

Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



Regulation 16

Accompanying Document 3.

EVIDENCE BASE, APPENDIX 2.

STR1 STRATEGIC GAPS FIELD WORK

August 2016

Strategic Gap Process, Maps & Photos

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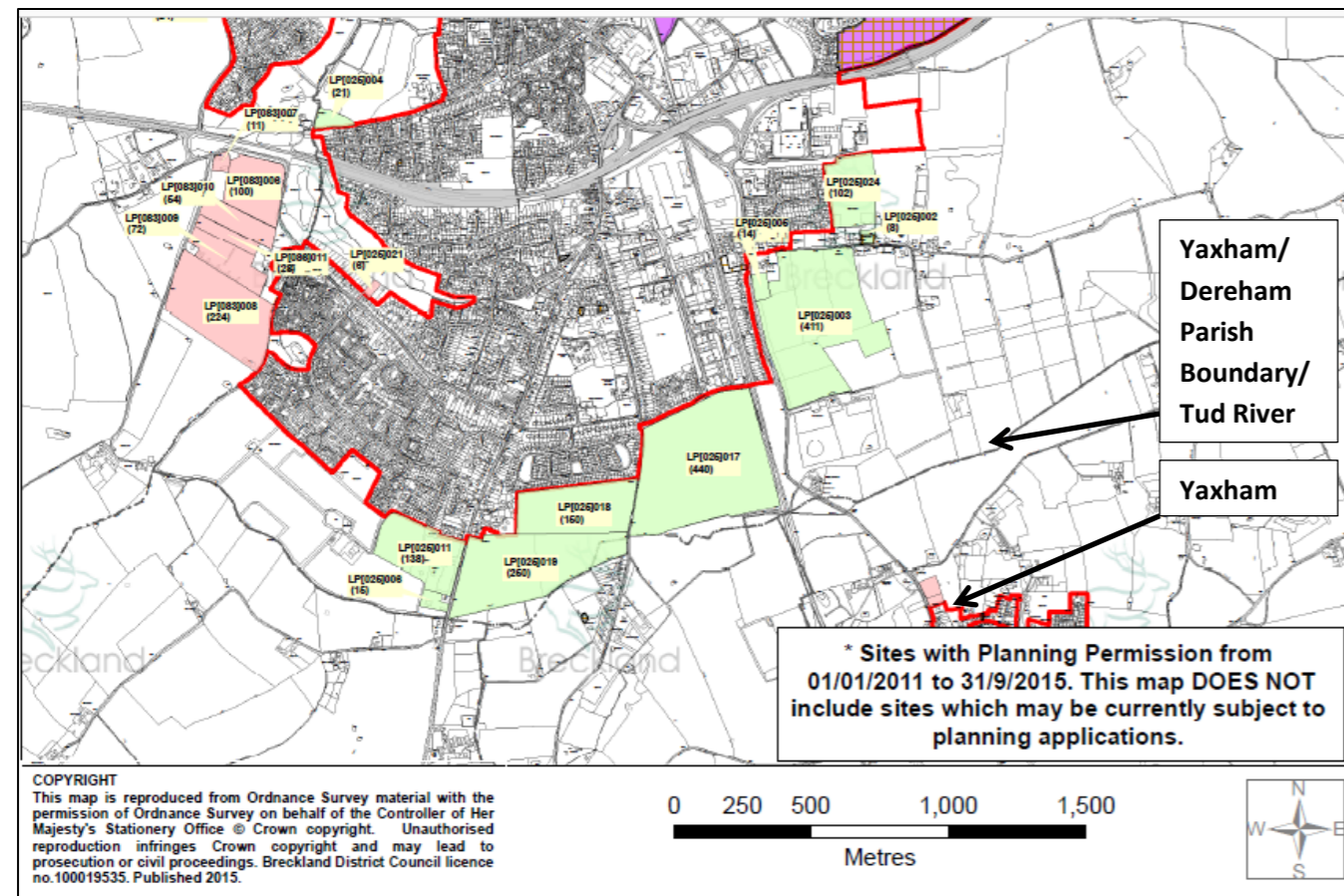
1. Process Narrative

- 1.1. At the 14th November 2015 Village Consultation Event it rapidly became clear that the gap between Yaxham and Dereham, defined by the Tud River Valley, was and is a critical factor in defining the separateness, independence and identity of the small rural parish of Yaxham from the large urban market town of Dereham to the north (see Consultation Statement, Appendix 2 Previous Consultations).
- 1.2. From this event and consultation responses it became clear to the Working Group that developing the Strategic Gap policy was of great importance to the residents of Yaxham. That importance grew with the publication of the Emerging Breckland Local Plan Consultation documents in December 2015 with recommendations for significant expansion of Dereham to the south towards the parish boundaries, including with Yaxham (see Section 2. below), combined with planning applications covering most of this land under consideration for over 500 new homes (3PL/2015/1490/O, 291+New dwellings, 3PL/2010/1381/F, 255 New Dwellings)
- 1.3. In addition during the November 2015 Consultations it was clear that the Yaxham settlement of Clint Green equally did not want to have development closing the gap with the much larger village of Mattishall to the east.
- 1.4. Whilst the Working Group recognised that the NP4Yaxham could only apply to areas within Yaxham’s Parish Boundary, it was seen as only one part of the story. So the initial draft policy maps did extend beyond the Yaxham parish boundary (see 6.4-6.7 below). It appeared self-evident that only that within the Parish was covered by NP4Yaxham, but it quickly became apparent that others did not appreciate this, and so the indicated gaps were kept to the parish boundary, but supplemented by Parish Action Point PAP1 calling for Yaxham to work with other Parish Councils and Neighbourhood Plan Working Groups to see if similar could be included in their Neighbourhood Plans. This latter point is an aspiration and not a land use policy.
- 1.5. Strategic Gap 1 developed from the imminent challenge of development within the defining Tud River Valley (see 2.3 below). A previous Yaxham Parish Chairman relates that Breckland Officers in the past said “Don’t worry, George, they’ll never be allowed to develop in the Tud River Valley”, and here we were facing the extension of Dereham south into that valley – threatening to result in the coalescence of the two settlements. One of the Regulation 14 Consultation responses explicitly talks about Yaxham should be considered for more development because it and Dereham are “linked-settlements” (www.np4yaxham.com). The Strategic Gap 1 is designed precisely to prevent such a coalescing. The Maps in Attachment 1 show how this evolved through to the recent versions that centred on the River Tud Valley, and the Regulation 16 Map which combines the contour lines of the valley, use of identifiable geographical features and sight-lines across the valley (See Section 3.), based on extensive field-work, including many hundreds of photographs. The sight-lines approach was eventually suggested by Breckland Council in its Regulation 14 formal response which the Working Group took on-board and this resulted in the current version of Strategic Gap 1. These Maps also include an indication of where the two planning applications are located, further eroding the Dereham side of the gap between Dereham and Yaxham, hence the need to reinforce the gap from within the Yaxham parish to prevent coalescence with Dereham.
- 1.6. Strategic Gap 2 reflects the residents of Clint Green strongly expressed desire to retain its clear distinction from the neighbouring much larger village of Mattishall. This follows recognised geographical features providing an anti-coalescence buffer between Clint Green and the Yaxham parish boundary (see Section 4. below).
- 1.7. Strategic Gap 3 emerged from the 27th January Village Consultation Event that was used to test out the emerging policies. Reaction at that event was why was there not a Gap included to protect the clearly separate and independent settlements of Yaxham and Clint Green and to therefore prevent their coalescence. This was included in the Working Group’s emerging Breckland Local Plan Consultation response in February 2016. Its final form makes use of both sight-lines and geographical features on the ground to provide certainty as to where the gap boundary applies (see section 5. below).
- 1.8. All three Strategic Gaps were included in the Working Group’s emerging Breckland Local Plan Consultation response in February 2016 and were expressly approved by the Yaxham Parish Council meeting of 11th February 2016 (<http://www.yaxham.com/pages/Minutes>). This was the “Trapezoid” shaped Gaps map – (see 6.4 below).
- 1.9. In the first informal submission of the draft NP4Yaxham to Breckland Council on 23rd February 2016, the Gaps were restricted to Yaxham Parish, and followed settlement outlines and the Td River Valley. Through a formatting error these appeared as solid blocks which did not assist with understanding – (see 6.3 below)
- 1.10. Various other versions of mapping were tried in order to achieve the objective of preventing coalescence, of which the flood-based map was an example (see 6.2 below). Variations were included in consultations and newsletters. The next evolution of the map was included in the Regulation 14 Pre-submission. It followed contour lines, but did not give clarity of where a boundary would actually be on the ground. Breckland Council suggested sight-lines and field work, and revising the extent of the area covered by the Gaps. This is the work the Working group has undertaken, which makes up the bulk of this document, and fed through to the current version of the Gaps included in the Plan for Regulation 16 consultation.
- 1.11. The following maps and aerial views show first the context and fieldwork including sight-lines, cross-sections and photographs. In addition, Section 6 shows the evolution of the Gap maps prior to the Regulation 16 Plan.

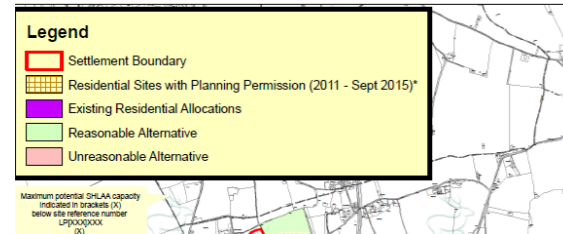
NB Please note photos were taken during late spring/early summer 2016 when the trees and foliage were at their most verdant.

2. The Developing Coalescence of Dereham & Yaxham in the Tud River Valley

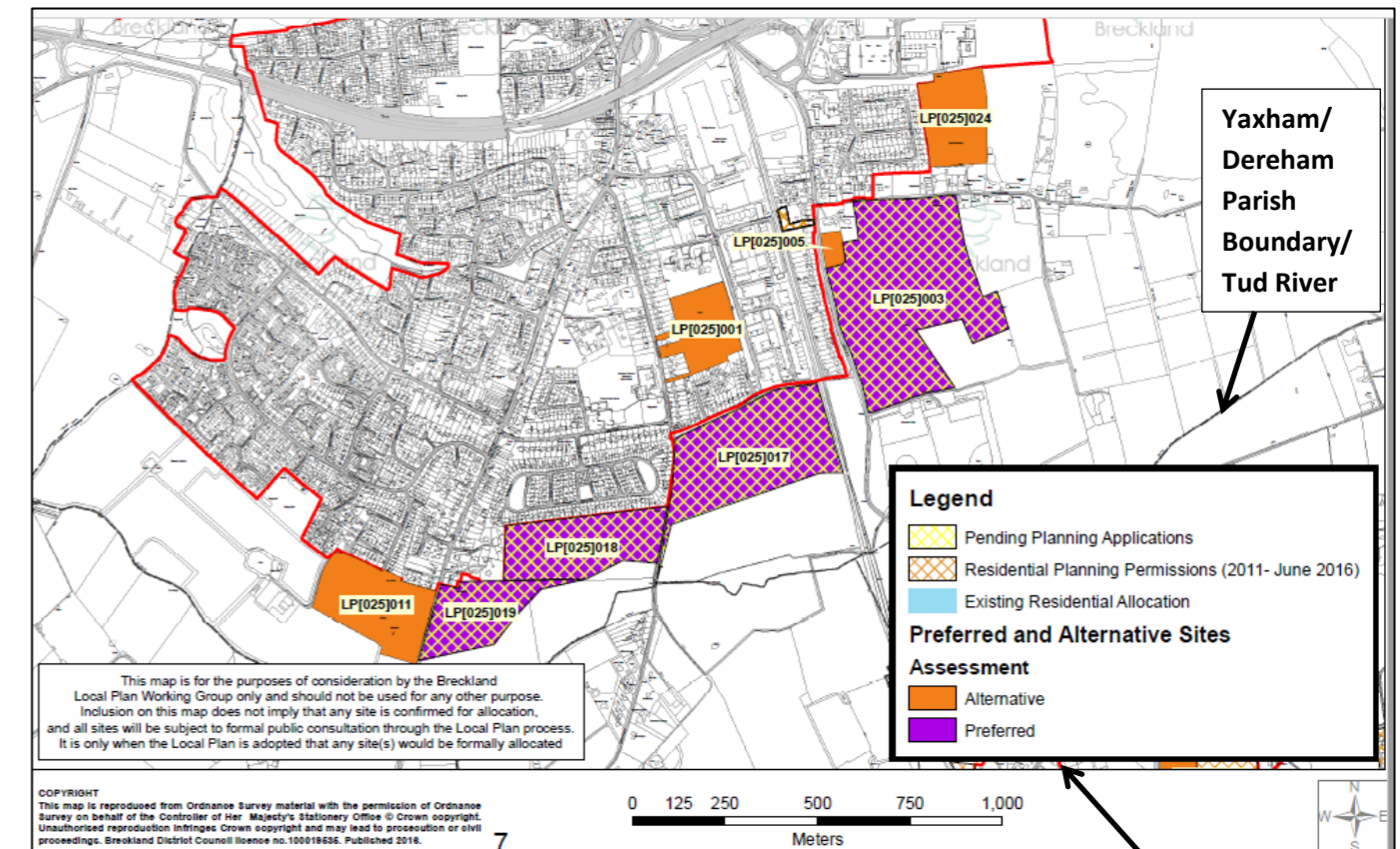
2.1. Emerging Local Plan – South Dereham Possible Development Sites – December 2015¹



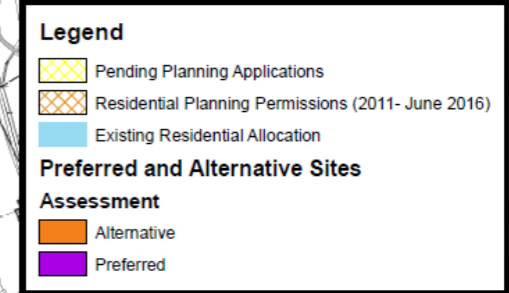
Dereham: Emerging Residential Site Options Winter 2015



2.2. Emerging Local Plan – South Dereham Possible Development Sites – July 2016²



Yaxham/
Dereham
Parish
Boundary/
Tud River

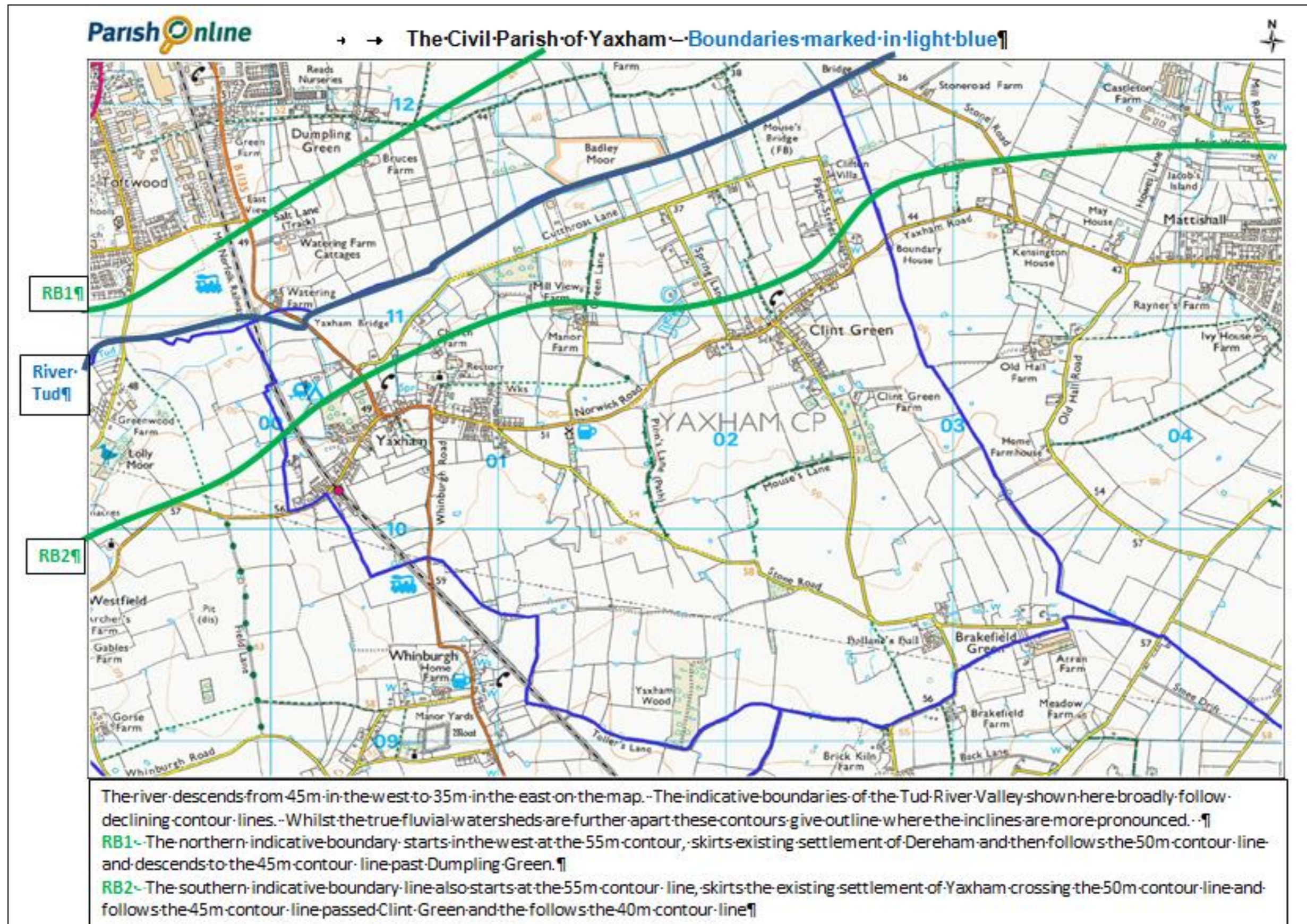


Yaxham
(under the
legend)

¹ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> - Preferred Directions Consultation Documents (Regulation 18) Preferred Directions Part 2 December 2015

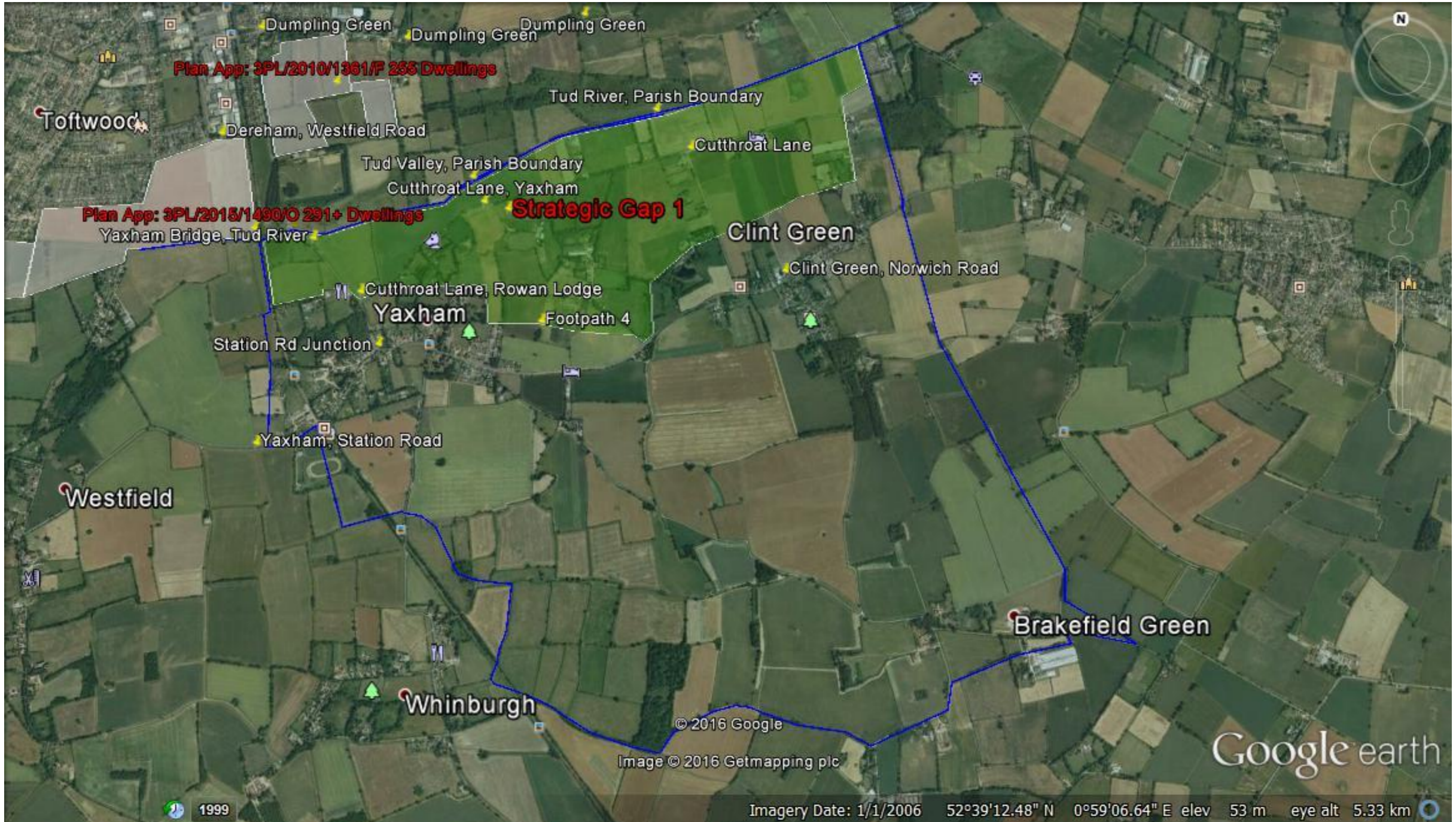
² www.breckland.gov.uk - Breckland Council Local Plan Working Group Meeting 15th July 2016 Public Reports Pack

2.3. The Tud River Valley – *indicative boundaries based on contour lines*



3. Strategic Gap 1

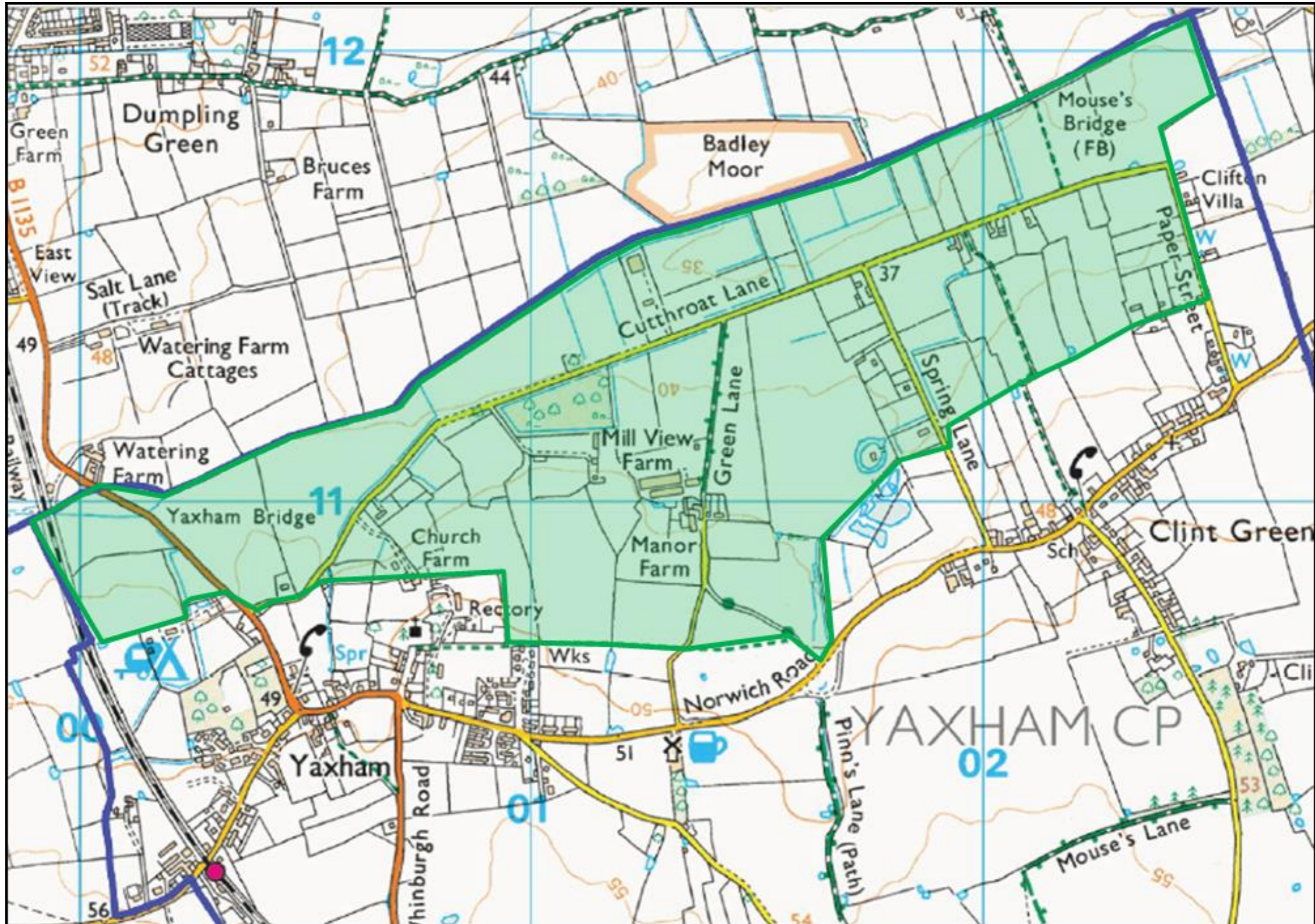
3.1. Strategic Gap 1 Set in the context of the Parish Boundary shown in blue



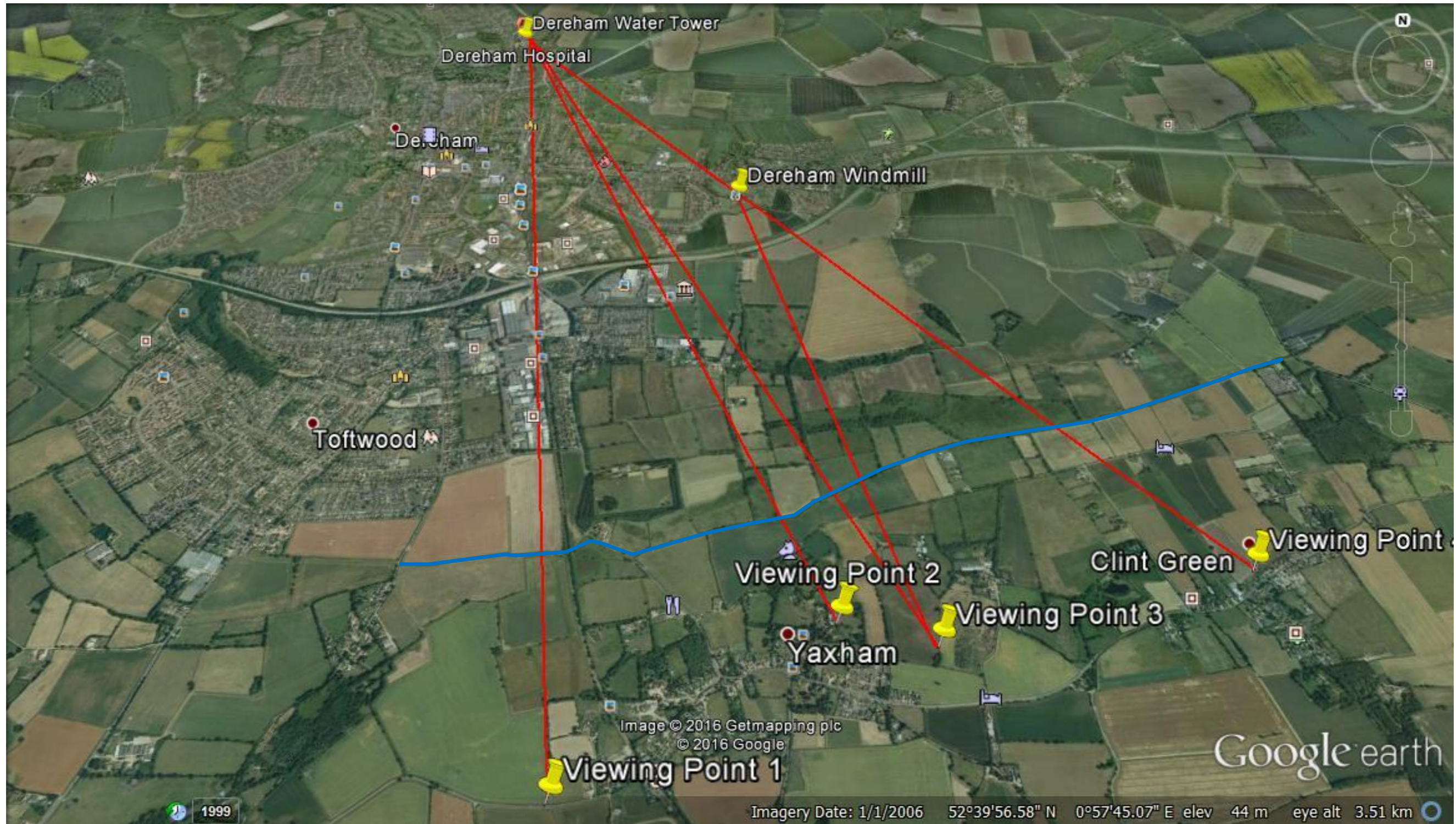
3.2. Strategic Gap 1 in detail - set in the context of the Northern Parish Boundaries shown in blue – Aerial View



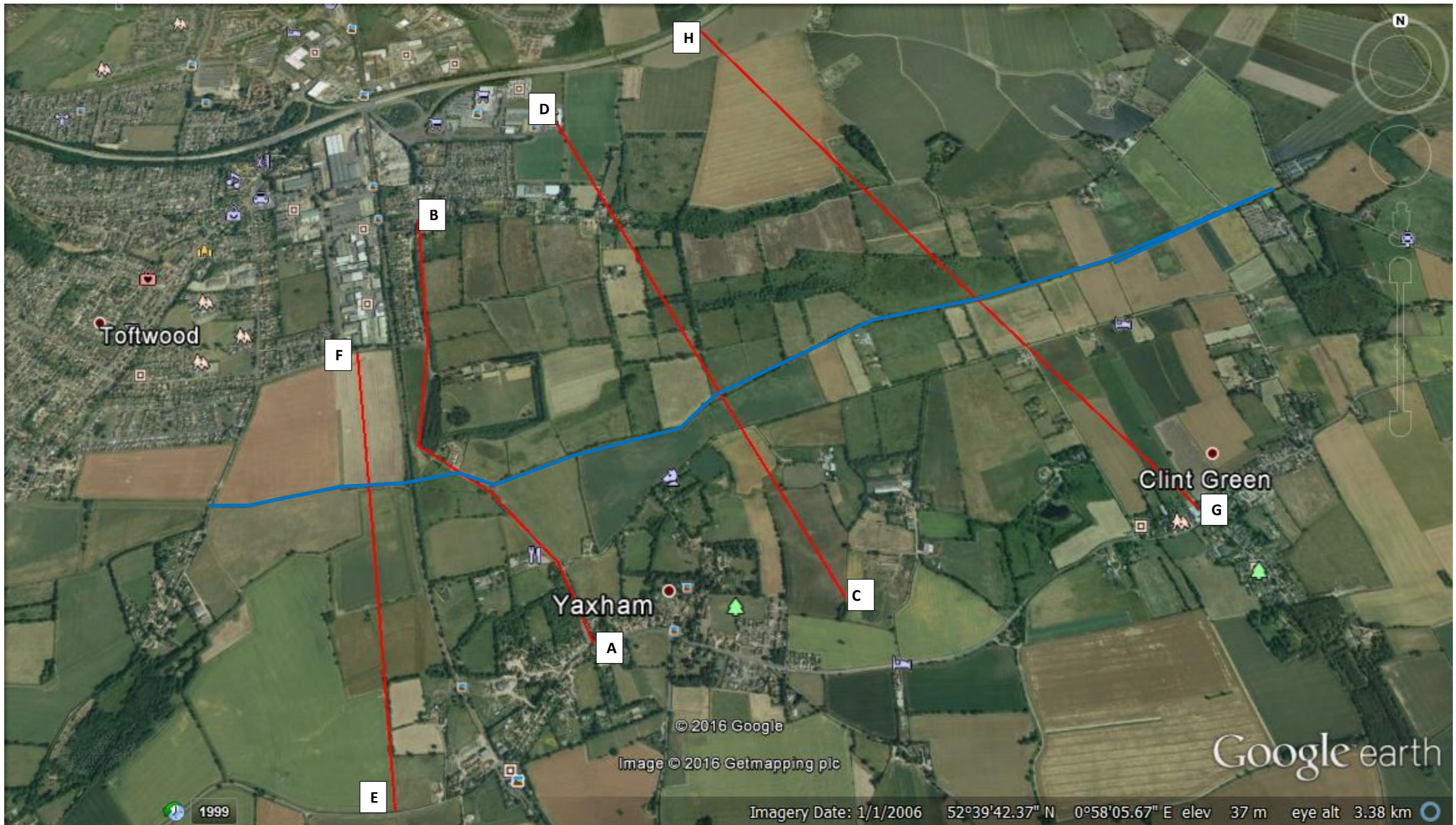
3.3. Strategic Gap 1 in detail - set in the context of the Northern Parish Boundaries shown in blue – Ordnance Survey Map



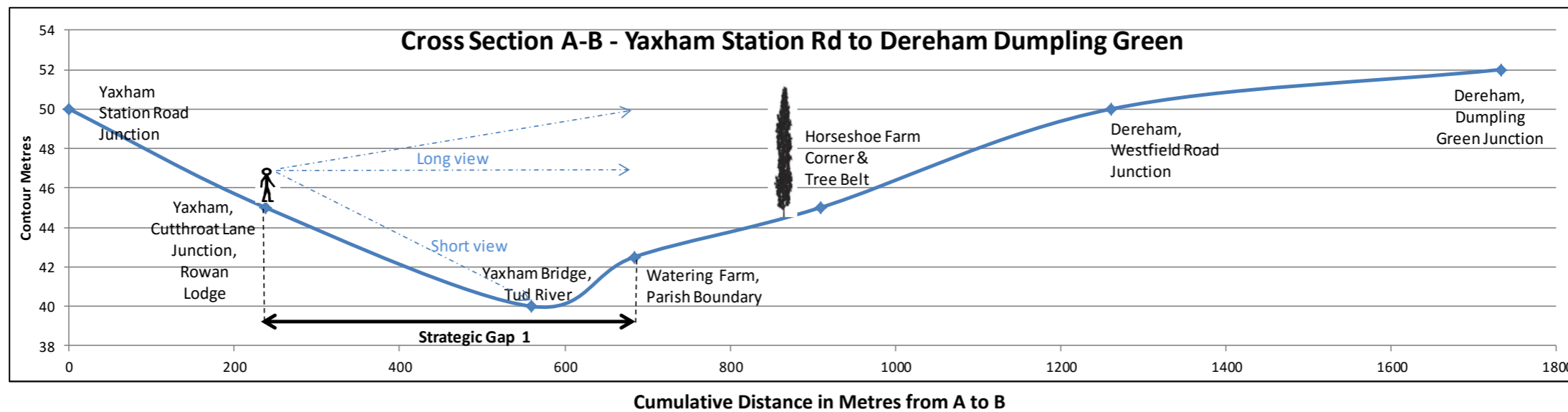
3.4.Strategic Gap 1 Long-distance sight-lines to key Dereham features – Water Tower & Windmill (Parish Boundary in Blue)
Water Tower is around 4-4.5km and the Windmill is around 2.5k from Yaxham & Clint Green settlements






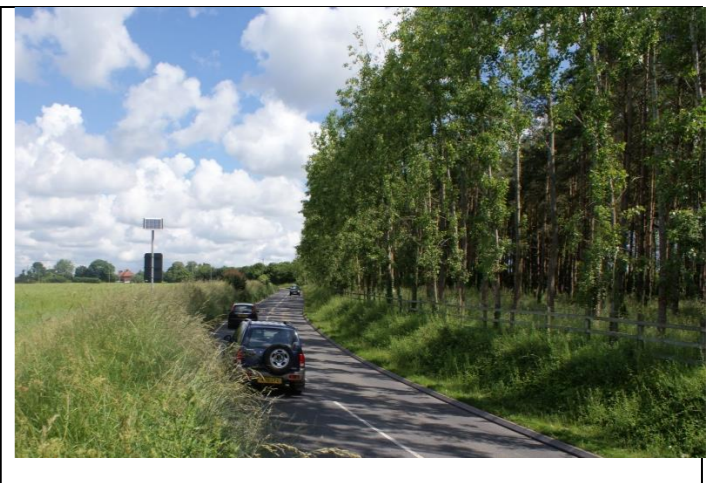




3.5. Strategic Gap 1 sight-line cross-sections (Parish Boundary in Blue)



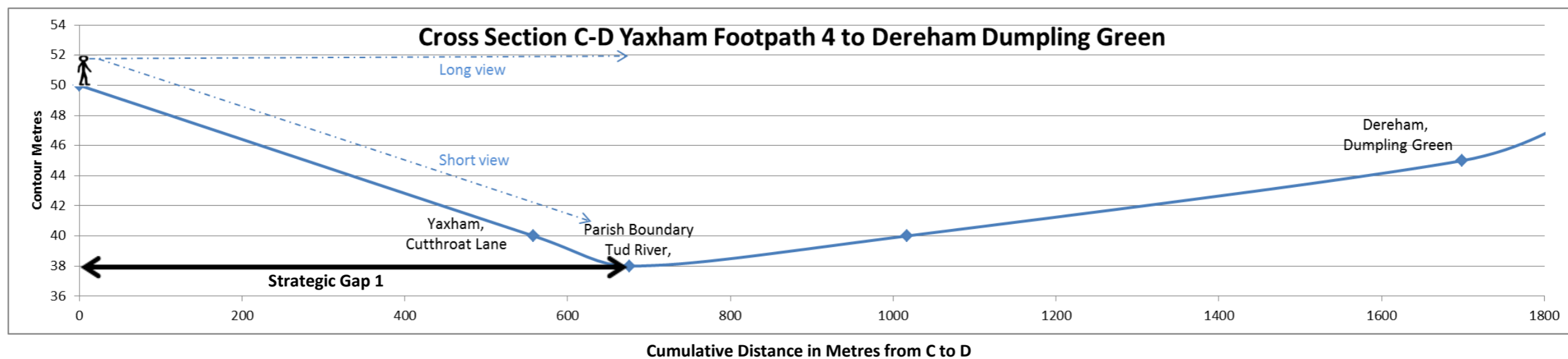
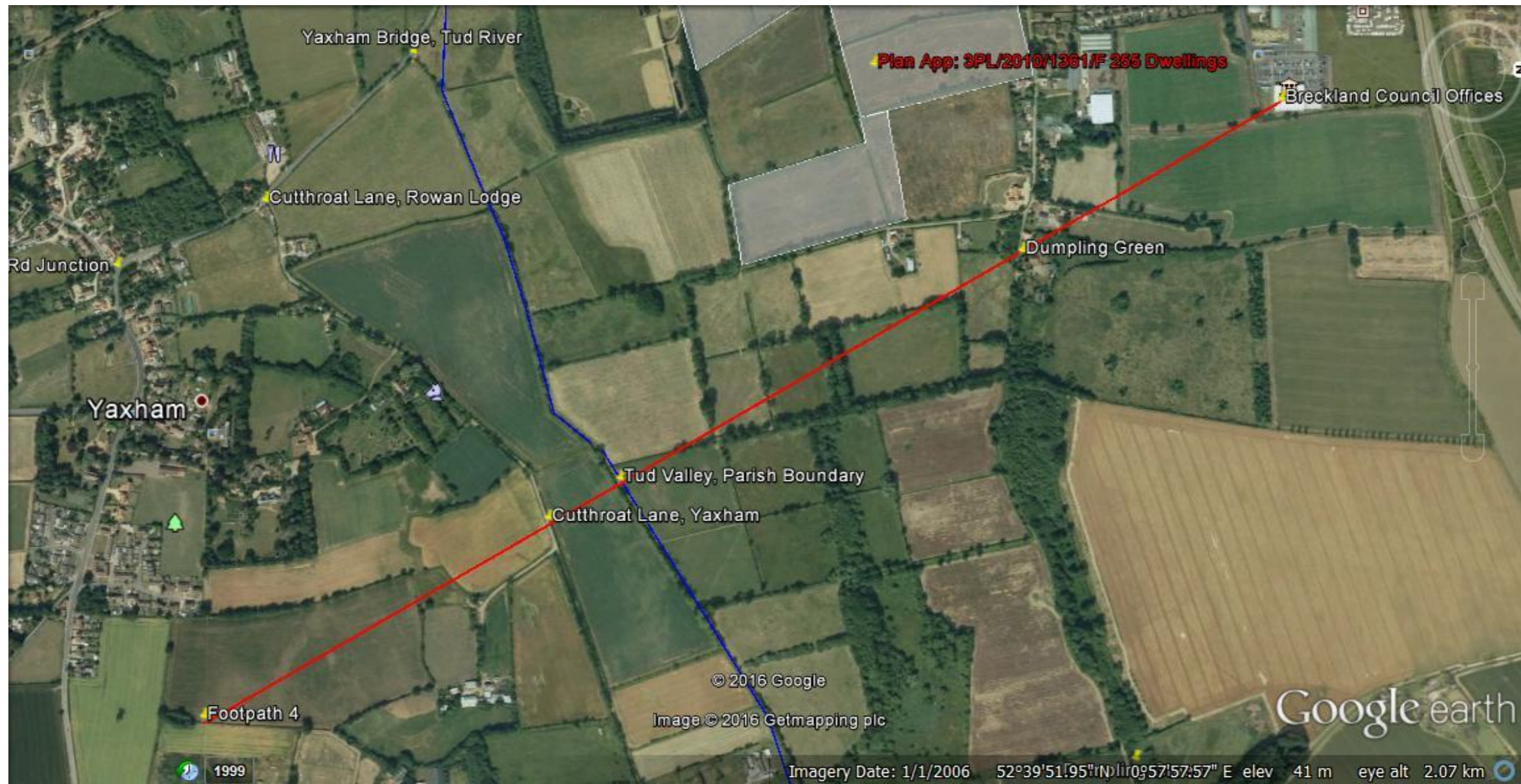
3.6.Strategic Gap 1 Cross-Section A-B Yaxham Station Rd to Dereham Dumpling Green




3.7.Strategic Gap 1 Cross-Section A-B – Photos

			
<p>B1135 North of Yaxham Yaxham Waters looking towards Yaxham, with Rowan Lodge at the entrance to Cutthroat Lane at centre left</p>	<p>B1135 North of Yaxham At Yaxham Bridge looking south back towards Yaxham Waters</p>	<p>B1135 North of Yaxham At Yaxham Bridge looking north towards Horseshoe Farm Tree Visual Screen on left.</p>	<p>B1135 North of Yaxham At Horseshoe Farm Corner looking north towards Dereham on the horizon, and Tree Visual Screen on right.</p>
			
<p>B1135 North of Yaxham Yaxham Waters looking north towards Dereham, with the Yaxham Bridge over the River Tud centre and the Horseshoe Farm Tree Visual Screen clearly seen, otherwise Dereham would be clearly visible.</p>	<p>B1135 North of Yaxham At Yaxham Bridge looking towards Horseshoe Farm Corner and Tree Visual Screen on the right</p>	<p>B1135 North of Yaxham At Horseshoe Farm Corner looking south towards Yaxham Bridge, and Tree Visual Screen on left. Parish boundary just past entrance on left.</p>	<p>B1135 North of Yaxham At Horseshoe Farm entrance looking north towards Dereham.</p>

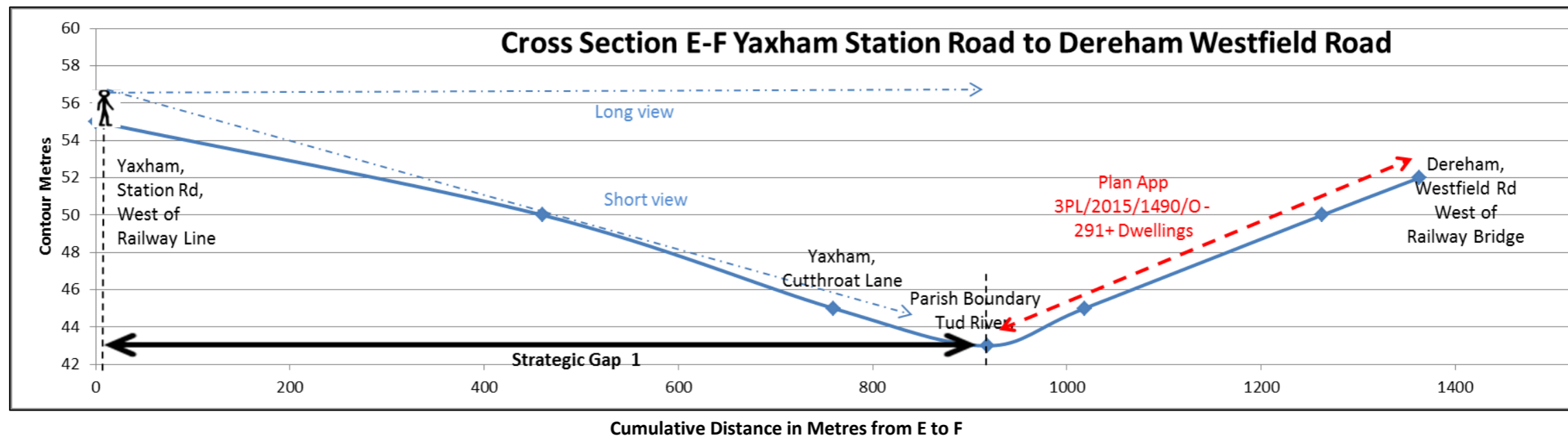
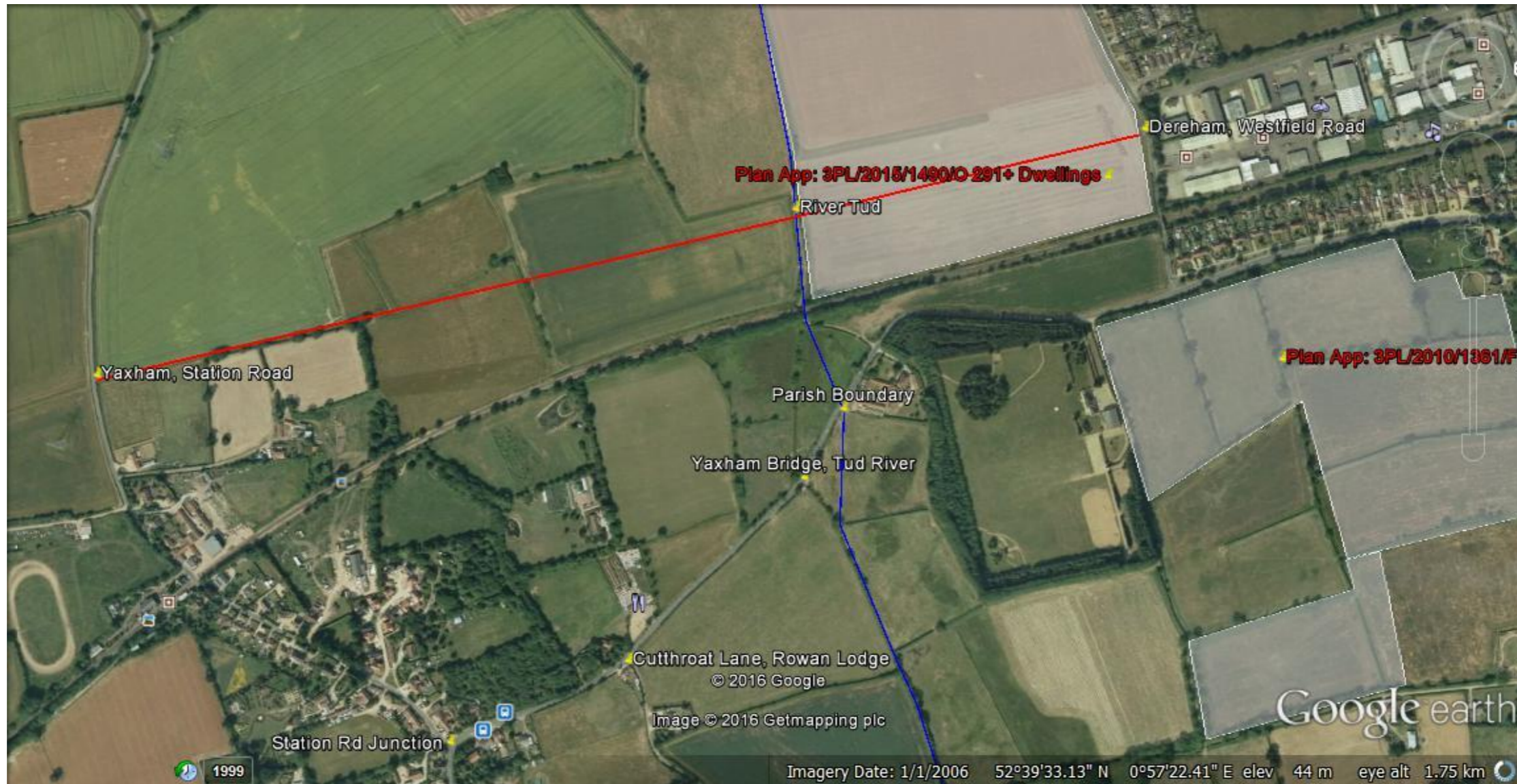
3.8. Strategic Gap 1 Cross-Section C-D Yaxham Footpath 4 to Dereham Dumping Green



3.9.Strategic Gap 1 Cross Section C-D – Photos

 <p>Dereham Water Tower</p>	 <p>Dereham Wind Mill</p>
<p>Footpath 4, Yaxham Looking North and West towards Dereham Water Tower, Centre</p>	<p>Footpath 4, Yaxham Looking North and West towards Dereham Windmill, Centre</p>
	
<p>Footpath 4, Yaxham</p>	<p>The Mill Yaxham from Footpath 4</p>

3.10. Strategic Gap 1 Cross-Section E-F Yaxham Station Road to Dereham Westfield Road



3.11. Strategic Gap 1 Cross-Section E-F Photos



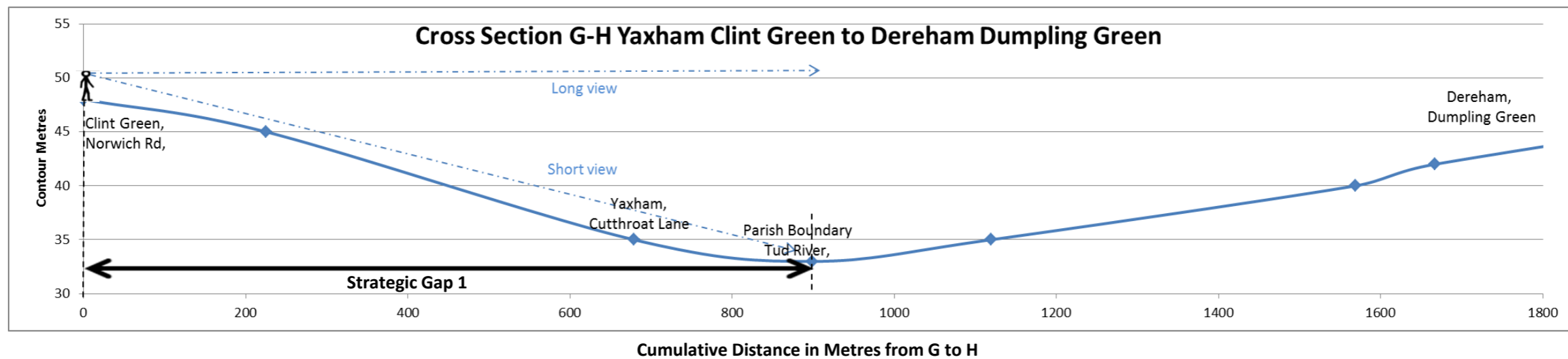
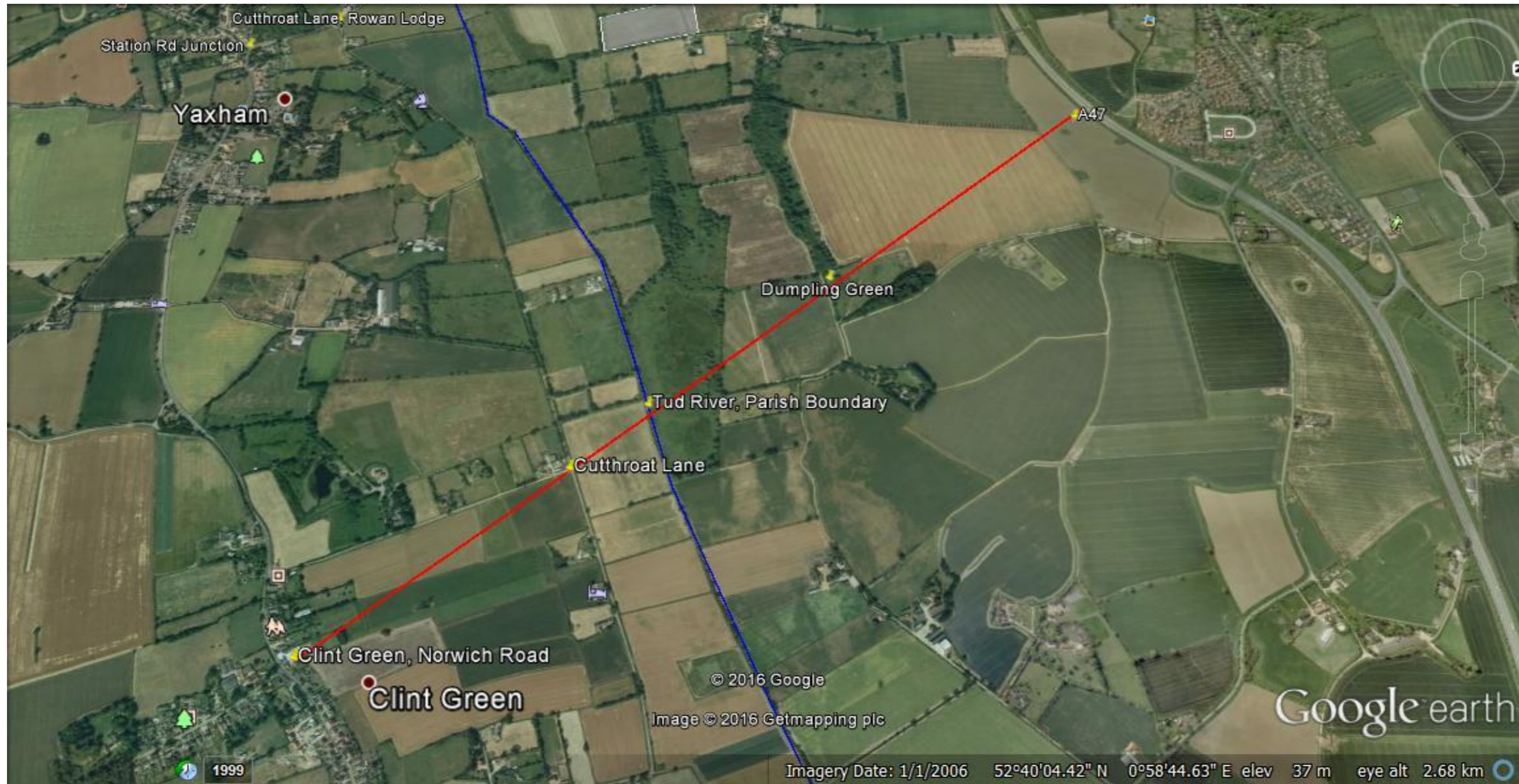
Westfield Road, Dereham
Looking North at housing and Industrial estates

Station Road, Yaxham, West of Railway Line
Looking North across the Tud River Valley to Westfield Road, Dereham

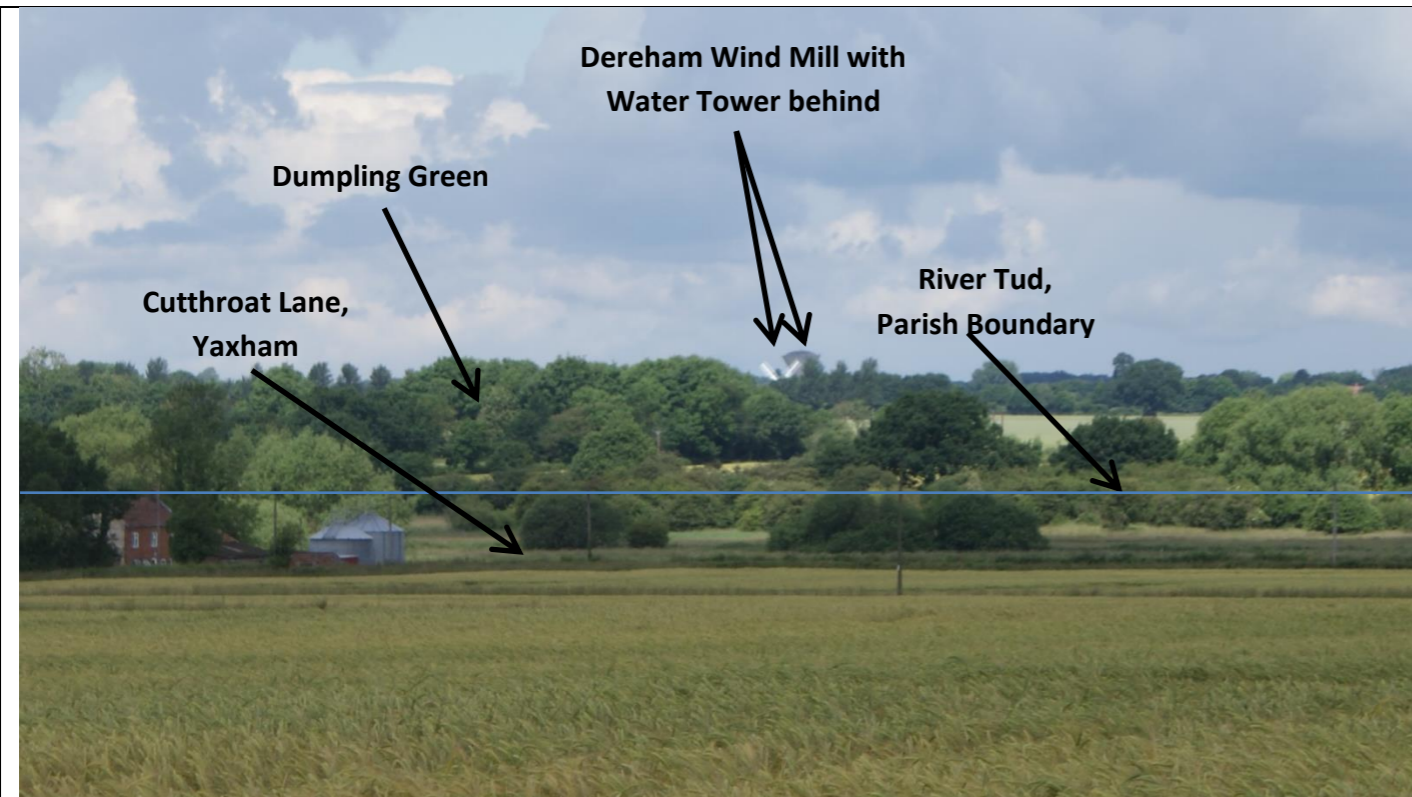


Westfield Road, Dereham
Looking South to Station Road Yaxham across the Tud Valley

3.12. Strategic Gap 1 Cross-Section G-H Yaxham Clint Green to Dereham Dumpling Green



3.13. Strategic Gap 1 Cross-Section G-H Photos



Clint Green, Norwich Road
Looking North and West across the Tud Valley
Dereham Windmill (2.7 km) and Dereham Water Tower (4.5km)

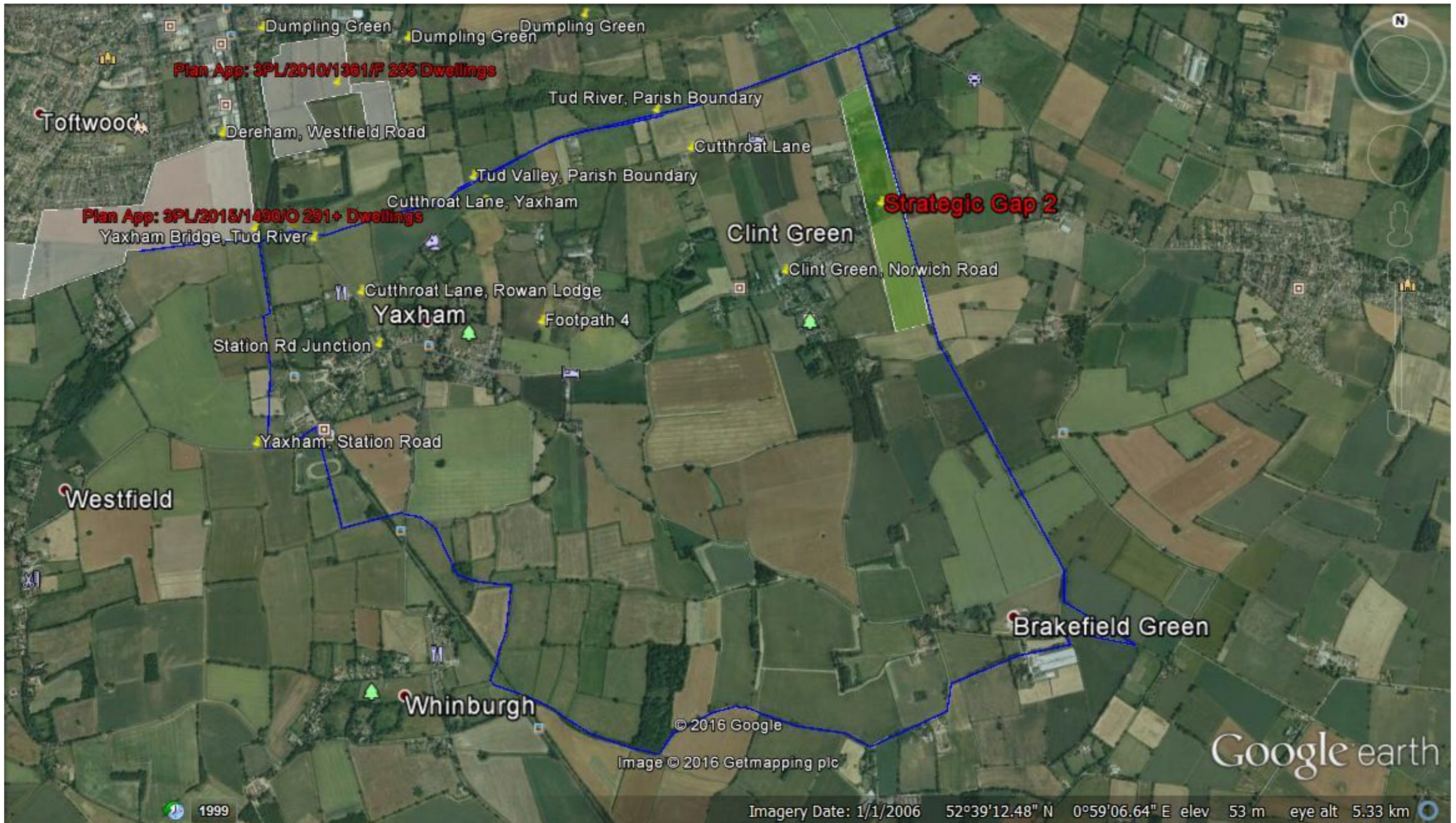
Stone Road, just South of A47 looking South and East to Clint Green
Linear Development along 48m contour shoulder before land continues
to rise gently to the Shipdham Plateau



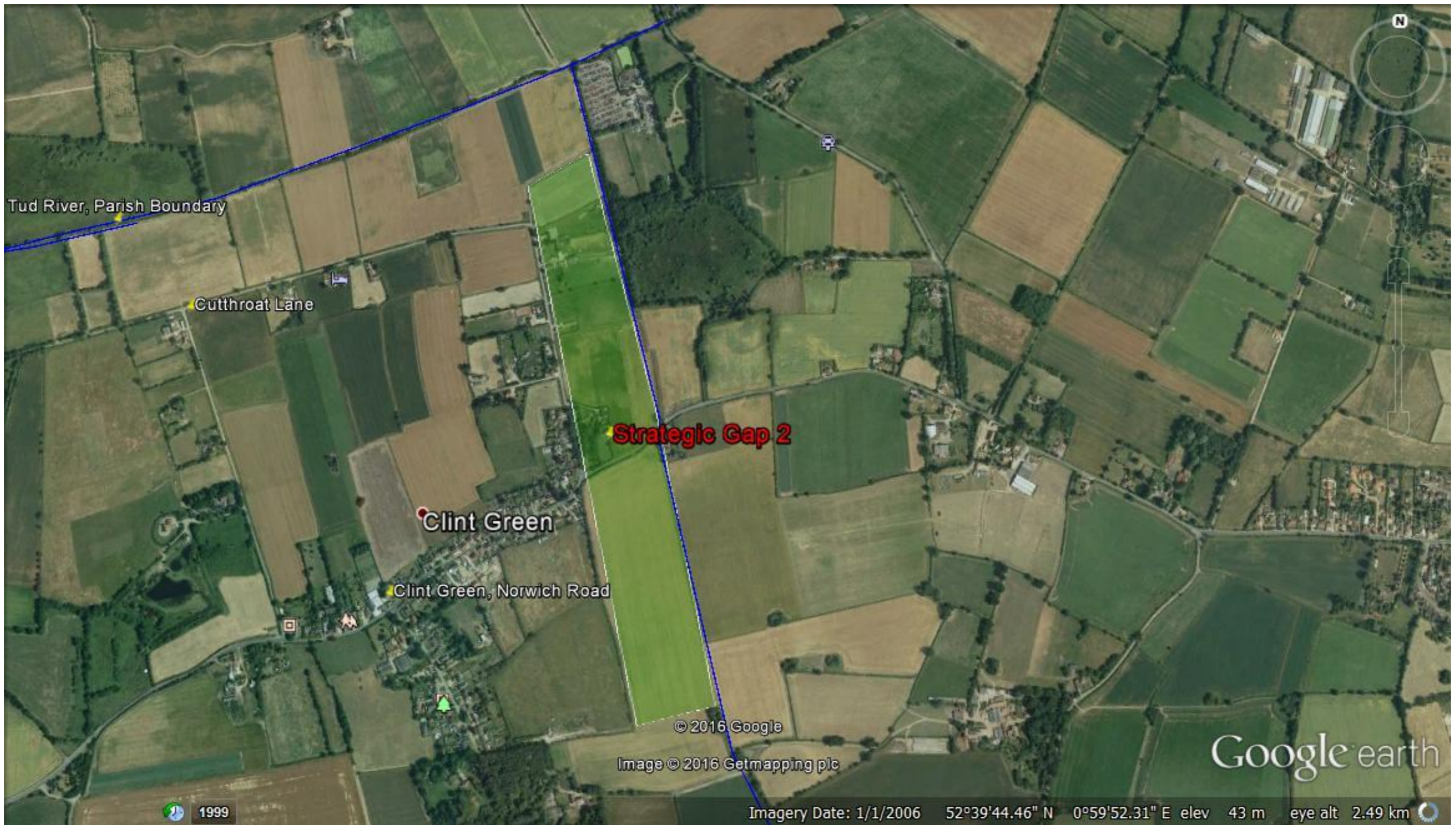
Clint Green
Linear Development along 48m contour shoulder before land
continues to rise gently to the Shipdham Plateau

4. Strategic Gap 2 Between Clint Green, Yaxham and the Parish Boundary with Mattishall – Aerial View

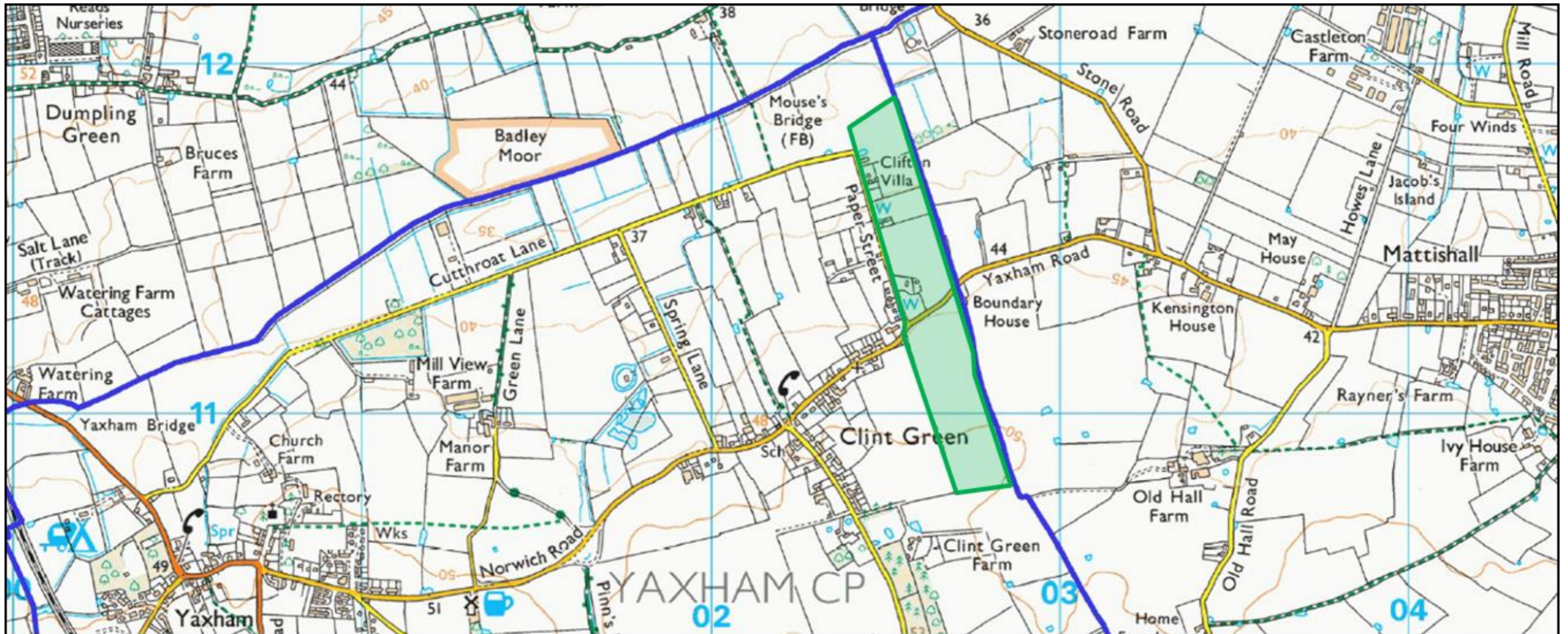
4.1.Strategic Gap 2 Set in the context of the Parish Boundary – Aerial View



4.2.Strategic Gap 2 in detail - set in the context of the North & Eastern Parish Boundaries – Aerial View

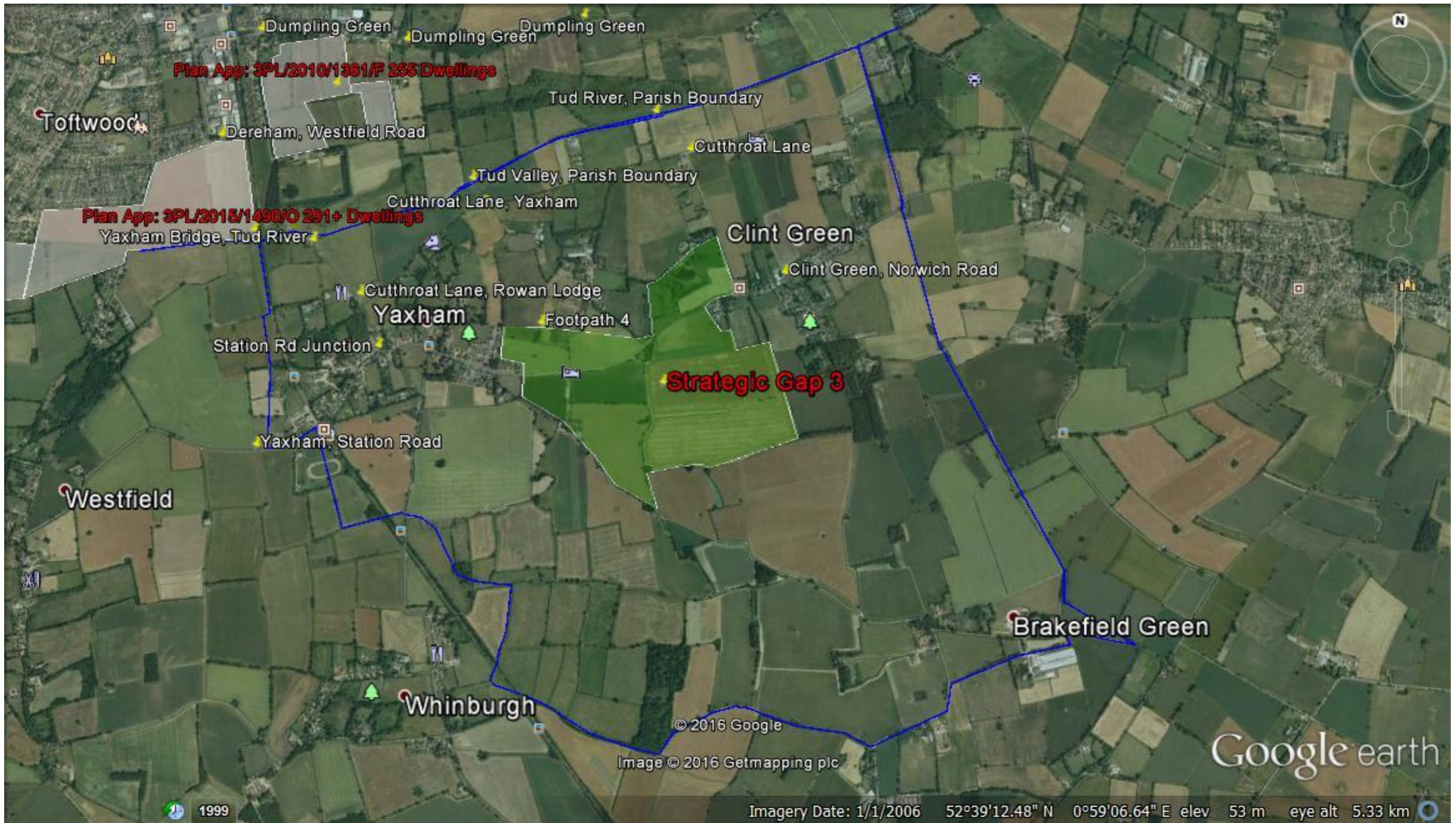


4.3. Strategic Gap 2 in detail - set in the context of the North & Eastern Parish Boundaries – Ordnance Survey Map



5. Strategic Gap 3 between Yaxham and Clint Green

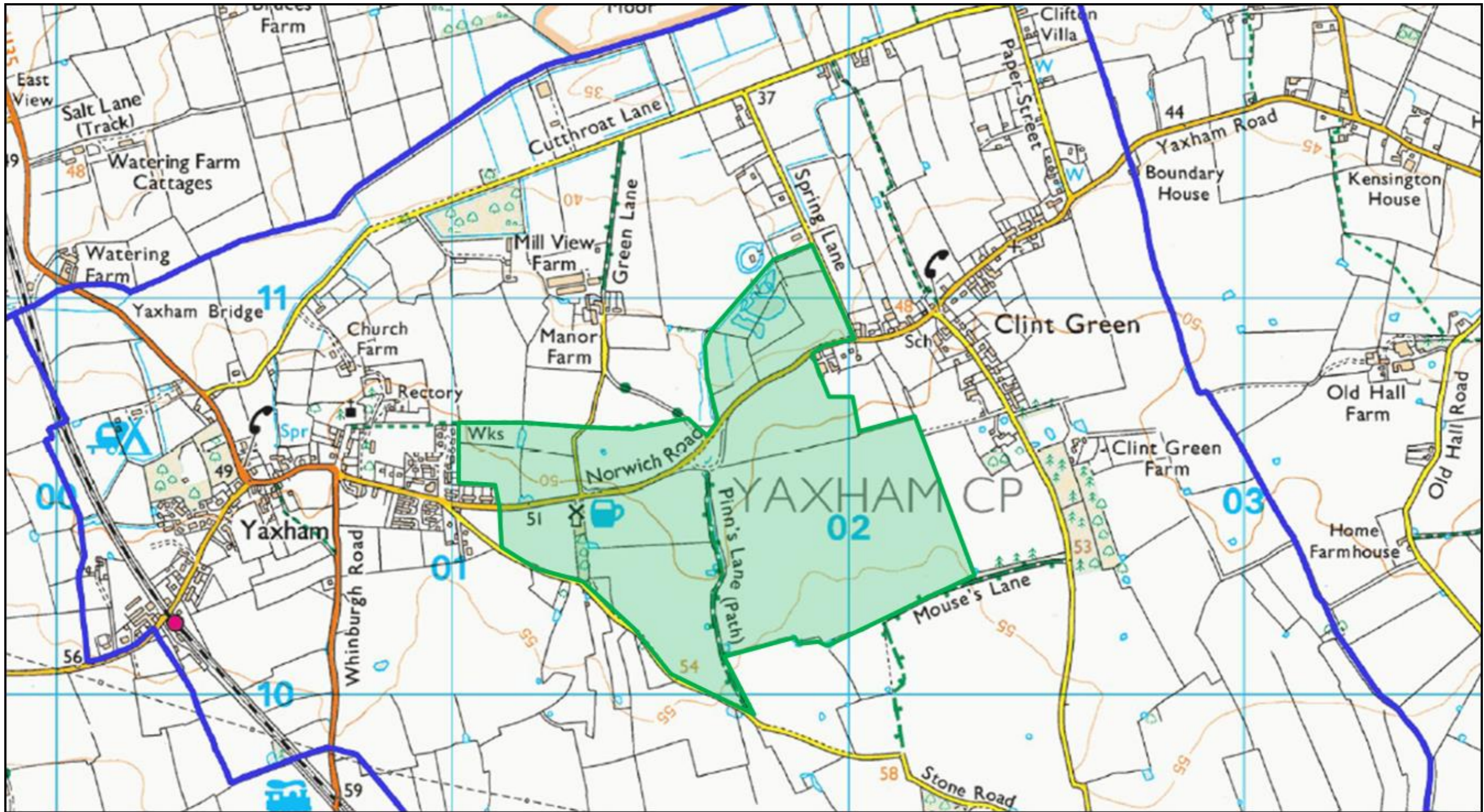
5.1. Strategic Gap 3 in the context of the Parish Boundary – Aerial View



5.2. Strategic Gap 3 – detail – Aerial View



5.3. Strategic Gap 3 – Mapping detail – Ordnance Survey Map

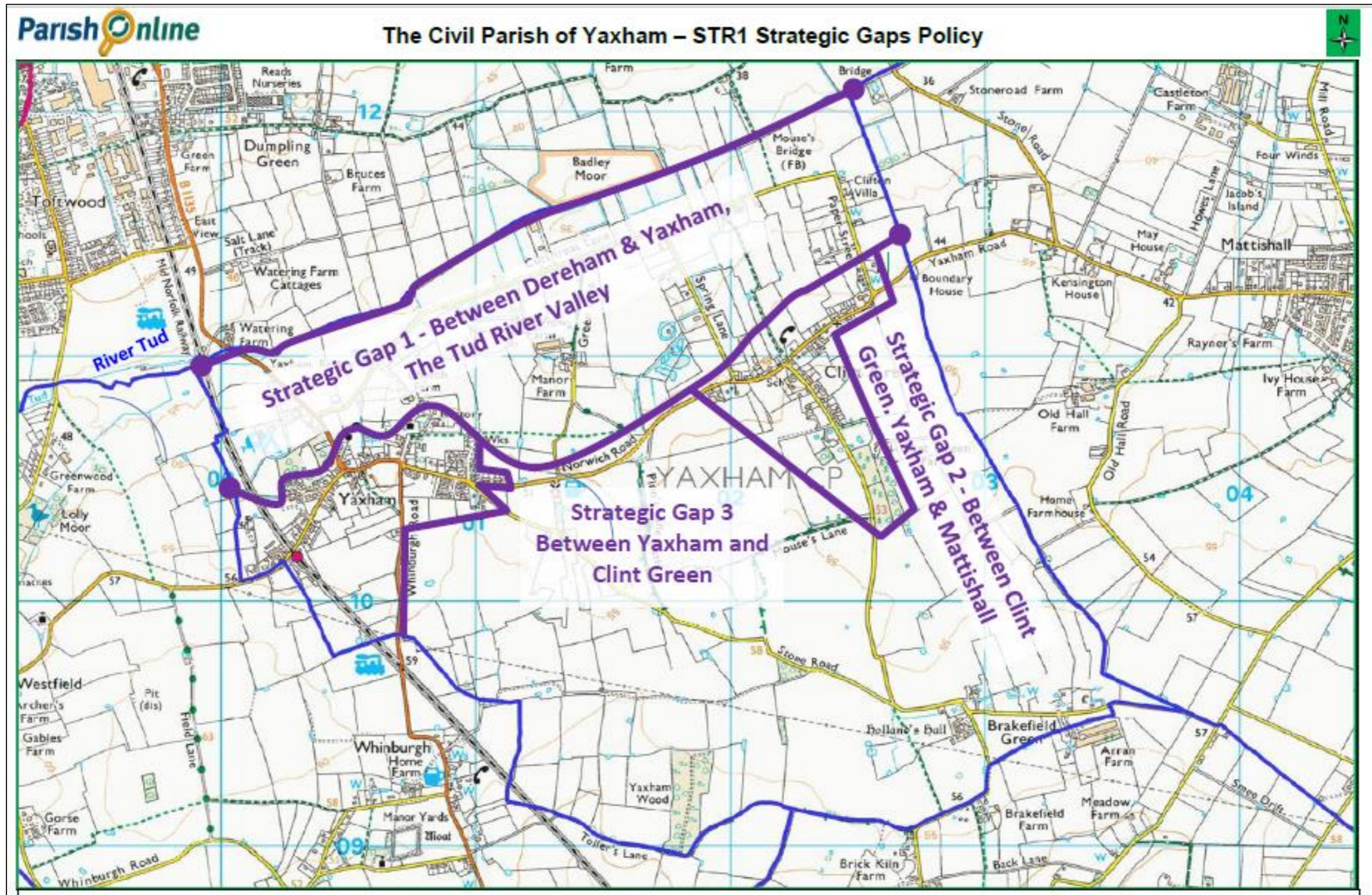


5.4.Strategic Gap 3 – Sight-lines and photos

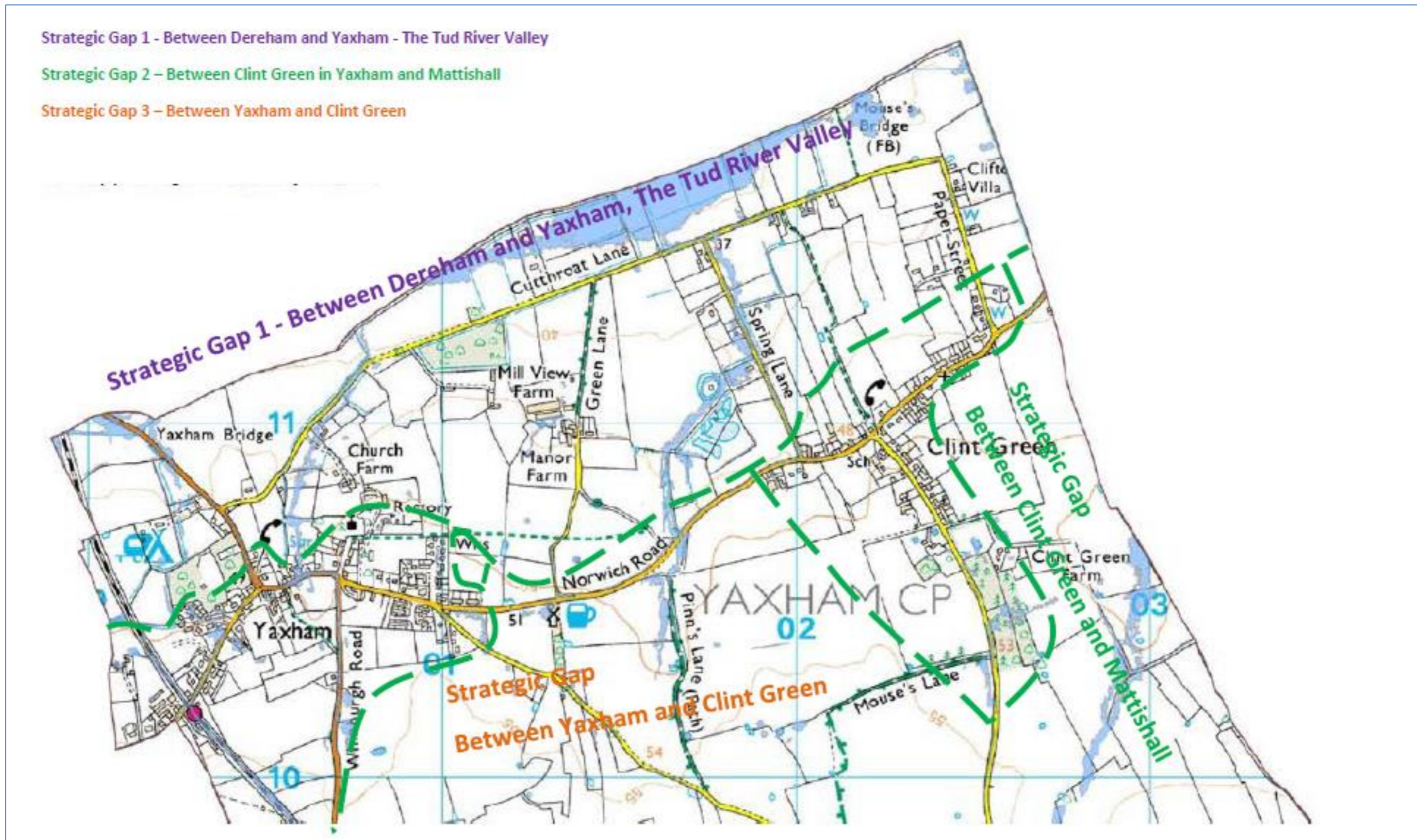
<p>Norwich Road looking west, entering Yaxham from the Pinns Corner/Clint Green direction</p>	<p>Norwich Road looking west, from Pinns Corner towards Yaxham, over open fields</p>	<p>Pinns Corner – wildlife and footpath centre of the parish – Local Green Space 2.</p>	<p>Norwich Road looking east, entering Clint Green from the Pinns Corner/Yaxham direction</p>
<p>Norwich Road looking east from Yaxham towards Pinns Corner. Closed pub on right.</p>	<p>Norwich Road looking east, from Pinns Corner towards Clint Green.</p>	<p>Pinns Lane Bridleway running south from Pinns Corner towards Brakefield Green.</p>	<p>Norwich Road looking east towards Clint Green.</p>
<p>Norwich Road looking south from Yaxham over open fields – Local Green Space 4.</p>	<p>Norwich Road looking south from Yaxham over open fields.</p>	<p>Field north of Norwich Road looking towards The Mill B&B, and closed pub.</p>	<p>Norwich Road looking south from Pinns Corner over open fields.</p>

6. Evolution of the Strategic (Green) Gaps

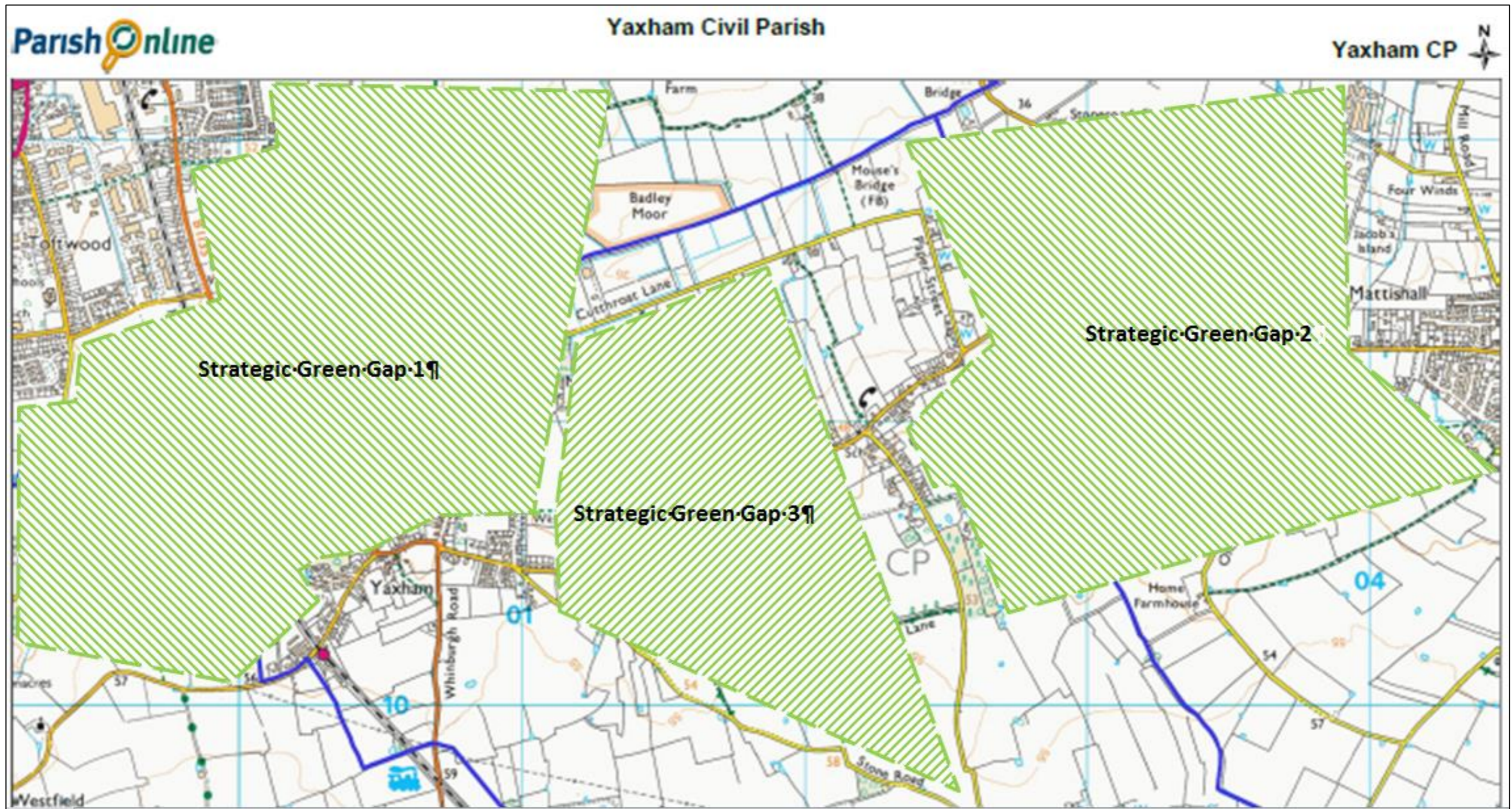
6.1. April 2016 Regulation 14 Pre-submission



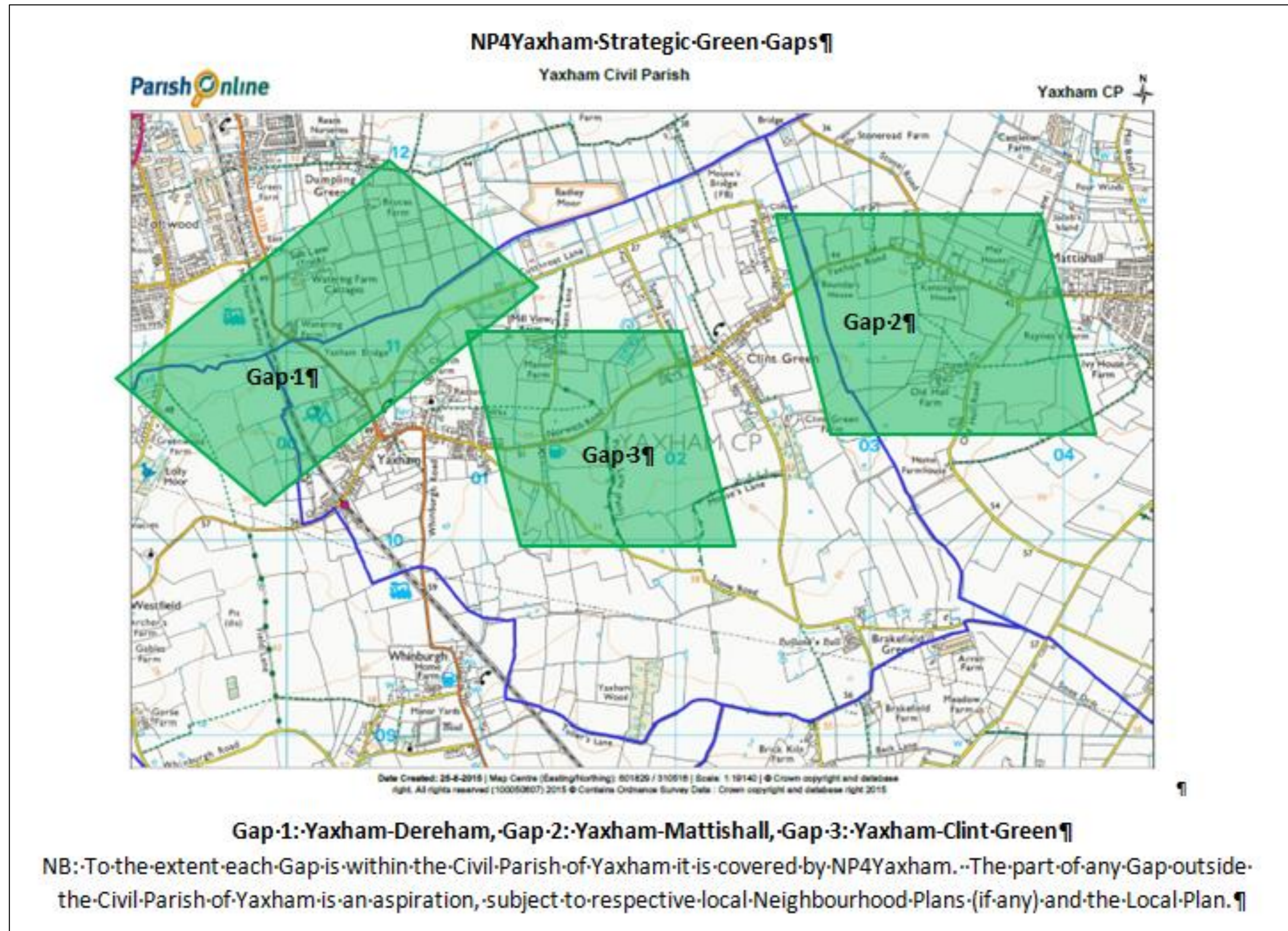
6.2. April 2016 – Flood Map Based Approach



6.3. February 2016 Draft Plan “Pre” Pre-Submission to Breckland

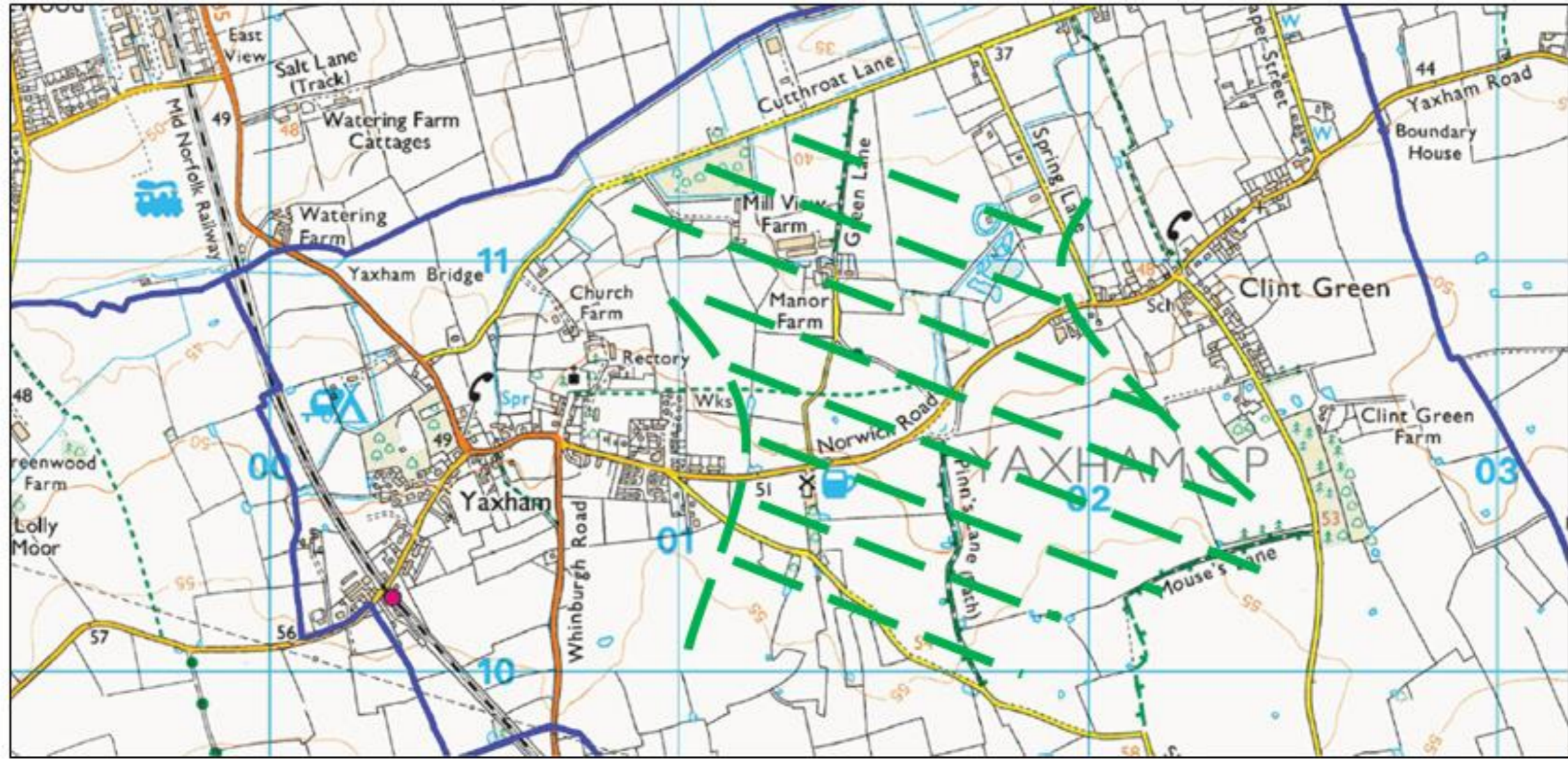


6.4. February 2016 – Local Plan Consultation Response Submission “Trapezoid” Map



6.5. Gap 3 added in response to January 2016 consultation

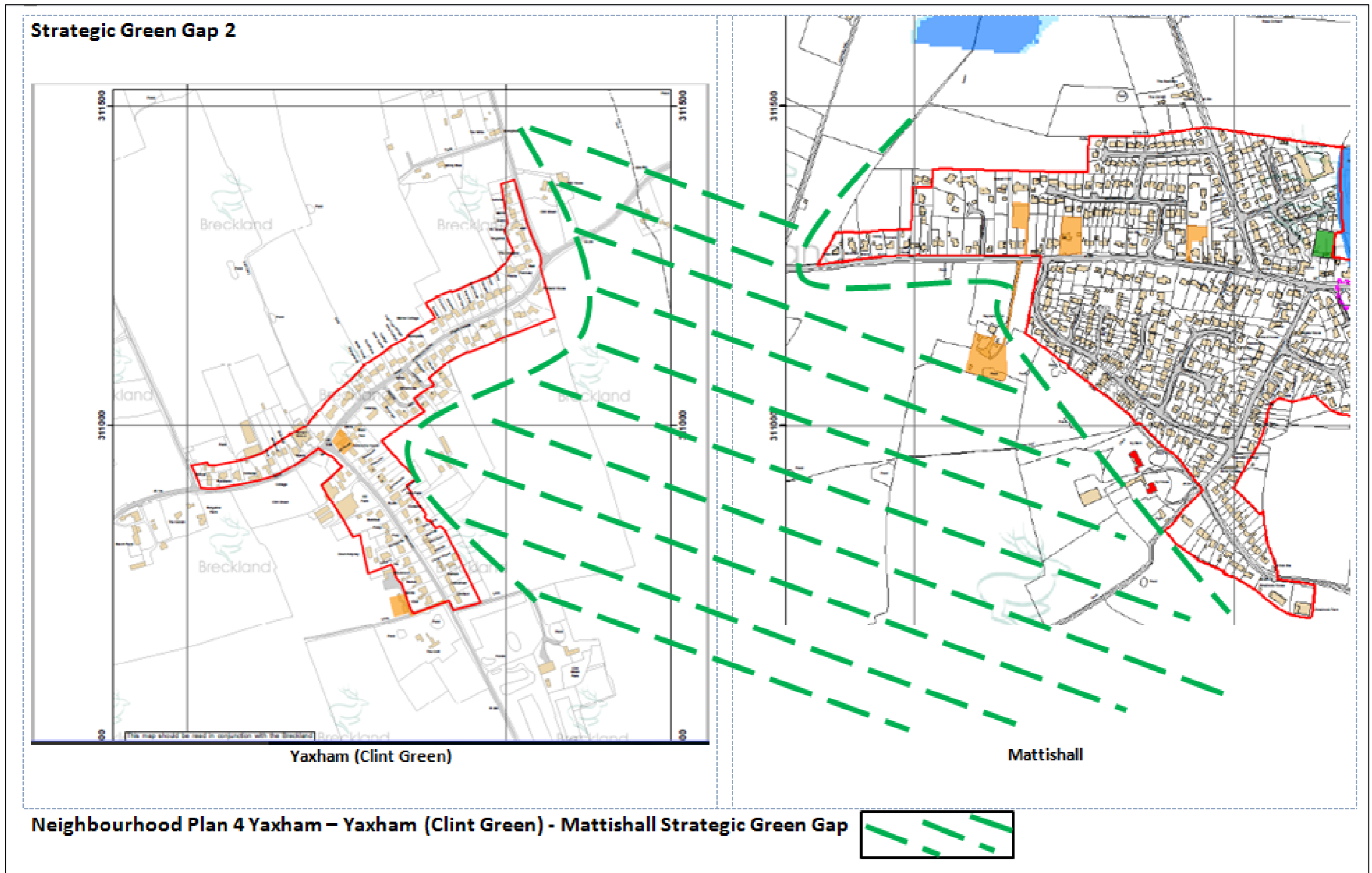
Strategic Gap 3: Between the Settlements of Yaxham and Clint Green



Neighbourhood Plan 4 Yaxham - Yaxham - Clint Green Strategic Green Gap

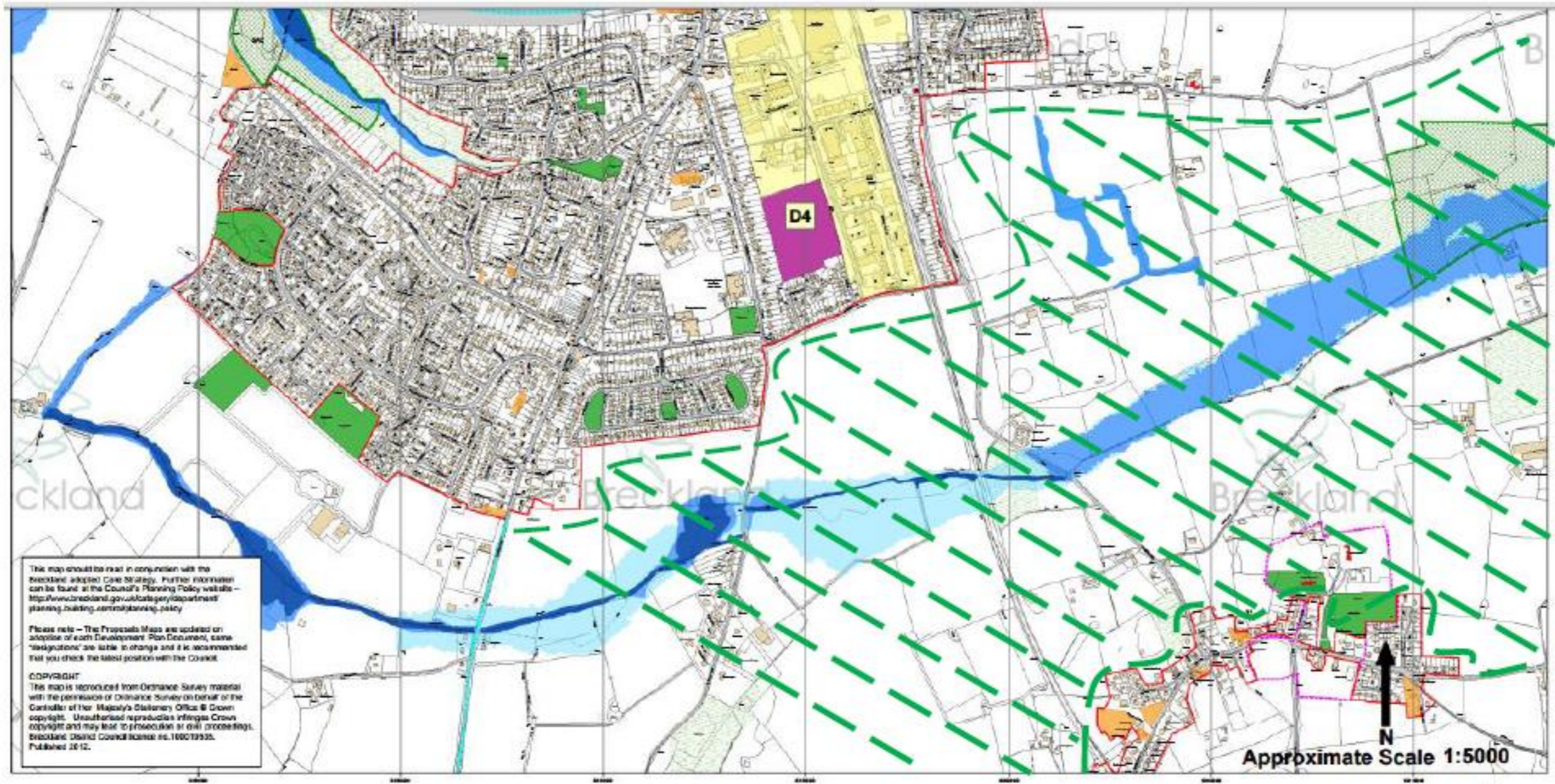


6.6. January 2016 – Consultation – Gap 2



6.7. January 2016 – Consultation – Gap 1

Strategic Green Gap 1



Neighbourhood Plan 4 Yaxham – Dereham-Yaxham Strategic Green Cap





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