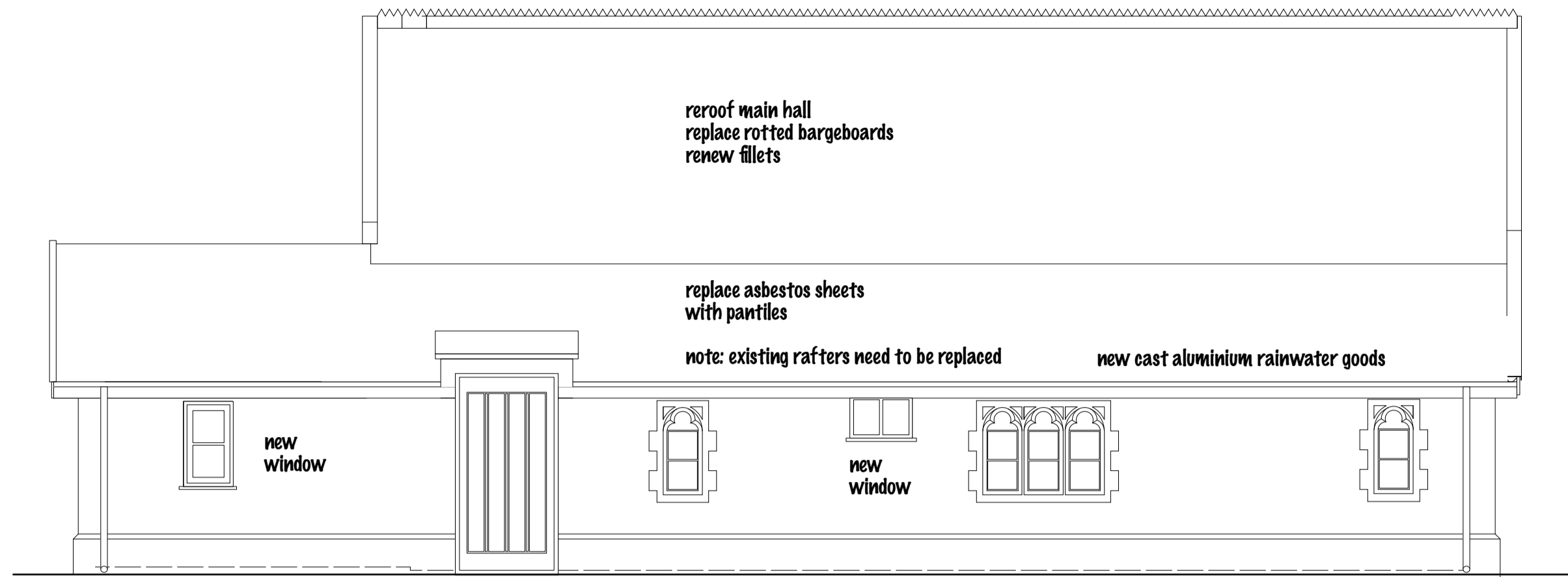


existing cement render removed  
clay lump repaired as required & coated  
with lime plaster & limewashed  
brick plinth repaired as required

new window & pentice

south elevation

existing windows overhauled  
reputied & painted  
new internal secondary glazing



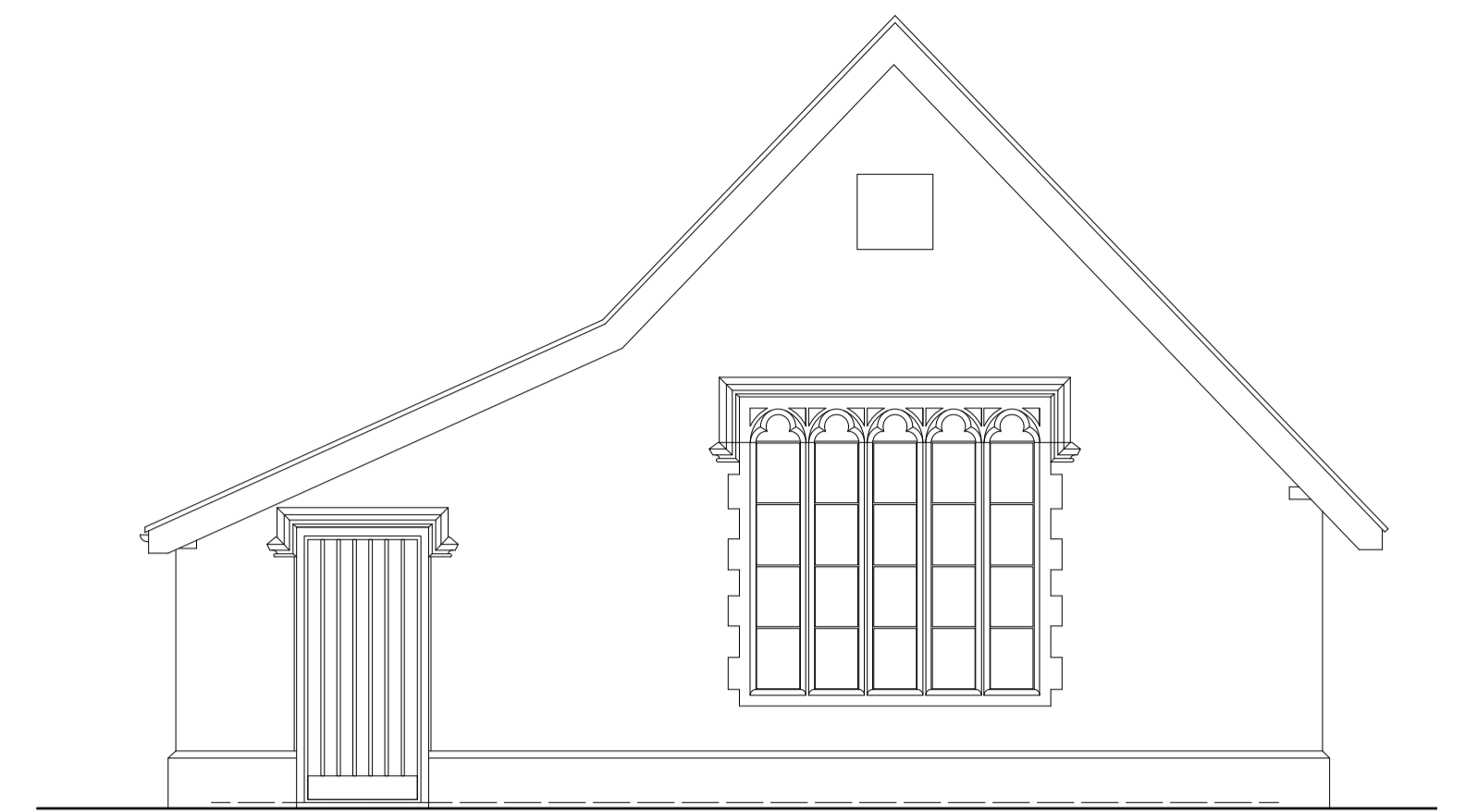
new window

new heightened entrance door with lead covered roof

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clay lump repaired as required & coated  
with lime plaster & limewashed  
brick plinth repaired as required

existing windows overhauled  
reputied & painted  
new internal secondary glazing

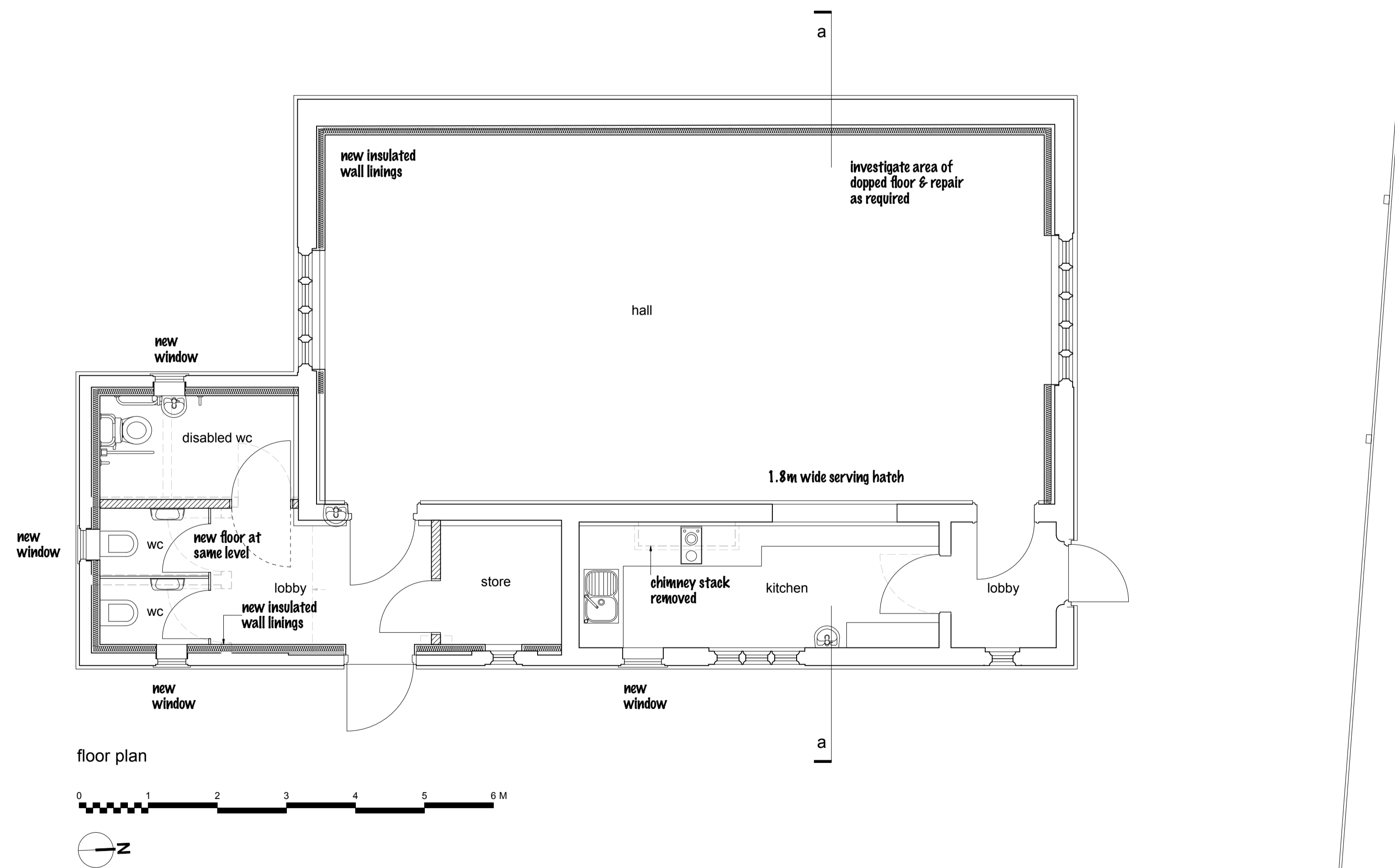
east elevation



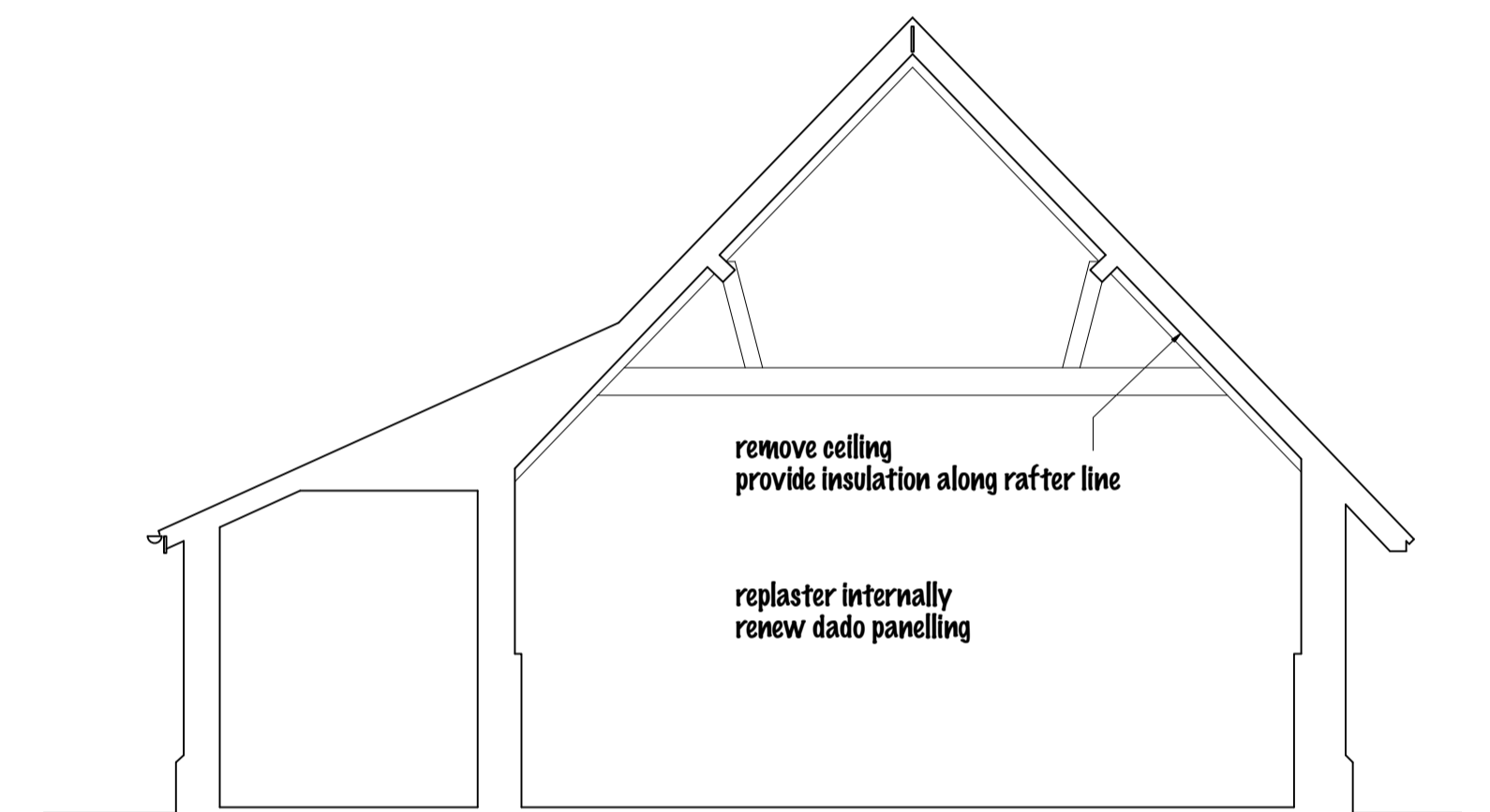
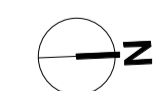
existing windows overhauled  
reputied & painted  
new internal secondary glazing

existing cement render removed  
clay lump repaired as required & coated  
with lime plaster & limewashed  
brick plinth repaired as required

north elevation



floor plan



section a - a

A 23.09.15 Roof & entrance amended

No Date Revision

**DENIS TUTTLE**  
ARCHITECTURE  
6 Mill Hill Road  
Norwich, NR2 3DP  
tel / fax 01603 666140  
e: dtuttle@btinternet.com

Client Yaxham PC

Job Yaxham Church Rooms

Title Proposed scheme

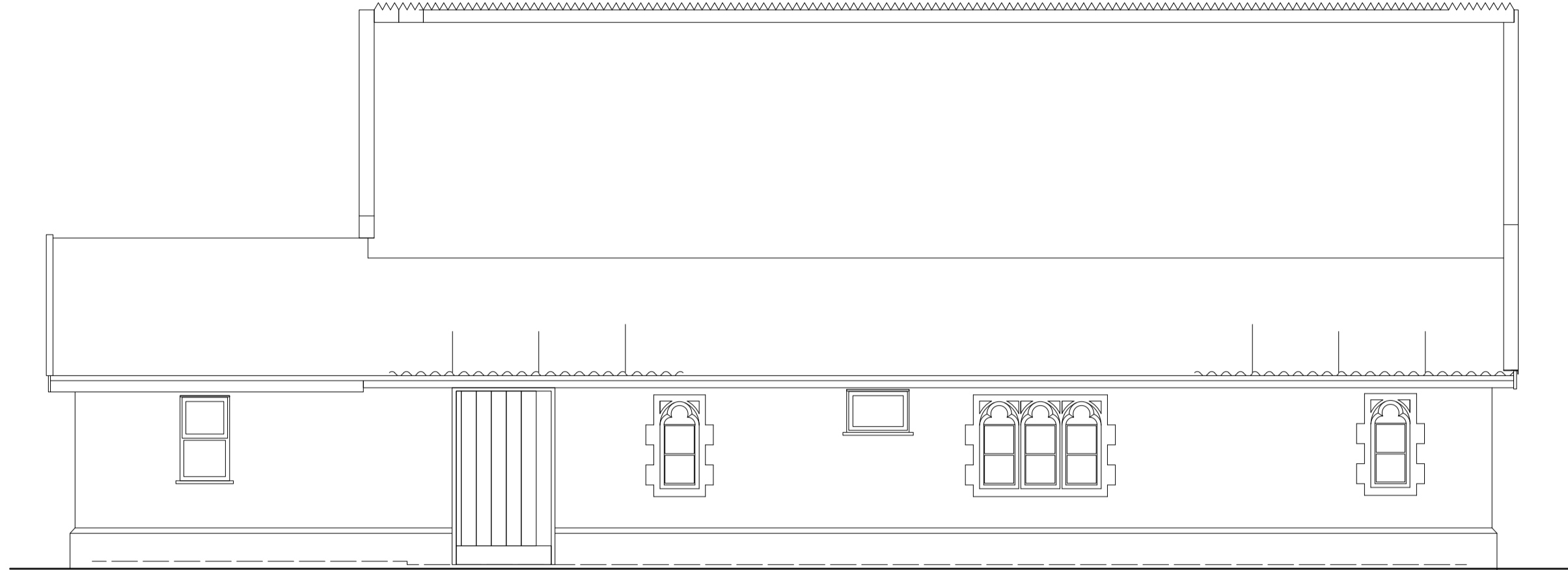
Date 03.07.15 Scale 1:50 @ A1

Job No 6208 Dwg No 02 A

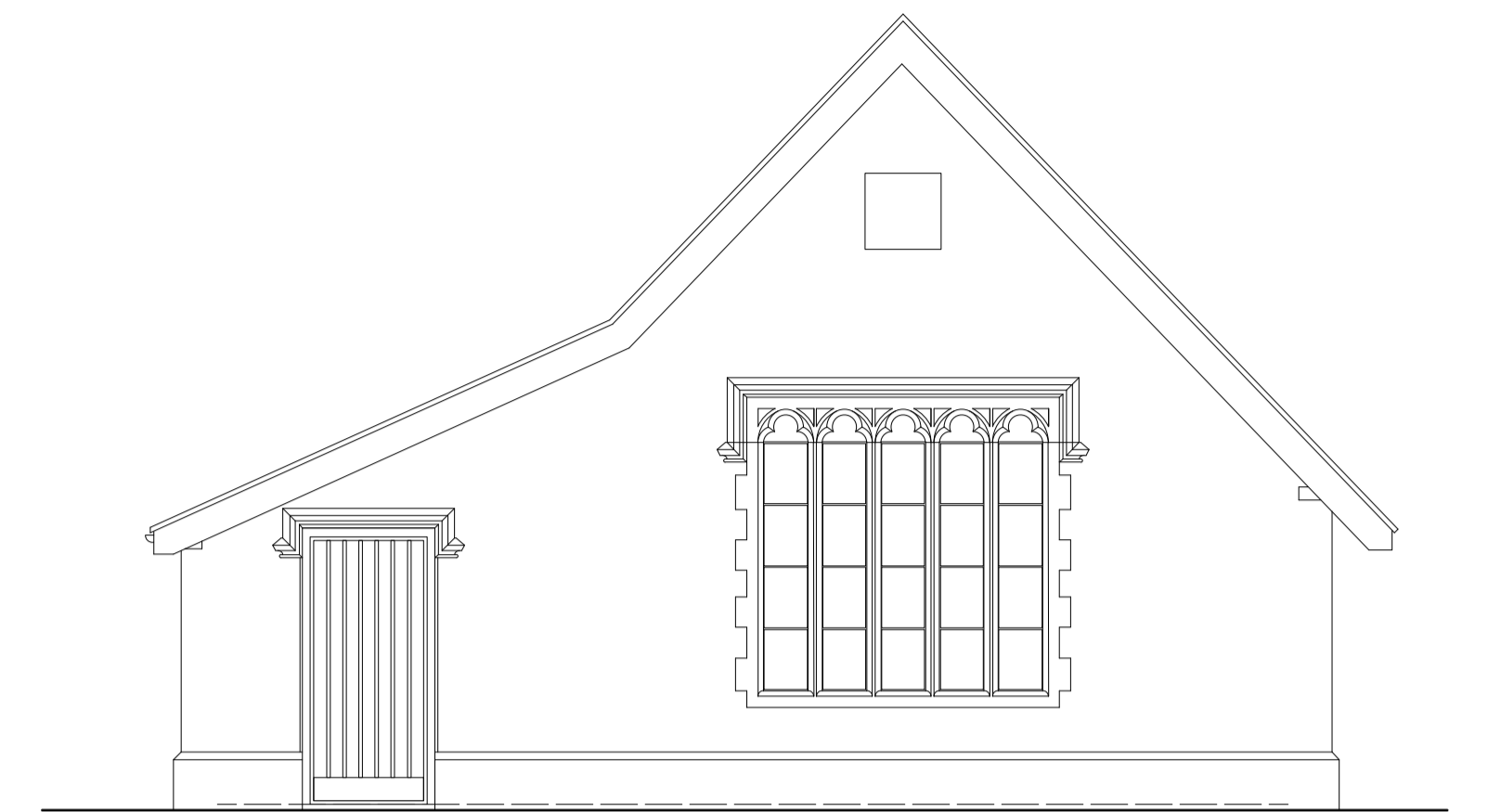
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NP4Yaxham@gmail.com



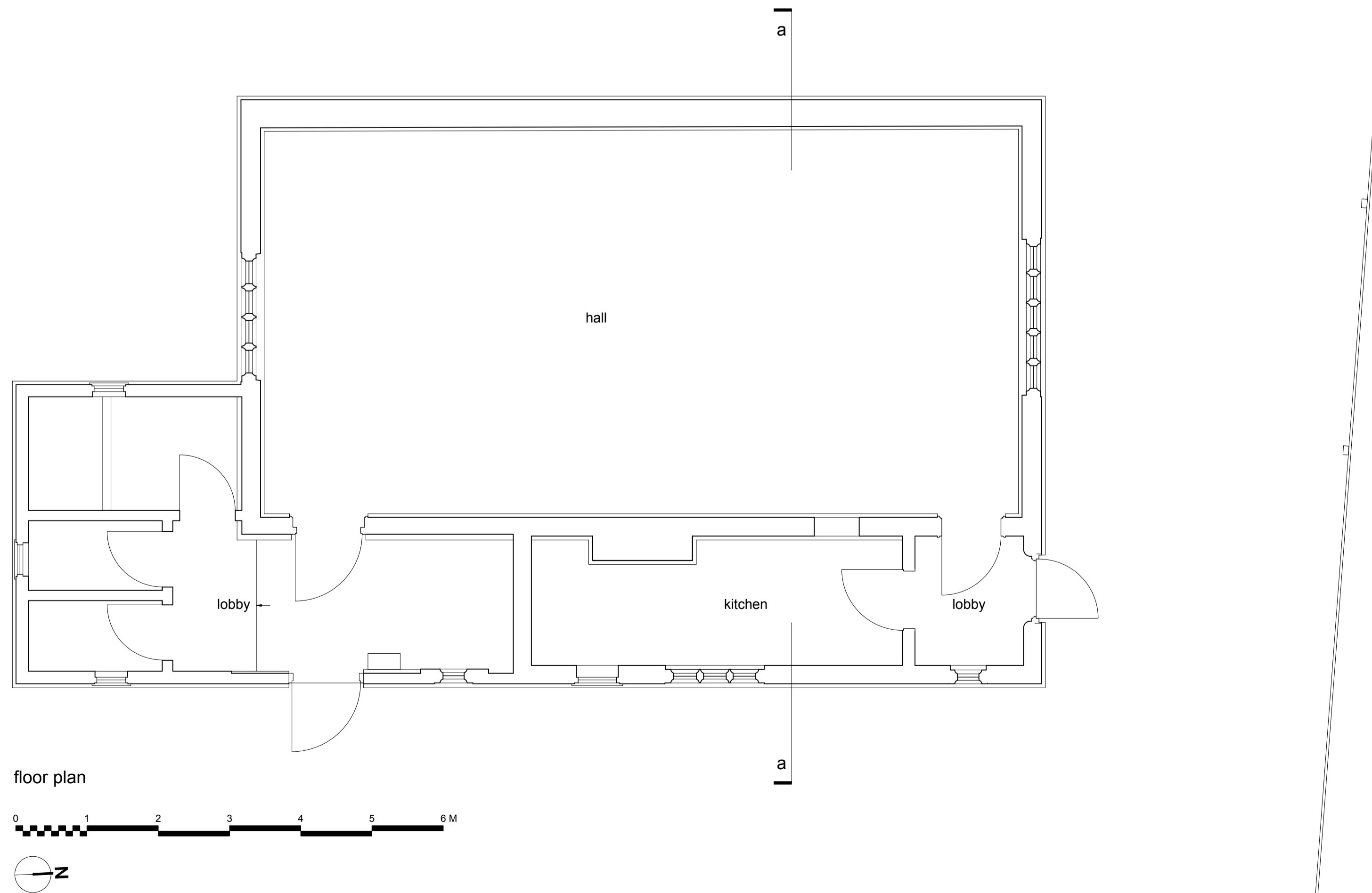
south elevation



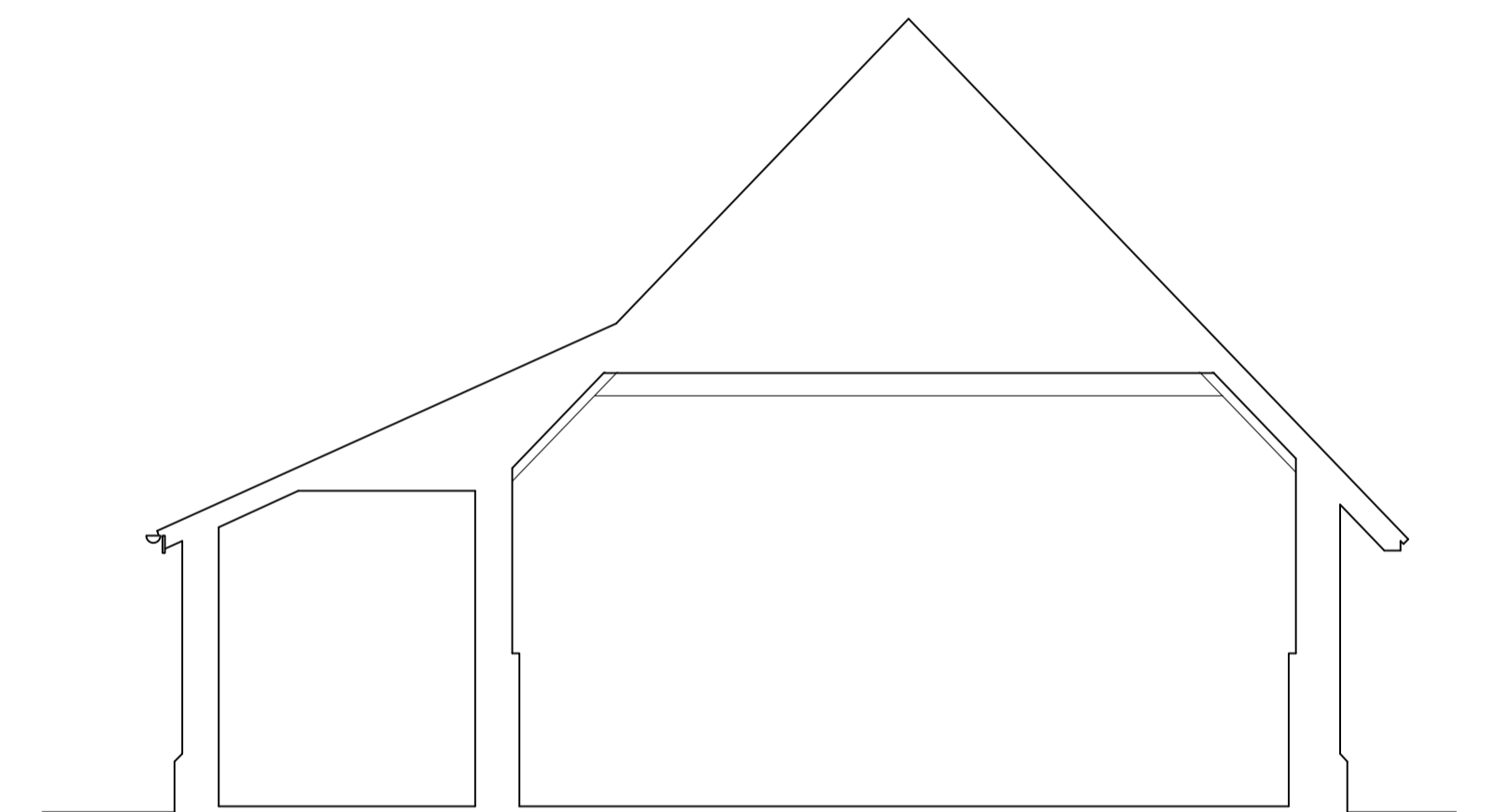
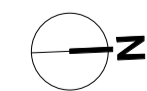
east elevation



north elevation



floor plan



section a - a



**Preliminary Investigations into the Church Rooms Yaxham**

Tuesday 27<sup>th</sup> January 2015, Sue and Maggie  
Norfolk Records Office, County Hall, Norwich.

The items examined were the Terrier Map and the Terriers dating from 1800 until 1955, the latest date held, showing the Glebe land for Yaxham within the Mitford Hundred. Generally a fresh Terrier was taken when the Bishop visited the Benefice or on a change of an incumbent Rector

**Definition:**

*TERRIER, Eng. law. A roll, catalogue or survey of lands, belonging either to a single person or a town, in which are stated the quantity of, acres, the names of the [tenants](#), and the like.*

2. *By the ecclesiastical law an inquiry is directed to be made from time to time, of the temporal rights of the clergyman of every parish, and to be returned into the registry of the bishop: this return is denominated a terrier.*<sup>1</sup>

*“Gleba est terra qua consistit dos ecclesiae”. In the civil law it signified the soil of an inheritance; there were serfs of the glebe, called gleboe addicti*<sup>2</sup>

1. Map of Norfolk Dated 1839, showing the number of each Glebe plot, the number for each plot, and the income shown against it. The areas of interest are those defined by the Church, the Old Rectory and its original access, where the Church Room is now situated. These were identified and are annotated as such:
  - a. 130 Plantation
  - b. 131 Homestall
  - c. 132 Manor and Planting (the original access road/drive)
  - d. 134 Plantation
  - e. 142 Plantation
2. Item 132 is the plot in question and is annotated in the Terriers as follows.
  - a. 1865 Manor and Planting
  - b. 1872 *“Also a room built of Clay lump and flint standing in field number 132 near the Churchyard and the Rectory Drive or approach. The room measures 36 feet by 18 feet and now used as a Sunday School and for general purposes, it was erected by Mrs Millett”*<sup>3</sup>  
*Signed by W Cowper Johnson Rector*  
*Lacey Vincent Churchwarden*

<sup>1</sup> <http://legal-dictionary.thefreedictionary.com/terrier>

<sup>2</sup> <http://legal-dictionary.thefreedictionary.com/glebe>

<sup>3</sup> Mrs Millett, married to Rev Millett lived at The Elms, she was a daughter of Rev Johnson

*John Read Churchwarden*

*Terrier ON/TER 170/3/26*

- c. 1908 unchanged
- d. 1912 unchanged
- e. 1919 unchanged
- f. 1926 unchanged
- g. 1933 unchanged
- h. 1955 unchanged

No reference was made to changes, repairs or renovation up until 1955.

Considerable and repeated references were made to the Church Plate, Charities and a picture by Boticelli.

### **Rev Johnson**

Revd. John Johnson, befriended his second cousin William Cowper, the poet., who had suffered periods of madness during his life. John prevailed upon Cowper to come to Norfolk and cared for him in his last five years. While searching for a suitable house, they stayed at North Tuddenham Rectory for a time, which was near enough for them to walk to Mattishall to see the Bodhams. They eventually settled in a house in Dereham Market Place. Later a church was built on part of the site. It is still there, of course. William Cowper died in 1803 and was buried in St Nicholas' Church, Dereham. There is a memorial for him in the transept.

In the 1820s, John Johnson, having married a lady with a considerable fortune, was able to have a Rectory built to the East of the church at Yaxham, with an avenue of trees leading to it from the main road.

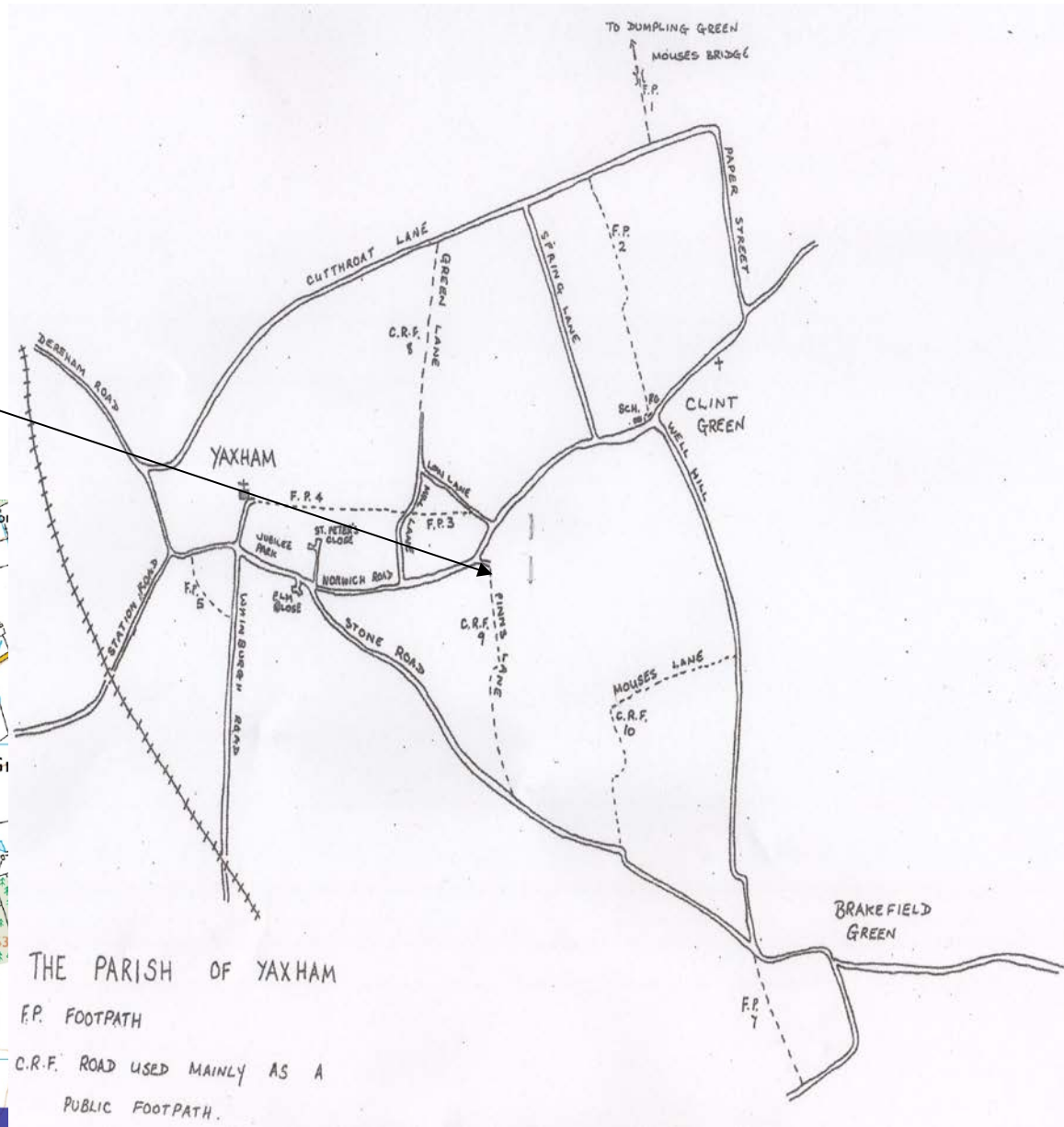
<b>Local Green Space – 2</b>	<b>Pinns Corner, Norwich Road</b>
<b>Criteria and reason for protection:</b>	<b>Comment</b>
1. Is the green space in reasonably close proximity to the community it serves?	Yes, It is mid-way between the settlements within the of the parish of Yaxham and at the centre of the footpath network in the Parish linking the settlements of Yaxham and Clint Green.
2. Is the green space demonstrably special to the local community and hold a particular local significance?	Yes (see comments below)
a) Are there significant views from the local area into or across the site?	No
b) Does the site afford the public with significant views out into the wider countryside?	Yes to the north and west
c) Does the site have special historic significance or features?	Yes, it is believed to be adjacent to an old burial site known as "Pincers" in reflection of its shape. It leads to Pinns Lane a green lane.
d) Does the site have recreational value?	Yes, Meeting point for Community Wildspace Group and the focus of regular activities
e) Is the site particularly tranquil?	No
f) Does the site have ecological value?	Yes, it is managed in association with the GLT and NWT Trust to enhance the area's biodiversity and wildlife, and is known for its badgers setts.
g) Does the site form a significant green break within the settlement?	No, Area is surrounded by intensively farmed arable land
h) Are there other reasons that make the site special to local people?	Yes, Area is a wild space within the Parish that the local community can enjoy, it has easy public access for all (footpath, bridle way, pavement and road & parking space). There are native trees, hedges, wildflowers and a stream to be enjoyed.
i) Is there evidence demonstrating that the site is special to local people? e.g. local comments, photographs, petition or public survey results	See attached photos
3. Is the green area: a) local in character?	a) Yes, area blends well with surroundings.

b) an extensive tract of land?	b) No, estimated area 0.35 hect. or 0.85 acre
<p>Is there public access to the site?</p> <p>Would the site provide the public with amenity value without public access?</p>	<p>a) Yes, Area is adjacent to public highway and bridle way (footpath, bridle way, pavement and road &amp; parking space).</p> <p>b) No</p>
<p><b>Summary and recommendations:</b></p> <p>Area has been successfully managed by a volunteer Community Wildspace Group for the past 7 years and enhances life in Yaxham</p>	



### PINNS CORNER

SITE MAP SHOWING THE LAND ADJACENT TO NORWICH ROAD. THIS "TRIANGLE" OF LAND IS AS A RESULT OF THE STRAIGHTENING OF THE NORWICH ROAD AND A FIELD BEING SPLIT DIAGONALLY.



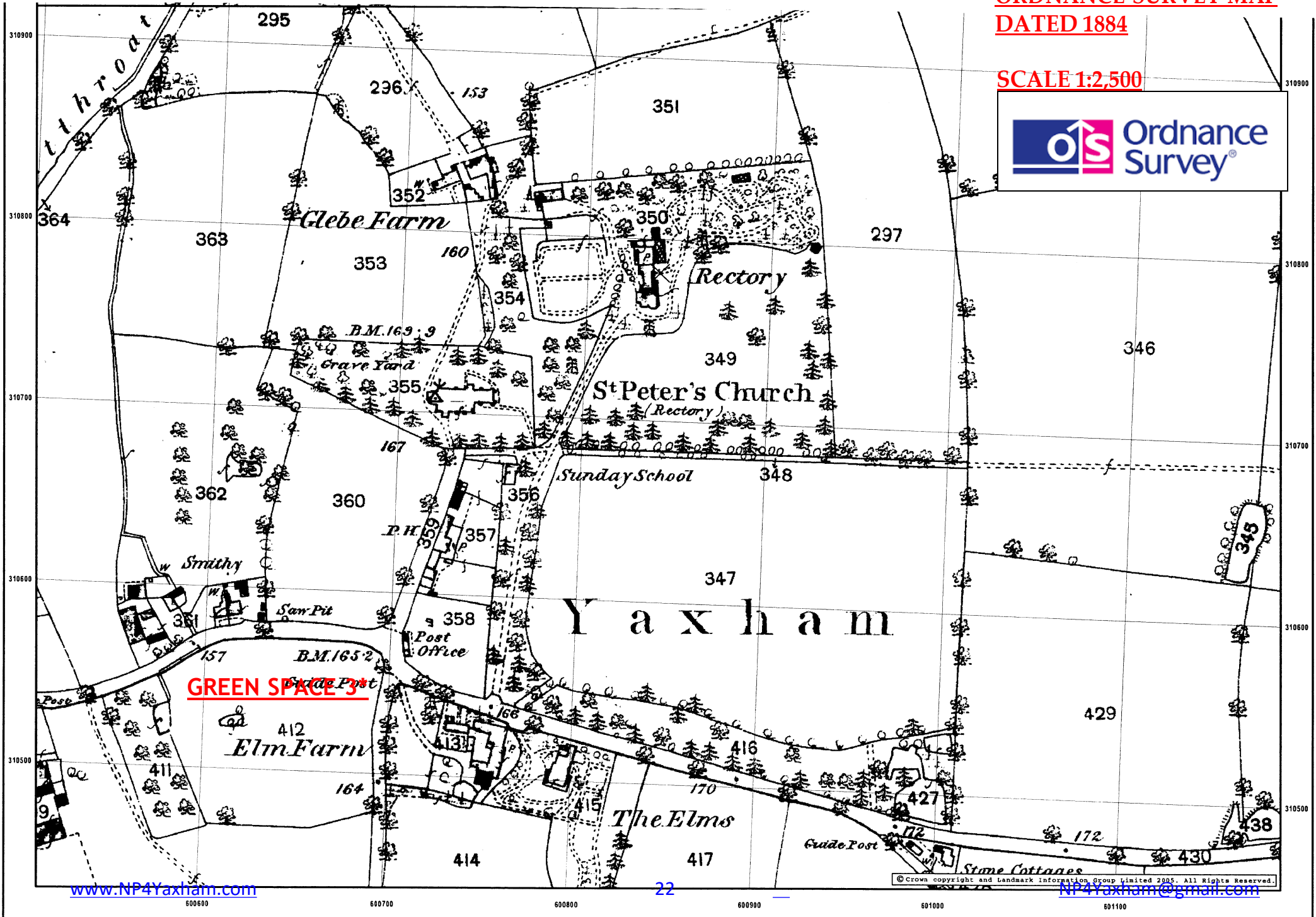
<b>Local Green Space 3</b>	<b>Central Site known to long term residents within the Parish as the Green and Village Pond</b>
<b>Criteria and reason for protection:</b>	<b>Comment</b>
1. Is the green space in reasonably close proximity to the community it serves?	The field is located at the heart of Yaxham village and is consequently a core part of what defines the character and environment we enjoy in Yaxham. It is a highly visible feature in the village, unhidden by hedgerows, fencing or buildings along the road. Consequently, alongside other key features in the village (for example the church, the mill, etc) it defines Yaxham's identity.
2. Is the green space demonstrably special to the local community and hold a particular local significance?	Alongside other key features in the village (for example the church, the mill, etc) it defines Yaxham's identity. Indeed, it is no coincidence the neighbourhood plan document itself uses a picture of this field for its front page, as it is a well-loved and instantly recognisable feature of the village.
a) Are there significant views from the local area into or across the site?	Yes – see photographs
b) Does the site afford the public with significant views out into the wider countryside?	Yes – see photographs
c) Does the site have special historic significance or features?	Yes – Heritage Environmental Record see HER
d) Does the site have recreational value?	No, it is currently used for sheep grazing and hay crop
e) Is the site particularly tranquil?	Yes - it is used for sheep grazing and presents a gentle and tranquil environment
f) Does the site have ecological value?	Yes – in living memory the site has always been a meadow
g) Does the site form a significant green break within the settlement?	Yes - Yaxham is a rural village and this field in particular brings the countryside and farming community right into its core. Its preservation is therefore key to supporting the village character and consultation findings, 'the rural nature of the village of Yaxham is of critical importance to village residents'. The negative impact of developing this field would therefore be disproportionately high to the village character and environment.

h) Are there other reasons that make the site special to local people?	It is fondly remembered by older residents who used to play on the meadow and pond-dip as children.
i) Is there evidence demonstrating that the site is special to local people? e.g. local comments, photographs, petition or public survey results	it is no coincidence the neighbourhood plan document itself uses a picture of this field for its front page, as it is a well-loved and instantly recognisable feature of the village.
3. Is the green area: a) local in character? b) an extensive tract of land?	Yes No
Is there public access to the site? Would the site provide the public with amenity value without public access?	The amenity is the visual beauty, ecology and strategic position of the site.
<p><b>Summary and recommendations:</b></p> <ul style="list-style-type: none"> <li>a) 1884 Ordnance Survey Map</li> <li>b) Heritage Environment Record (HER)</li> <li>c) Conservation Area Status</li> <li>d) Photographs</li> </ul>	



Aerial photograph



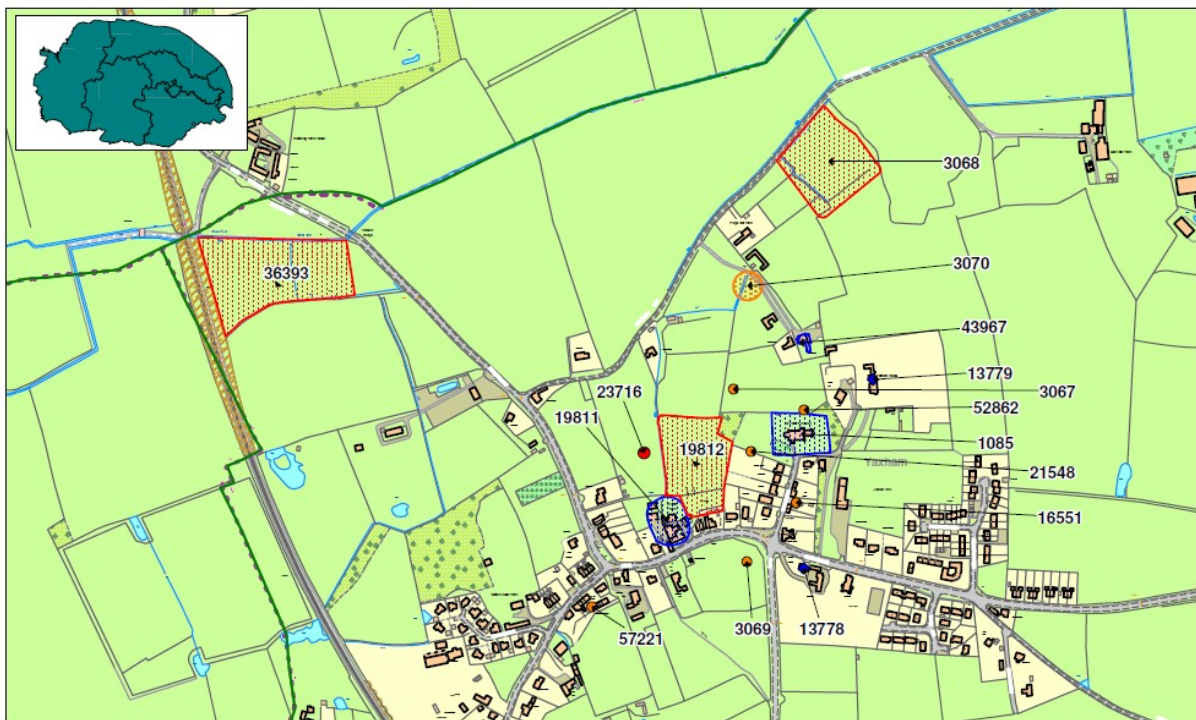




## HISTORIC ENVIRONMENT RECORD

A small number of listed buildings are recorded for Yaxham, Willow Farm, (HER No. 19811) the property opposite Green Space 3 is being one of them. This building, the farmhouse, is believed to date from 16th century or even earlier timber framed house with clay lump infill, much altered in the 16th and 17th centuries, including the insertion of floors and chimneys into the original open hall.

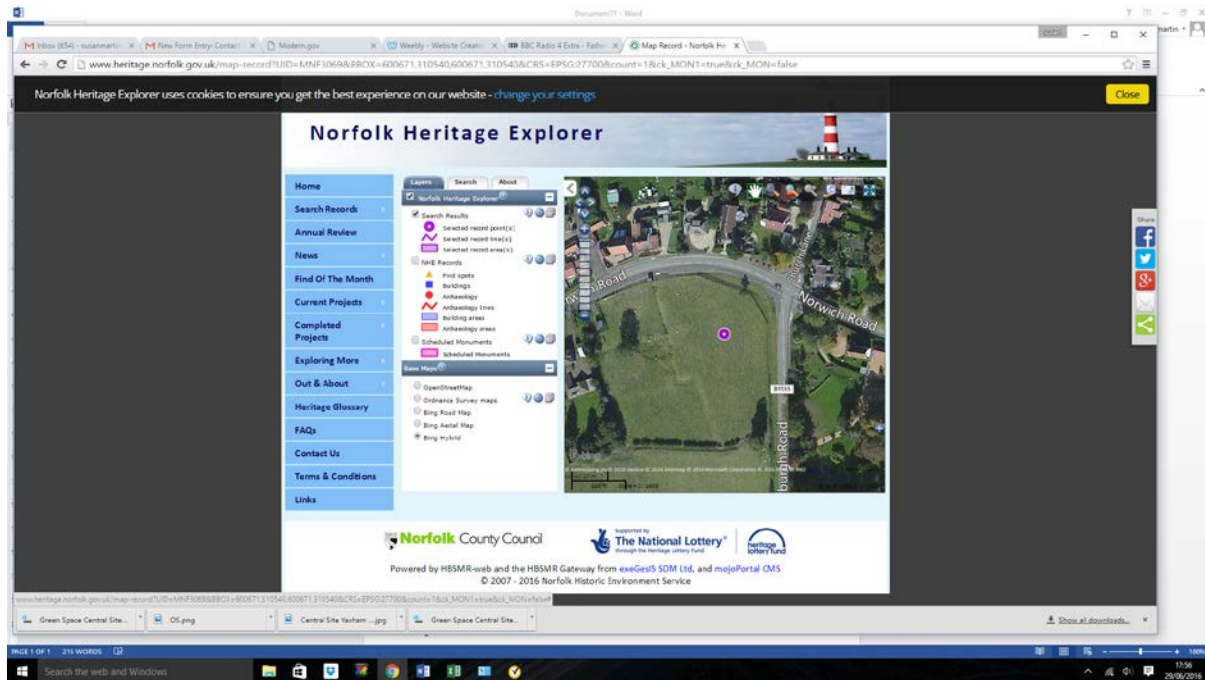
There are a number of finds reported for Yaxham; among these are finds of late medieval pottery, coins, a Saxon brooch and a quern stone. Within the 500m search radius, and closest to the site is a record of a burnt mound with pot boilers along with medieval pottery (HER No. 23716). The site has HER NO. 16551); finds of medieval pottery are noted to the south across the main road (HER No's 3069, 57221). Adjacent to the site is a record of probable pottery manufacture in the form of kiln furniture and pottery having been found (HER No. 19812); a Quern stone is recorded of either Medieval or Roman date (HER No. 3070); a Saxon coin (HER No. 3067) was found close to the church, and a Saxon brooch (HER No. 52862) was also found near the church. Further finds of medieval pottery came from a field adjacent to the probable kiln site (HER No. 21548); a further medieval coin was found near to the church



Historic Environment Record map showing the site location<sup>1</sup>

<sup>1</sup> <http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=95&id=4764>

## HISTORIC ENVIRONMENT RECORD - GREEN SPACE 3



**Record Details;** NHER Number: 3069; Type of record: Find Spot  
Name: Medieval pottery find

### Summary

Part of the base of a medieval glazed round-bottomed pot was found in a meadow in about 1967.

**Location;** Grid Reference: TG 0067 1054; Map Sheet: TG01SW  
Parish: YAXHAM, BRECKLAND, NORFOLK

### Full description

About 1967. Found in meadow near crossroads near Elm Farm. Base sherd of brown/green-glazed round bottomed pot.

T. Clough (NCM)

Monument Types

- FINDSPOT (Medieval - 1066 AD to 1539 AD)

Associated Finds

- POT (Medieval - 1066 AD to 1539 AD)

### Record Details

NHER Number: 57221; Type of record: Find Spot  
Name: Post-medieval pottery sherd

### Summary

In 2012 a stray find of one post-medieval pottery sherd was made.

### Location

Grid Reference: TG 00 10; Map Sheet: TG01SW  
Parish: YAXHAM, BRECKLAND, NORFOLK

### Full description

2012. Stray find. One post-medieval pottery sherd. See description in file. A. Rogerson (HES), 1 May 2012.

Monument Types

- FINDSPOT (Post Medieval - 1540 AD to 1900 AD)

## Associated Finds

- POT (Post Medieval - 1540 AD to 1900 AD)

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**Record Details**

NHER Number: 19811; Type of record: Building

Name: Willow Farmhouse and Barn, Norwich Road

**Summary**

This house consists of two ranges. To the rear is a 16th century or even earlier timber framed house with clay lump infill, much altered in the 16th and 17th centuries, including the insertion of floors and chimneys into the original open hall. The front range is early 19th century. The house was restored in the 1980s, when pieces of medieval and post medieval pottery were found in the garden. A clay lump barn stands nearby.

**Location**

Grid Reference: TG 0056 1059; Map Sheet: TG01SW

Parish: YAXHAM, BRECKLAND, NORFOLK

**Full description**

Double pile house, east pile 19th century, west pile timber framed, at least 16th century, perhaps earlier. Clay lump barn.

Finds of Late Grimston ware and Glazed Red Earthenware from garden. E. Rose (NAU), 7 December 1983.

## Monument Types

BARN (Post Medieval - 1540 AD to 1900 AD)

HOUSE (Post Medieval - 1540 AD to 1900 AD)

TIMBER FRAMED BUILDING (Post Medieval - 1540 AD to 1900 AD)



O. S. Map 1882

Mill to the southeast of the village

Courtesy of NLS map images

<b>Local Green Space 4</b>	Land between to Norwich Road and Stone Road
<b>Criteria and reason for protection:</b>	<b>Comment</b>
1. Is the green space in reasonably close proximity to the community it serves?	Yes
2. Is the green space demonstrably special to the local community and hold a particular local significance?	Yes – a parcel of land held in trust since 1966 to the benefit of the whole village as a green space and from which a small income is derived which also benefits both elderly residents and church.
a) Are there significant views from the local area into or across the site?	Open aspect
b) Does the site afford the public with significant views out into the wider countryside?	Yes
c) Does the site have special historic significance or features?	No
d) Does the site have recreational value?	No
e) Is the site particularly tranquil?	Yes – land rented by the trustees for grazing
f) Does the site have ecological value?	No
g) Does the site form a significant green break within the settlement?	No
h) Are there other reasons that make the site special to local people?	The land is held in ownership by the trustees of the Fuel Allotment Charity registered in 1966 Charity No 235861
i) Is there evidence demonstrating that the site is special to local people? e.g. local comments, photographs, petition or public survey results	Consultation resulted in the wish for the site to remain as it is with open views and grazing when appropriate.
3. Is the green area: a) local in character? b) an extensive tract of land?	Yes this is a small triangular shaped field at the eastern edge of Yaxham settlement between Norwich Road and Stone Road with open views to south of the parish.
Is there public access to the site? Would the site provide the public with amenity value without public access?	Amenity value maintained by the open field aspect at the edge of the settlement which emphasises the rural nature of the parish

**Summary and recommendations:**

The annual income of approximately £400 from grazing is distributed by the trustees of the Fuel Allotment Charity to the elderly and poor of the parish and an annual grant is made to St Peter's Church.

The land should therefore be maintained as a designated green space which enhances the rural countryside.



**View showing the Site from the Norwich Road.**

<b>CONSIDERING THE PLAN FOR SUBMISSION ON 21ST JULY 2016 YAXHAM PARISH COUNCIL ,August 2016 NSPITE OF ITS COMPLIANCE WITH THE REGULATIONS, DECIDED TO REMOVE THIS SITE FROM BEING CONSIDERED AS A LOCAL GREEN SPACE SEE MINUTE WWW.YAXHAM.COM<sup>1</sup></b>	
<b>Local Green Space - 5</b>	<b>Land at Paper Street</b>
<b>Criteria and reason for protection:</b>	<b>Comment</b>
1. Is the green space in reasonably close proximity to the community it serves?	Yes – see plan attached
2. Is the green space demonstrably special to the local community and hold a particular local significance?	The land is owned by the Parish Charity and is been identified as a site for allotments and a play area, once the current tenant vacates it.
a) Are there significant views from the local area into or across the site?	Yes, across the Tud Valley
b) Does the site afford the public with significant views out into the wider countryside?	Yes, the land borders open farmland.
c) Does the site have special historic significance or features?	No
d) Does the site have recreational value?	Yes, it has been recommended by the Parish Council and supported by Breckland as an amenity site (see attached Cabinet Paper from LPA)
e) Is the site particularly tranquil?	Yes, it abuts a quiet country land and farmland
f) Does the site have ecological value?	Yes, it will incorporate a natural habitat area
g) Does the site form a significant green break within the settlement?	Yes
h) Are there other reasons that make the site special to local people?	No
i) Is there evidence demonstrating that the site is special to local people? e.g. local comments, photographs, petition or public survey results	An Allotment Group was formed to when the land was transferred to Yaxham Parish in 2011. The Neighbourhood Plan has seen considerable interest in a Play area for Clint Green.
3. Is the green area: a) local in character? b) an extensive tract of land?	a) It is typical of the local land character b) It is not extensive
Is there public access to the site? Would the site provide the public with amenity value without public access?	Yes, the plans include full public access
<b>Summary and recommendations:</b>	
The land should become a Green Space as it meets all the criteria set down in the NPPF item 77. Supporting documents; a) Minute from Yaxham Parish Council 26 <sup>th</sup> April 2012 b) Cabinet Paper from Breckland Council 13 <sup>th</sup> January 2015	

<sup>1</sup> <http://yaxham.com/pages/Minutes> 21st July 2016





Green Space 5

## **B. ENV4 Surface Water Flooding Review**

1. Yaxham has experienced significant flooding issues during the period of the construction of NP4Yaxham. The photographs below are annotated to show the sites on the map which are shown at being at risk. They also illustrate areas which are NOT shown on the Norfolk County Council and Environment Agency Map.
2. The Environment Agency description of the areas marked on Map 1, accompanying this document, as follows;  
*“This map shows the predicted extent of water if this area was flooded following an extreme rainfall event.  
Due to the coarse nature of the source data used, it is not detailed enough to identify precise properties at risk.  
This type of rainfall could happen at any time and on numerous occasions but the chance of it happening is relatively small”*
3. However, this is not the experience of residents who have kindly donated the following photographs. The flooding they have identified happens considerably more than “1 in 100” years. The location of each photograph is shown on Map 1:
  - The Photographs of Norwich Road cover a larger area than indicated by the Map.
  - The Photographs of Cutthroat Lane illustrate heavy surface water combined with fluvial flooding can be seen in the distance in photograph 5
  - The Photographs of Station Road, around the Railway Station show more road flooding than indicated on the Map.
  - The Photographs of Paper Street, Clint Green illustrate changing water levels when heavy rain occurs.

**Photo 1 Norwich Road looking east May 23<sup>rd</sup> 2016**



**Photo 2 Norwich Road looking west, by Willow Farm, May 23<sup>rd</sup> 2016**



**Photo 3 Norwich Road looking west, 2015**

4. Photo 3 shows the eastern end of the settlement of Yaxham. The land under water is a field owned by the Parochial Charity and is used for grazing of horse, it is lower than the road and floods when the road is under pressure.



**Photo 4 Cutthroat Lane – field adjacent to Cutthroat Lane 2015**

5. The low lying valley of the River Tud is affected by both surface water and fluvial flooding. This photograph shows the field adjacent to the road under water.



**Photo 5 Cutthroat Lane – looking towards the River Tud**



6. This photograph shows the River Tud where it has flooded into the flood plain, meeting up with surface water run-off from the valley side.

**Photo 6 Cutthroat Lane from Dereham Road, 23<sup>rd</sup> June 2016**

7. The westerly end of Cutthroat Lane (Photo 6) where it meets Dereham Road is regularly prone to flooding. The problem is exacerbated by the fields either side being approximately a metre higher than the road itself, this encouraging run-off. Frogs Hall Farm is on the southern side of Cutthroat Lane. The entrance frequently floods in heavy rain (Photo 7) while the surface water run-off from up-hill can flood the house itself.



**Photo 7 Frogs Hall Farm off Cutthroat Lane, 23<sup>rd</sup> June 2016**



**Photo 8a, Yaxham Station, 23<sup>rd</sup> June 2016**



**Photo 8a, Station Road at the Level-Crossing, 23<sup>rd</sup> June 2016**



8. Although as can be seen in Photos 8a and 8b the flooding creates a great way for children to travel along the railway line, the flooding is often severe and presents major problems for residents and road users alike. Drainage is a major issue, but with the area being low lying, and with the houses and fields either side at a higher level it is a constant issue. This also leads to the road surface frequently breaking up and requiring repair.
  
9. The settlement of Clint Green sits at the point where the river valley gradient becomes less marked as it rises more gently towards the Shipdham plateau. However, this still means that the direction of drainage is through and down the valley slope to the River Tudd. Photographs 9a and 9b are taken in the back garden of a resident in Paper Street, down-slope from Clint Green. The resident describes how the ditch ordinarily has a small amount of water. During rain water level rises and in extreme weather overflows the little bridge, whereas in dryer times the water can disappear completely. This illustrates the range of variation that drainage ditches already have to cope with and the concern of residents that future development does not contribute to increased surface water run-off.

**Photo 9 a Paper Street, Clint Green**



**Photo 9 a Paper Street, Clint Green**



10. The junction of Norwich Road and Spring Lane at the western end of Clint Green is at frequent risk of flooding, as can be seen by photos 10a – 10d. The name “Spring Lane” is probably an indicator that this area has always been at such risk, but in a time of more frequent heavy rain and increased traffic arising from new development, the results can be both spectacular and dangerous for all who use the road.

**10a Norwich Road/Spring Lane February 2016**



**10b Norwich Road/Spring Lane February 2016**



**10c Norwich Road/Spring Lane February 2016**



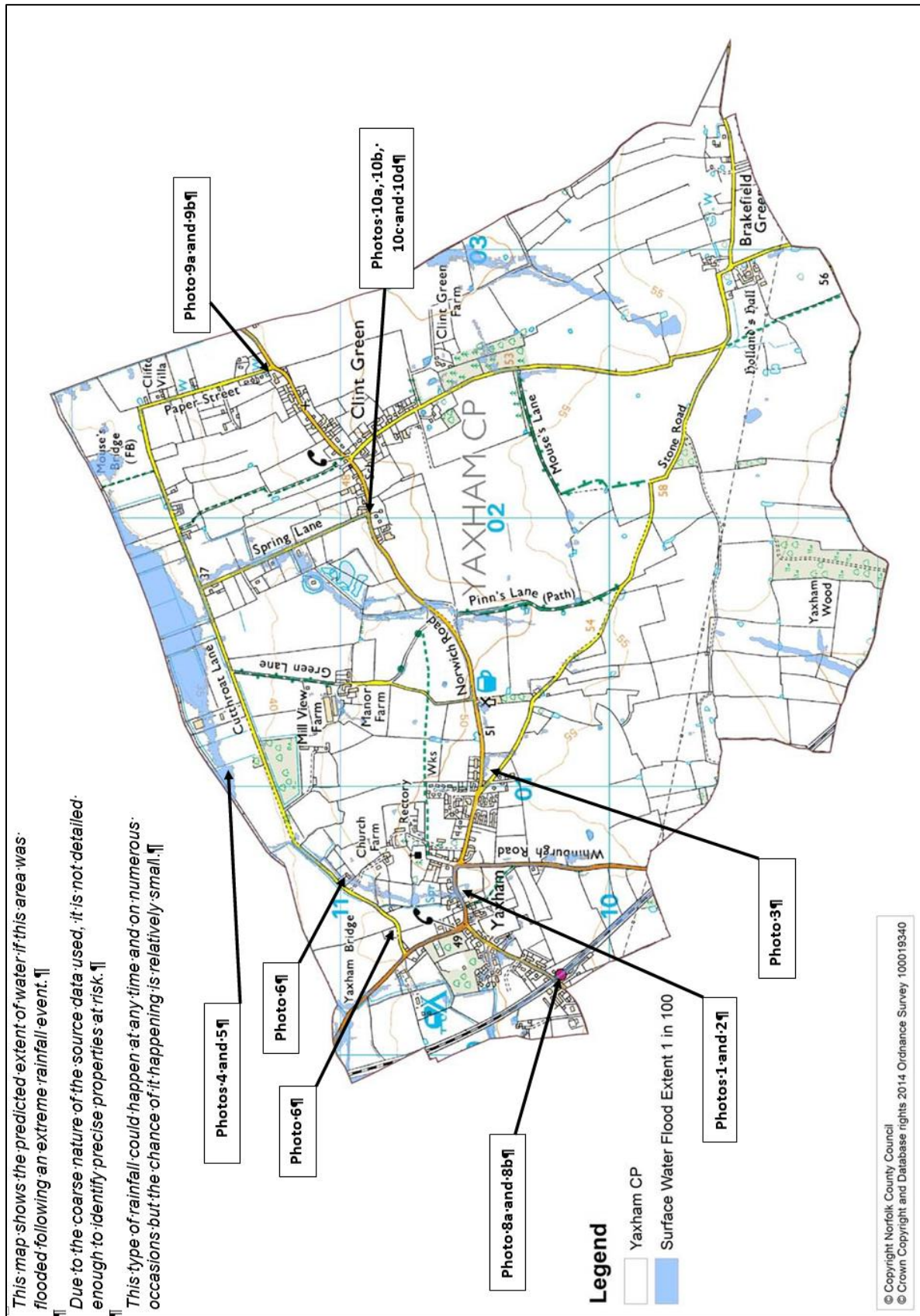
**10d Spring Lane February 2016**



11. **In summary**, these photographs show surface-water flooding in areas that according to the Norfolk County Council and Environment Agency Map should only be at risk once in every hundred years. The incidence of this level of flooding is closer to once or twice per 10 years, with significant but lesser flooding in between. In short the Norfolk County Council and Environment Agency Map understates the surface water flood risk in Yaxham.



Map 1 Norfolk County Council and Environment Agency Map showing 1:100 Year Surface Water Flooding risk – and indicating where the photos were taken.





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