

Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



**Regulation 16
Accompanying Document 3 –
EVIDENCE BASE
August 2016**



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

Neighbourhood Plan for Yaxham 2016-2036 Regulation 16 Plan Evidence Base

A Profile of Yaxham Parish is documented on the following pages; all other documents are available on www.np4yaxham.com - go to the “ Evidence Base” tab and clicking on the relevant link.

	Page
1. General characteristics	1
2. The Natural Environment	2
3. Social characteristics	4
4. Housing and home ownership	7
5. Transport	10
6. Economic Development	11
 Appendices:	 13
1. ENV3 Local Green Spaces Review & ENV4 Surface Water Flooding Review	
2. STR1 Strategic Gaps Field Work	

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

A Profile of Yaxham Parish

1. General Characteristics

- 1.1. Yaxham parish is located in Breckland District and the county of Norfolk. It includes three settlements, two with settlement boundaries, Yaxham and Clint Green, and one without, Brakefield Green. In the current Breckland Development Plan, the parish of Yaxham is classified as a Rural Village¹.
- 1.2. Yaxham parish lies 2 miles south-east of the centre of the market town of Dereham, with Clint Green 1 mile to the East some 3 miles to the East².
- 1.3. The Parochial Parish falls within the Benefice of Mattishall and the Tud Valley, with contiguous boundaries.³
- 1.4. The parish covers an area of 664 ha, (6.64 square km) extending from the Tud Valley to the West and agricultural land, interspersed by housing and country lanes⁴.
- 1.5. The total **population** of the parish is 760, and increase of 83 in 10 years. This compares with a population of compared to 130,500 for Breckland District. This represents about 0.58% of the total District population⁵.
- 1.6. The **Religious Life** of the Parish is served by St Peters in Yaxham and the Chapel in Clint Green⁶.
- 1.7. **Local shops and services** found in Yaxham village, are limited. With a small shop and Café situated on Yaxham Waters Caravan Park, the Yaxham Mill Pub is currently closed, but has recently been registered as a Community Asset by CAMRA⁷. The Social Club at Yaxham Village Hall has a license to serve alcohol, but is limited to members. Clint Green used to have a Post Office within a small shop operating with limited opening hours. The Post Office closed in approximately 2008 and has been operating as a bric-a-brac shop, however it has now closed following the death of the owner.
- 1.8. **A playing field**, incorporating a play space is situated at the Village Hall, there is not a play space in Clint Green. Formally the Churchyard is designated as an ‘Open Space’ by Breckland Council⁸.
- 1.9. **The VA Primary School** is situated in Clint Green, serving children from Reception to year 6, it has a roll of 105 pupils and is at capacity⁹

¹ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> Core Strategy and Development Control Policies Development Plan Document ,2009

² <http://www.yaxham.com/pages/about>

³ <http://www.dioceseofnorwich.org/church/search?benefice=225>

⁴ <http://www.yaxham.com/pages/about>

⁵ <http://www.np4yaxham.com/np4y-documents.html> Data Census 2011

⁶ <http://www.dioceseofnorwich.org/church/search?search=yaxham>

⁷ <http://www.np4yaxham.com/breckland-council.html> Community Asset d64-15 – Blue Form The Mill Yaxham

⁸ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> Opens Space Parish Schedule [T-Z]

⁹ <http://www.yaxhamprimaryschool.co.uk/> <http://www.np4yaxham.com/appendix-2-previous-consultation.html>

- 1.10. **Secondary Schools** are in Dereham, Neatherd¹⁰ (11-16), Northgate¹¹ (11-16).
- 1.11. A **Sixth Form College**, is run jointly by the two secondary schools¹².
- 1.12. There are **no trunk roads**, managed by the Highways Agency, in Yaxham parish. The most usual point of access to the trunk road, A47, network for Yaxham residents is via Norwich Road, accessing at Honingham, or Dereham Road, accessing at Dereham “Tesco Roundabout”. The Village is traversed by a number of single track lanes and a network of footpaths.

2. The Natural Environment

Environmental characteristics

- 2.1. The **landscape and rural environment** of the parish is highly valued by residents. The Breckland District Landscape Character Assessment has identified and defined the landscape character of the District, which includes Yaxham parish¹³.
- 2.2. Yaxham abuts a **Site of Special Scientific Interest (SSSI)** at Badley Moor, part of the Norfolk Valley Fen Network **Special Area of Conservation (SAC)**. These areas are of national importance and are designated based on their nature conservation and/or geological value¹⁴. There are also a number of **County Wildlife Sites (CWS)** within the Parish, pasture south of Watering Farm (2168), pasture adjacent Badley Moor, Manor Farm Marsh (662), “Look East” Orchard (2200) and Yaxham Wood (2039).¹⁵
- 2.3. **The Norfolk Biodiversity Information Service NBIS** has awarded Cutthroat Lane **Roadside Nature Reserve Status (Grid Ref: TG015115)** for its common spotted orchids. The County Council has identified areas of roadside verge that have high value of flora and fauna. These are recorded and shown on a GIS overlay and are identified on site by means of marker posts. No cutting, other than for road safety in swaths and visibility splays, shall take place on roadside nature reserves.
- 2.4. The parish is home to significant amounts of **important species and habitats**. Specifically the site consisting of a large area of spring-fed valley fen and grassland situated in the valley of the River Tud. Chalk springs emerge from the valley side and are marked by clearly developed tufa formations where deposition of calcium carbonate has created a series of flushed hummocks. These structures are probably the finest tufa formations in Britain and an exceptionally rich calcareous fen community with a bryophyte (moss) carpet occurs on the flushed slopes. This

¹⁰ <http://neatherd.org/>

¹¹ <http://www.northgate.norfolk.sch.uk/>

¹² <http://www.dsfc.org.uk/>

¹³ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications>

¹⁴ <http://jncc.defra.gov.uk/page-23>.

¹⁵ <http://www.nbis.org.uk/CWS>,

http://www.nbis.org.uk/sites/default/files/documents/Designated_WildlifeSites_2015_600dpi.pdf,

<http://www.nbis.org.uk/sites/default/files/documents/CWSinBreckland2013.pdf>

community has remained undisturbed and is an excellent example of a very localised habitat and includes many uncommon plants¹⁶.

- 2.5. The **Conservation Area** is around Yaxham Church. Yaxham parish is home to **6 Listed Buildings**, including the **Grade I** medieval St Peters Church. Hollands Hall, Brakefield Green is **Grade II*** and considered to be particularly important buildings of more than special interest and is the only one building in Yaxham parish falls into this category. **Grade II** buildings are buildings of special interest, thus warranting every effort to preserve them. Yaxham parish has 6 Grade II buildings. This list has not been systematically reviewed for over thirty years, and is not believed to represent, or to accurately identify, Yaxham’s built heritage, currently Breckland Council has no plans to update the Conservation Area¹⁷.
- 2.7. There is a fortnightly collection of **general domestic waste**, and a fortnightly collection of specified **recyclable materials** from Yaxham doorsteps. There is a glass recycling facility at the Village Hall. However, disposal of green garden waste or large electrical items requires a journey by private car from Yaxham to the nearest District recycling facility at Dereham.
- 2.8. In general, **air quality** across the parish is good, allowing full enjoyment of the Outdoor Environment. Air Quality Standards are the concentrations of pollutants in the atmosphere which can broadly be taken to achieve a certain level of environmental quality. The Standards are based on assessment of the effects of each pollutant on human health, including the effects on sensitive sub-groups¹⁸.
- 2.9. **Strategic Flood Risk Assessment** identified that there is no significant risk of flooding. However, there has been a significant history of run-off flooding of residential and commercial buildings in many low-lying areas of the parish due to inadequate drainage. The whole of the East of England, including Breckland District, is classed as a **Water Stressed Area**¹⁹, meaning that prudent use of the District’s water resources is necessary. Yaxham is supplied with water by Anglian Water, which has a major water treatment works in Mattishall. Anglian Water has recently adopted new Water Resources Management Plans²⁰.

¹⁶ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> Landscape Character Assessment

¹⁷ <http://www.np4yaxham.com/breckland-council.html> Breckland Council Tree Preservation & Conservation

¹⁸ <http://www.norfolkairquality.net/>

¹⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf

²⁰ <http://www.anglianwater.co.uk/>

3. Social Characteristics

3.1 Demographic Profile;

2011 CENSUS SHOWING AGE BREAKDOWN FOR YAXHAM PARISH ²¹				
Age Variable	Yaxham	Breckland	East of England	England
Usual Resident Population	760	130,491	5,846,965	53,012,456
	%	%	%	%
Age 0 to 4	5	5.7	6.2	6.3
Age 5 to 7	3	3	3.4	3.4
Age 8 to 9	2	1.9	2.2	2.2
Age 10 to 14	5	5.7	5.9	5.8
Age 15	1	1.3	1.3	1.2
Age 16 to 17	3	2.4	2.5	2.5
Age 18 to 19	2	2.1	2.3	2.6
Age 20 to 24	3	5.6	6.0	6.8
Age 25 to 29	5	5.6	6.2	6.9
Age 30 to 44	17	17.9	20.2	20.6
Age 45 to 59	20	19.7	19.8	19.4
Age 60 to 64	9	7.5	6.4	6
Age 65 to 74	15	11.3	9.1	8.6
Age 75 to 84	8	7.3	6	5.5
Age 85 to 89	1	1.9	1.6	1.5
Age 90 and Over	1	1	0.8	0.8

- a. As in many other rural parishes and Districts, Yaxham residents are **older** than the average for England & Wales, with a notably high proportion of people aged over 65. The proportion of residents **aged over 65** is 25%, higher than the average for Breckland District (21.5%) and 50% more than the national average (16.4%). This may reflect the facilities for the elderly, including sheltered housing and bungalows, in Yaxham parish. As future projections are that the proportion of UK residents over 65, and especially the proportion over 85, is likely to increase, there will be a need to focus on planning to meet the needs of a further ageing population.
- b. The 2011 census demonstrates that there is still a particular shortage of young residents’ aged 15-29 12%, the average for Breckland District 17% and the national average 20%. The other young groups show difference of approximately 25%, with 0-4 years 5% the average for Breckland District 5.7% and the national average 6.3%. The “middle group” of 5-14 years 13%, the average for Breckland District 16.3% and the national average 17.7%.

²¹ <http://www.np4yaxham.com/np4y-originated-documents.html> Data Census 2011

- c. In the 2011 census no Yaxham resident described themselves as **non-white**, with 1% describing themselves as **other-white** compared to 14% in England & Wales overall.
- d. 99% of Yaxham’s households had English as their main language. 73% of Yaxham residents defined themselves as **Christian**, compared to 59% in England & Wales. 21% of the remainder described themselves as of no religion and 6% declined to say, with all other religions far below 1% of Yaxham residents.
- e. The **health** of the residents of Breckland District is good. Life expectancy at birth is 79.7 for males and 83.1 for females, which is higher than the national averages (78.5 and 82.5).
- f. 21% of Yaxham residents reported a **disability or limiting long-term illness** in the 2011 census, lower than the main comparators, National average of 25.6% Norfolk 27.1%, East of England 24.6% Breckland District 24.6%.

3.2 Social and economic Deprivation

Index of Multiple Deprivation²² (IMD) measures levels of deprivation across a range of issues including income, skills and training and living environment. IMD is measured in Super-Output Areas (SOAs), rather than by parish. The primary domains or indicators of deprivation for the SOA are, in England:

- a) **Income deprivation** -The area is amongst the 30% least deprived Neighbourhoods in England
- b) **Employment deprivation** -The area is amongst the 30% least deprived neighbourhoods in England
- c) **Education, skills and training deprivation** -The area is amongst the 40% least deprived neighbourhoods in England
- d) **Health deprivation** -The area is amongst the 20% least deprived neighbourhoods in England.
- e) **Crime deprivation** -The area is amongst the 20% least deprived neighbourhoods in England.
- f) **Barriers to housing and services deprivation** – The barriers to housing and services domain is made up of two sub-domains; geographical barriers to services, and wider barriers to housing. For these two sub-domains Geographical barriers to services - The area is amongst the 10% most deprived neighbourhoods in England, ranked 1,531 out of the 32,844 areas in England. This sub- domain is measured using road distance to a post office, primary school, general store or supermarket, and a GP surgery. Access to day to day services is therefore an issue, as would be expected for a small rural Parish
Wider barriers -The area is amongst the 10% least deprived neighbourhoods in England as measured by household over-crowding, housing affordability, and homelessness.
- g) **Living environment deprivation** -The area is amongst the 20% most deprived neighbourhoods in England, being ranked 5,185 out of the 32,844 areas in England. The

²² <http://www.np4yaxham.com/np4y-documents.html> Data

Living Environment domain is made up of two sub-domains: indoors living environment and outdoors living environment. For these two sub- domains.

- h) **Indoors living environment** -The area is amongst the 10%most deprived neighbourhoods in England, ranked 2,288 out of the 32,844 areas in England. This sub-domain is measured by housing in poor condition, and housing without central heating. The proportion of houses without central heating indicator is used as a measure of housing which is expensive to heat, as illustrated in the NP4Y “Christmas Coffee Morning” Survey. In the absence of mains gas many people use wood burners, electric heating and bottled gas.
- i) **Outdoors living environment** - the Parish is amongst10% least deprived neighbourhoods in England as measured by air quality and road traffic accidents.
- j) **Crime** The 2015/16 statistics for Breckland District show that there were 49.24 crimes recorded per 1,000 residents higher than the “Most Similar Group Average” of 42.39 crimes per 1,000 residents, but slightly lower than the Norfolk average²³. These District figures include crimes committed in the Market Towns, and are not consistently and reliably broken down by Parish. The CLP recorded that 99.2% of residents felt safe living in Yaxham²⁴.

²³ <https://www.police.uk/norfolk/B21/performance/compare-your-area/>

²⁴ <http://www.np4yaxham.com/other-external-bodies.html>

4. Housing and home ownership

4.1. Demography and household type

Figures taken from the 2011 Census compiled by the Office for National Statistics²⁵, shows how the population has changed between Breckland and the wider housing area from 2001-2011. We see from the table that both Breckland and the wider area have seen a significant rise in population over the decade between censuses. This will have increased the demand for housing in the Breckland area over this period. The rise in population in Breckland has been slower than seen across the wider area. The wider area saw a rise faster than the region, and much higher than the rise seen for England and Wales.

4.2. Breckland’s rise was greater than seen nationally, but lower than the regional rise. We see also that the gender balance is very similar, with both Breckland and the wider study area seeing approximate 49%/51% gender balances. These results are very similar both regionally and nationally.

	Breckland	Wider study	East of England	England & Wales
Total	130,491	931,367	5,846,965	56,075,912
Increase 2001-	+7.5%	+8.4%	+7.9%	+7.1%
Males	49.5%	49.2%	49.2%	49.2%
Females	50.5%	50.8%	50.8%	50.8%

Table: population change in Breckland and the wider study area, 2001-2011²⁶

Housing Characteristics

4.3. The Parish of Yaxham hosts 330 households²⁷, with housing broken down as follows:

Housing tenure is identified as follow;

- Privately owned 79% (46% mortgage free), which is significantly higher than the 63% national level of home ownership.
- Social rented accommodation accounts for 46 properties or 12.7% of housing stock in Yaxham Parish, principally around St Peters Close. This is compared to 18% nationally, this is all situated within Yaxham giving a Yaxham figure of 21%.
- Private renting is also less popular in Yaxham than nationwide, at a rate of 1% compared to 17% nationally, however this may be as a result of the above average supply of Social Housing reducing the requirement for private lets.

²⁵ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration>

²⁶ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> 5 Year Land Supply Statement 2016

²⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics>

4.4. Housing types are identified as follows;

- 60% are detached houses or bungalows, compared with 17.4% nationally
- 26% semi-detached houses, compared with 26% nationally
- 8% of households living in terraced houses compared with 28.6% nationally
- 4% living in flats. compared with 18.6% nationally
- 9.4% nationally live in bungalows
- 1% living in a Caravan or other mobile or temporary structure, no national figure quoted (Department for Communities and Local Government, 2009).

4.5. Housing capacity is identified as follows²⁸;

- Above Four bedroom homes 10.6% compared with 5% nationally
 - Four bedroom 24.5% compared with 14% nationally
 - Three bedroom properties 40.8% compared with 41.2% nationally
 - Two bedroom properties 20.4% compared with 28% nationally
 - One bedroom properties 3.7% compared with 12% nationally
- All of these figures include bungalows as houses (Norfolk Insight, 2011).

4.6. The area has a higher than average proportion of four bedroomed properties at 20%, However, proportion of 1 bedroom properties are third that of national levels of 12%, and two bedroom properties are also slightly lower than national levels of 28%. The number of new houses in the period between 2001 and 2011 can be estimated by taking the number of households from the 2011 Census and 2001 Census. The 2011 Census records 340 households in March 2011, compared with 290 households in March 2001. It is therefore estimated that an additional 40 houses were built in Yaxham between March 2001 and March 2011, equating to nearly 14% in housing growth.

Housing Affordability

	Average price paid	Current average value
Yaxham	£219,050	£270,852
Dereham	£203,378	£233,232
Norwich	£220,049	£248,023
Breckland	£170,000	N/A

(Breckland District Council, 2013) (Zoopla, 2016)

4.7. Reliable predictions for the housing market and affordability are difficult to come

²⁸ www.norfolkinsight.org.uk/resource/view?resourceId=1261 Yaxham Parish Profile Code E04006196

by post-Brexit. The consensus among those brave enough seems to be for steady, rather than spectacular, growth, with minimal changes in affordability.

4.8. Demand for Affordable Housing

Consideration is then given to the supply of affordable housing to meet the identified need, deducting surplus stock and demolitions, but including net new affordable units. Account is also taken of needs by size, and choices within the market. When the calculations are completed, this shows an annual need of 398 units of affordable housing over the next five years across the District²⁹. The table below shows the net need by size of property, and by sub-area. It can be seen that there exists a net need for all sizes of accommodation, in all areas, although the need is very marginal in certain rural sub-areas. Yaxham falls under the **Central Area** (Springvale & Scarning, Wissey, Haggard de Toni, Necton, Shipdham and Upper Yare) of Breckland for housing, need within the **Central Area** is set out in the table below;

Property size	Net need for size of property
1 bed	53
2 bed	31
3 bed	26
4 bed	148
5+ bed	97
1 bed	53

4.9. For the period 2014/2015 there were 2,324 **households on the waiting lists for local authority housing in Breckland**³⁰. For Yaxham (Central Area) there is recorded demand for 53 homes. The majority (78%) of those on the District list sought accommodation with 1 or 2 bedrooms. As travel expenses are particularly high for rural residents, and families seeking affordable accommodation are likely to possess relatively low incomes, it is particularly important that affordable housing is made available at the locations where it is required³¹.

²⁹ https://www.breckland.gov.uk/media/1953/Strategic-Housing-Land-Availability-Assessment-2014-SHLAA-Including-Appendix-A-B-C-/pdf/SHLAA_2014_FINAL

³⁰ <http://www.np4yaxham.com/breckland-council.html> Housing Waiting List 2014-15

³¹ <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications> The Sustainable Transport Study referenced in Preferred Directions Part 1 Sustainability Assessment 2015 p509

5. Transport

- 5.1. Yaxham is situated to the south of the market town of Dereham (parish and town boundaries abut) on the B1135 Whinburgh/Wymondham Road and Norwich Road. Norwich is approximately 15 miles to the east, with the market town of Wymondham 9 miles to the south and the large village of Mattishall 3 miles to the east.
- 5.2. The village has rather a poor environment for walking, with limited footpaths and no facility for cyclists³². Although walking within the village is relatively popular, few people walk between the two settlements or to work. This is principally because of level and speed of traffic, and concerns over the maintenance and width of the pavements³³. Whilst, the speed limit in the two settlements is 30mph (and 20mph as an advisory limit at the school), the speed limit entering/exiting and between the two settlements is 60mph. This is a major concern of the village and explains much of the residents' reluctance to walk or cycle on these roads. There are three bus stops in Yaxham and Clint Green used by the number 4 Konectbus, this serves the Village every hour, with an approximate travel time of 50 minutes to Norwich via the NNUH³⁴.
- 5.3. The main method of travel to work for residents aged 16 to 74 (of working age), constituting 67% of the Parish. 48.6% of all Yaxham residents drive to work, which is significantly higher than the national average of 36.9%. Perhaps surprisingly, the 1.4% rate of bus travel to work is lower than the national average of 7%. Given this low use of public transport it is not surprising that of all residents 92% have access to at least one car or a van³⁵.

³² <http://www.np4yaxham.com/breckland-council.html> Footpath Map

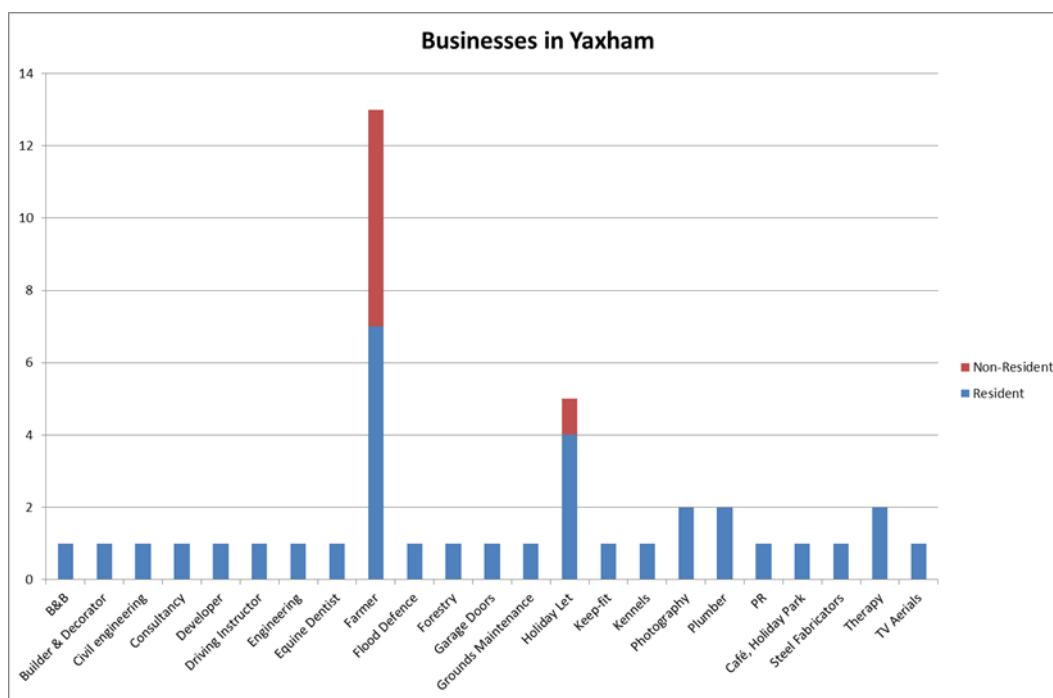
³³ <http://www.np4yaxham.com/appendix-2-previous-consultation.html>

³⁴ <http://www.konectbus.co.uk/timetables-fares/4>

³⁵ <https://www.ons.gov.uk/peoplepopulationandcommunity/householdcharacteristics>

6. Economic Development

- 6.1. Sources of employment and numbers in Employment³⁶;
- 67% of people aged 16 to 64 (of working age) are in full time employment,
 - 33% of ALL residents carry out some form of part time work
 - 8% classified as “Never worked” or “long-Term Unemployed”
- 6.2 The Breckland Emerging Local Plan does not plan for any land for economic/employment development within the Yaxham Parish area, although small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will be encouraged by the Parish Council.
- 6.3 The local survey results show that many Yaxham residents work from home Yaxham in self-employed based businesses. There are some 40 businesses based in or operating in Yaxham. Based on the chart below and the NP4Yaxham Business Survey consultation, very few businesses employ more than one full-time individual, and indeed in many of the sole-employee businesses they may not be full-time either, with little or no appetite to expand;³⁷



Businesses by type within the Parish of Yaxham

- 6.4 The nearest local Employment Centre is Dereham, although the public transport starts too late and finishes too early to enable anyone to work other than traditional hours in Dereham if they have to rely on the bus as illustrated in Section 5 above.

³⁶ <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork>

³⁷ <http://www.np4yaxham.com/appendix-2-previous-consultation.html> Business Survey January/February 2016

6.5 Dereham’s town centre business, predominantly retail units are shown in the table below³⁸;

Number of Town Centre Business Units	224
Dereham Vacancy Rate - Units	7%
Norfolk Average Vacancy Rates - Units	8%
National Average Vacancy Rates - Units	13.7%
% Retail Use	57%
% Leisure Use	19%
% Financial & Business Use	17%
Key Attractors	Argos, Boots and Superdrug
Out of Town Retail Provision	Breckland Retail Park, Tesco, Morrisons, Lidl and ALDI (late 2016)
Estimated Population (2009)	20,880
Units to Population Ratio	Fewer number of units in relation to population size
Policy Status (Breckland Core Strategy CP 7)	Main Town and Administrative Centre serving Breckland District

6.6 Dereham is the largest of the market towns in terms of the number of business units and also serves the second largest population, after Thetford, and the town offers a number of larger units, and includes four of the “key attractor stores”. It has a proliferation of beauty and hairdressers, charity shops in abundance and mass market clothing stores.

6.7 Similar to other market towns some improvement could be made to promote the evening economy. The town has a cinema, various pubs and takeaways and a bowling alley. McDonalds opened in 2015 and the “Italian” chain Prezzo is opening its restaurant in late 2016.

³⁸ <https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/policies-and-strategies/monitoring-land-use> market towns report 2015

Appendices:

**1. ENV3 Local Green Spaces Review &
ENV4 Surface Water Flooding Review**

<http://www.np4yaxham.com/appendix-1-env3--env-4-review.html>

2. STR1 Strategic Gaps Field Work

<http://www.np4yaxham.com/appendix-2---str1-strategic-gaps-field-work.html>



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