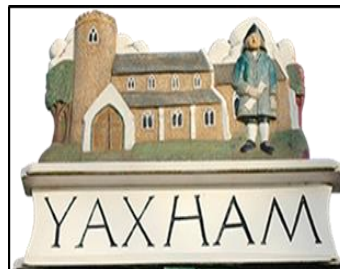


Neighbourhood Plan for Yaxham “NP4Yaxham” 2016-2036



Regulation 16
Accompanying Document 2
CONSULTATION STATEMENT
Revised December 2016



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

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
 Appendices	
1 Reg. 14 Pre-Submission Consultation Responses	14
2 Consultation 2015/2016 Prior to Pre-Submission	59

Abbreviations Frequently Used in the Plan

CLP - Community Led Plan, “Your Yaxham” 2013	NP4Yaxham - Yaxham Neighbourhood Plan
CWS – County Wildlife Site	NPG – National Planning Guidance
DCLG – Department. for Communities & Local Government	NPPF – National Planning Policy Framework
	PAP – Parish Action Point, not a policy
LDF – Local Development Framework, Part of Breckland’s Development Plan Document (2009)	SAC – Special Area of Conservation
	SEA – Strategic Environmental Assessment
LPA – Local Planning Authority, Breckland DC	SSSI - Site of Special Scientific Interest
LSC – Local Service Centre	YVAA - Yaxham Village Amenities Association

Glossary of terms – see www.planningportal.co.uk/directory/4/a to z

Revised Edition – December 2016

The NP4Yaxham and its Supporting Documents were submitted to the LPA in August 2016, and the Regulation 16 consultation was initiated and concluded on 22nd October 2016. These Documents were submitted to the Independent Examiner appointed by the LPA/ Yaxham Parish Council. The Independent Examiner has made the following comments:

“In carrying out my examination of the Yaxham Neighbourhood Plan I have identified... matters which will affect the timescale for its completion.

Consultation Statement

A consultation statement is one of the documents which must be included with the submission of a neighbourhood plan. Regulation 15 (2) of the Neighbourhood Plan Regulations sets out the requirements for a consultation statement.

“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 plan”*

The Consultation Statement that has been submitted does not fully meet the requirements of c) and d) above. In Appendix 2... there is no information on responses from members of the public ... [or] to show how these were dealt with or what the response of the Parish Council was to these comments. While there was not a large number of comments... this omission does mean that the Consultation Statement is not in accordance with the regulations.

In order to progress, it will be necessary for the Parish Council to re-submit an amended consultation statement which includes at least a summary of the issues raised by members of the public and the response of the Parish Council to them... As all the documents submitted must be subject to consultation for a period of 6 weeks, it will be necessary for the revised consultation statement to be publicised in the same way as the originally submitted documents and for the publicity to also provide easy access to the other submitted documents with clear notification that these are unchanged.”

This is the Revised Document. All the other Submitted Documents remain unchanged.

In reviewing the consultation responses we have addressed Parishioner and Landowner Responses separately. The primary changes include:

- New Appendix 1.8 – Tabulated Responses from Landowners
- New Appendix 1.9 – Tabulated Responses from Parishioners

Amended/new pages are indicated by a red margin line at the top of the page, as above. Amendments within a page are indicated by a red lefthand margin line, as shown here.

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-Committee¹ and reported regularly to the meetings of the Parish Council².

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.”*

¹ 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

² <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 ³requires 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 interested 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 8th September 2015.

2.3 The Initial creation of the NP4Yaxham Working Group

- (a) The public meeting on 8th 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% of the adult population. At the end there was a unanimous vote to proceed.

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

- (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 10th 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 14th September 2015⁴ and displayed on the Breckland Council website in accordance with Neighbourhood Planning Regulations from 24th September to 28th October 2015.
- (e) The Formal Designation of the Boundary of the NP4Yaxham was agreed by the LPA on 17th November 2015⁵.

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 30th 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 and an email address np4yaxham@gmail.com together with Facebook, Twitter and Streetlife. The website was linked to two key village websites: www.yaxham.com and www.yaxhamvillagehall.co.uk.

4. The Community Led Plan 2013⁶

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

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

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

⁶ <http://www.np4yaxham.com/consultation-other-documents.html> and http://www.yaxham.com/pages/community_plan

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 two⁷ (also see Appendix 2). All Consultation took place in accordance with the guidelines agreed by the Working Group⁸

5.2. The first Consultation Event was on 14th 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**⁹ 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
- 41% strongly agreed that the village would benefit from a Playgroup

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

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

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

- 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”¹⁰ (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 5th 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 category¹¹.

7.2. The Consultation discovered that¹²:

- 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 businesses¹³ (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

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

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

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

¹³ <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 90th 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 Plan¹⁴

9.3. Newsletter 3 went out at the start of the Pre-submission Consultation on 18th 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 .

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 process¹⁵.

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.

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

¹⁵ <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)¹⁶

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

- Newsletter 3 to all households in Yaxham, with a “Consultation Response Form” attached¹⁷.
- 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 ¹⁸
- eNewsletter by email to 98 email addresses, with attached “Consultation Response Form”.

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

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

¹⁸ <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 Website¹⁹

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

Public consultation drop-in meetings were held on:

- 12th May 2016 Yaxham Village Hall
- 16th May 2016 Yaxham Primary School
- 19th 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 by eNewsletter, Facebook and Streetlife.

¹⁹ <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 2014²⁰*

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.

²⁰ 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 30th 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 14th 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

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

Appendix 1 Regulation 14 Pre-Submission Consultation

Regulation 14 Pre-Submission Consultation	Page
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
1.8. Tabulated Responses from Parishioners	38
1.9. Tabulated Responses from Landowners	42

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	Charlie Galer	Old Manor, Green Lane, Yaxham, Dereham, Norfolk NR19 1RS	Various

H	Howes Developments	Red House Farm, Brakefield Green, Yaxham, Norfolk, NR19 1SB	Developer
H	Harvey Farms	Hill Farm, Well Hill, Yaxham, Dereham, NR19 1RZ	Farmer
H	K M W Harrison & Son	North View Farm, 118 Dereham Rd., Mattishall, Dereham, NR20 3PD	Farmer
H	Home Dry Flood Defence	1 Priors Grove, Yaxham, Norfolk, NR19 1SL	Flood Defence
H	AMH Plumbing	The Granary, Norwich Rd, Yaxham, Norfolk NR19 1RJ	Plumber
J	Jungle Public Relations Ltd	The Elms, Norwich Rd, Yaxham, Norfolk NR19 1RJ	PR
L	Tony Lenham	Homefield, Dereham Road, Yaxham NR19 1RF	Farmer
M	I Martin Associates Ltd	Yaxham House, Norwich Rd, Yaxham, Norfolk NR19 1RH	Consultancy
M	M.W Mayes	Station Yard, Station Rd, Yaxham, Norfolk NR19 1RD	Engineering
R	Riverside Farm	Cutthroat Lane, Yaxham NR19 1RZ	Farmer
R	H W Rush & Sons	Green Lane, Yaxham, Norfolk NR19 1RS	Farmer
R	R. G. Maintenance Services Limited	Brake Farm, Brakefield Green, Yaxham, Norfolk NR19 1SB	Grounds Maintenance
S	Sunny Holme Holiday Cabin	Paper Street, Yaxham, Norfolk NR19 1RY	Holiday Let
S	SJ & PM Smithson, Plumbers	Brambles, Paper St, Yaxham, Norfolk, NR19 1RY	Plumber
T	C Thurgill & Son	3, Dereham Rd, Yaxham, Norfolk NR19 1RF	Builder & Decorator
W	Willow Farm	Norwich Road, Yaxham	Farmer
W	Shellie Wall Photography	6, Priors Grove, Yaxham, Norfolk NR19 1SL	Photography
Y	Yaxham Mill B&B	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP	B&B
Y	The Mill Pub Café and Bistro	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP	Pub, Café and Bistro
Y	Mill Workers Cottage	Yaxham Mill, Norwich Road, Yaxham, Norfolk, NR19 1RP	Holiday Let
Y	Yaxham Waters Café & Holiday Park	Dereham Rd, Yaxham, Norfolk NR19 1RF	Café, Holiday Park
	Total	43 consulted, of which 4 had closed	
	New Total	39	

Appendix 1.3 Regulatory Consultees Contacted					
	Consultee	Type	SENT	RESPONSE RECEIVED	REF
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

Appendix 1.4 Supplementary List - sent to organisations who have an involvement, interest or contact with the Parish - Sent By Email				
	Consultee	Type	SENT	RESPONSE RECEIVED
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.

Policy STR [1]	ACTION	SMALL FISH	BRECKLAND
	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.

<p>Policy HOU [1]</p>	<p>Noted and Actioned</p>	<p>SMALL FISH</p> <p>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).</p>	<p>BRECKLAND</p> <p>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.</p>
<p>Policy HOU [2]</p>	<p>Noted</p>	<p>SMALL FISH</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”. 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>BRECKLAND</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</p>

			that are not within or don't abut the settlement boundary - can they 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.
Policy HOU [3]		SMALL FISH	BRECKLAND
	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.
Policy HOU [4]		SMALL FISH	BRECKLAND
	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.
Policy HOU [SJ]		SMALL FISH	BRECKLAND
	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.
Policy HOU [6]		SMALL FISH	BRECKLAND
	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.
		SMALL FISH	BRECKLAND

Policy HOU [7]	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.
Policy ENV [1]		SMALL FISH	BRECKLAND
	Noted	It shouldn't really matter which policy these items are in	These issues ought to be covered in the design policy.
Policy ENV [2]		SMALL FISH	BRECKLAND
	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.
			GARVESTONE, REYMERSTON & THUXTON PC
	Noted		Agree with ENV2
			NATURAL ENGLAND
	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.
Policy ENV [3]		SMALL FISH	BRECKLAND
	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

			<p>commonly applied selection criteria for assessing suitability of assets for local heritage listing, which are adapted from those used for national designations:-</p> <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>HISTORIC ENGLAND</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 ENV3 – CONSERVATION AREA & HERITAGE ASSETS</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</p>

			<p>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 Parish Action Plan Point PAP 5 on Heritage Assets.</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 & 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]		SMALL FISH	BRECKLAND
	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.
			NATURAL ENGLAND

	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.
Policy ENV [5]		SMALL FISH	BRECKLAND
	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"> - the green space is in reasonably close proximity to the community it serves; - 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 - the green area concerned is local in character and is not an extensive tract of land. <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>
		SMALL FISH	BRECKLAND

Policy ENV [6]	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. 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.
			ANGLIAN WATER
	Noted and Actioned		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.
Policy ENV [8]		SMALL FISH	BRECKLAND
	Noted and Actioned	Change title to “Sustainable Design”	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
Policy ENV [9]		SMALL FISH	BRECKLAND
	Noted	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	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

		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.	information, emerging Local Plan Policy E06 'Developer Contributions' specifies that contributions can only be sought for impacts directly relate to the development which links back to the provisions of Regulation 122 of the Community Infrastructure Levy Regulations.
	Noted and Actioned		NATURAL ENGLAND 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.
COMM 02			YAXHAM PRIMARY SCHOOL Provision of Outdoor Learning Space
Policy ECN [1]	Noted and Actioned	SMALL FISH Add in what Parish would like to see	BRECKLAND 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.
Policy ECN [2]	Noted and Actioned	SMALL FISH 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?	BRECKLAND 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.

<p>PAP6</p>	<p>Noted</p>	<p>SMALL FISH</p> <p>Don't agree with comments – it should not be a policy as it is not a planning matter</p>	<p>BRECKLAND</p> <p>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.</p>
<p>Policy TRA [1]</p>	<p>Noted and Actioned</p>	<p>SMALL FISH</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>BRECKLAND</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>NORFOLK COUNTY COUNCIL</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>

Policy TRA [2]	Noted and Actioned	<p>SMALL FISH</p> <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>BRECKLAND</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>NORFOLK COUNTY COUNCIL</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"> the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles. <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 co viability.</p>

			Should you have any queries with the above comments please call or email Richard Doleman (Principal Infrastructure and Growth Planner) on 01603 2 richard.doleman@norfolk.gov.uk
Policy COM 1		SMALL FISH	BRECKLAND
	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
Policy COM 2		SMALL FISH	BRECKLAND
	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.
			NORFOLK COUNTY COUNCIL

	Noted and Actioned		<p>Community Priorities for developer funding:- 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 now be compliant with the legal tests set out in the CIL Regulations and be:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • Directly related to the development; and • Fairly and reasonably related in scale and kind to the development. <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 will receive 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>
PAP 01	Noted and Actioned		<p>ENVIRONMENT AGENCY</p> <p>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</p>

			Water Cycle Study as a useful source of evidence to inform planning in the neighbourhood area.
PAP 05			HISTORIC ENGLAND
	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 Parish Action Plan Point PAP 5 on Heritage Assets.</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>
			MATTISHALL PARISH COUNCIL/NEIGHBOURHOOD PLAN
	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

GENERAL POINTS		MATTISHALL SURGERY
	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
		NORFOLK COUNTY COUNCIL
	Noted	Health and Wellbeing Should you have any queries with the above comments please call or email Martin Seymour (Specialty Registrar in Public Health) 01603 638431 (email martin.seymour@norfolk.gov.uk) Other Comments 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.
		ENVIRONMENT AGENCY
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.	
		HISTORIC ENGLAND
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>GARVESTONE, REYMERSTON & THUXTON PC</p>
	Noted	Agree with Strategic Gaps
		<p>MATTISHALL PARISH COUNCIL/NEIGHBOURHOOD PLAN</p>
	Noted	<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 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, contents noted, see 1.9 below for response					
PROPERTY DEVELOPMENT AGENT						
Lanpro on behalf of Glavenhall Strategic Land	letter received, contents noted, see 1.9 below for response					
	Strategic Gaps	Housing	Enviro	Ec Dev	Trans	Comm Ben
COMPLETED FORMS - EIGHT	8	8	8	8	8	8
LETTERS - TWO	These respondents had specific objections, comments noted, see response 1.9 below, letters are available at www.np4yaxham.com					

Appendix 1.8 Tabulated PARISHIONER CONSULTATION Responses

COMPENDIUM OF PARISHIONER CONSULTATION RESPONSES RECEIVED FROM THE PARISHIONERS UNDER THE CONSULTATION PROCESS FOR THE PRE-SUBMISSION VERSION OF NP4YAXHAM UNDER REGULATION 14.

**Summary Table;
Completed Survey Forms: 47**

Draft Policy Areas	Total Responses	Agree	Disagree	Comments
Strategic Gaps	42	40 (95%)	2 (5%)	1
Housing	43	41 (95%)	2 (5%)	2
Environmental	45	44 (97%)	1 (3%)	3
Economic Development	46	45 (98%)	1 (2%)	1
Transport	46	45 (98%)	1 (2%)	2
Community Benefit	46	44 (96%)	2 (4%)	3

The following “Comments” are from the survey forms and additional comments provided in various forms at the public consultation events are set out below in the appropriate policy area, with action taking account of these points recorded against each comment. The number of respondents of all sorts is lower than earlier consultation stages, because as people said they had already responded and the Plan reflected those comments, so why did they need to again?

Reg 14 Policy	ACTION	Parishioner Comments
Policy STR 1	Noted, but policy should be permissive if criteria met.	“Firstly there are the excellent proposals to set up Strategic Green Gaps, BUT "Within the gaps, approval will be given for the construction of new buildings, or the change of use of buildings on land that does not: a) result in "erosion" of the physical gap between built up areas or b) adversely affect the visual character. Why set up these gaps in the first place, only to make exceptions? Any new building within these gaps amounts to "erosion" i.e gnawing away little by little, or destroying gradually.”
	This field included in Local Green Space designation policy as	New Strategic Gap which must be a Village Centre Gap should be created in the heart of the settlement of Yaxham, on the field southwest of the Norwich Road/Whinburgh Junction (B1135) covering the field in the Conservation Area.

	Site 3 in the new ENV3.	
	Noted	“As a working environment, Yaxham village is open and welcoming – very much a village and not a suburb of a town such a Dereham where the atmosphere would be very different.”
	Noted – previous consultation did suggest that while people think of Yaxham as one village they do like the separate settlements.	“Gaps 1 and 2 – Agree with draft as these will keep the village a separate entity and protect the Tud Valley area. Gap 3 - I do not feel this is so essential.”
Housing Policies	Noted – and supportive of the thrust of the draft housing policies.	“There are many lovely little villages in Norfolk having appealing characteristics that makes them so delightful both to drive through and more importantly live in having evolved over many years. It's just that history that we need to protect. Yaxham is at that crossroads. We are all aware that more housing is required and necessary. However, what is built and importantly how many at any one time is crucial. It would be so sad if a development of say 30/35/40 houses were built all at once by the same unimaginative builder using the same materials and crushing as many as they could into a small area, with tiny gardens, quite unlike anything else which has been part of Yaxham for years. A large development would urbanise the area immediately taking away all its charm. What we should encourage is small developments consisting of 1/2/3/4 homes/bungalows, using a mixture of materials and styles etc.to blend in more with the building types already in existence, with more land around them and some green spaces keeping hedges and trees”.
		Low Density high quality design
		Can we please keep Yaxham and Clint Green as a small rural village
Policy HOU1	Noted, but need to allow for exceptions.	Policy exceptions should be deleted
Policy ENV2	Noted, but need to allow for exceptions.	Policy exceptions should be deleted
Policy ENV4	Noted, but need to allow for exceptions.	Policy exceptions should be deleted
Policy ENV5	Actioned – see Site 3 of the new ENV3 policy.	“We would like to add further comment to the Environmental policy areas outlined within the neighbourhood plan for Yaxham. On reflection and further consideration of the Environmental policy (ENV5), we would like to add an additional space for consideration as a potential 'local green space' within the plan. We are referring to the field opposite the Yaxham village sign and

		<p>on the corner of Dereham Road and Whinburgh Road which we feel should be designated as a Local Green Space in addition to the two sites already identified in the neighbourhood plan.</p> <p>The primary rationale for this view is as follows;</p> <p>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.</p> <p>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' (Neighbourhood plan Page 34). The negative impact of developing this field would therefore be disproportionately high to the village character and environment.</p> <p>On this basis we would request that this field is considered in addition to the spaces already identified in the plan to be included as local green spaces.</p> <p>A secondary consideration in support of this view is;</p> <p>This field is located at an increasingly busy crossroads, where through traffic from Wymondham, Dereham and Norwich meet in high volumes throughout the week. The development of this field and added traffic movements would place an even greater burden on what is the busiest traffic point in the village and a genuine bottle neck at peak travel times.</p>
	Actioned – see Site 5 of the new ENV3 policy, however the Parish Council voted not to include this.	<p>The Land at Paper Street is owned by the Parish Council should be a local green space with allotments and children’s play area.</p> <p>“I would like to see a green space in Clint Green as we have nowhere for children to play. I suggest the land in Paper Street which is owned by the Parish Council.</p>
	Noted & retained	“Yes we agree with local green spaces on the designation map.”
	Actioned – see Site 5 of the new ENV3 policy.	The land between Stone Road and Norwich Road should be a Green Space
Policy ENV7	Noted, but need to allow for exceptions.	Policy exceptions should be deleted
Transport	Noted, but earlier consultation	“Why is it thought to be desirable to have a footpath along Station Road? I have lived in Station Road for 13 years, and walk my dog along there twice every day without feeling in danger. I am of the opinion that people who move to an area shouldn't just look at the house under consideration, but that they should consider whether or not they can picture themselves actually living in the

	suggested village support for this.	immediate area as it is. If they want pavements and street lights then they should look elsewhere. Strong views maybe, but I saw my childhood village ruined by people who moved in and then complained that there were no street lights and no pavements. Of course, once they got their pavements and street lights, it was easier to get Planning Permission for further housing developments.”
	Noted, but there is apparent willingness to try. We will only know if we try.	“Road safety fears are a major obstacle in persuading Yaxham Primary School parents to leave their cars at home and walk or cycle with their children to school”. BUT I lived in Mattishall for a number of years, and regularly saw parents, who I knew to live within easy walking distance of the school, driving their children to school every day. One crazy Mother used to allow her daughter to ride her bike to school, whilst she followed behind in her car!! I very much doubt that Yaxham parents would be any better at leaving their cars, either at home or at the Village Hall.”
Community Benefit	Noted, s106 payments are set by the LPA	“I am totally against funds being provided by developers, which I can only see as a form of bribery e.g. Let us build 50 new houses and we'll give you a new Playing Field!”
	Noted	“Any changes that impact/increase the parking issues around the school in Clint Green should be opposed. The current indiscriminate parking around the school at the end of lessons is an accident waiting to happen.”
Policy COM2	Noted – there is a strong feeling that Clint Green should have a play area – but location unspecified. The Land at Paper Street is owned by the Parish Council, but currently let on an agricultural tenancy.	“We are not sure how many children will use any prospective play area in Clint Green, due to high speeds of traffic along the main road and down Paper Street. We appreciate that this proposal has to be put forward however, but until the issue of speeding traffic is addressed I would be cautious about implementing any such facility. I'm not confident that flashing lights, or any kind of speed reduction technique is going to have any positive effect however. As a dog walker through Clint Green I witness daily the vehicles driving at great speeds with no concern for the school, pedestrians, other road traffic or any visible traffic calming methods. It is a road which is considered one where high speeds will go unnoticed and not be prosecuted.”
	Noted	“A play area in Clint Green” “I would like to see a green space in Clint Green as we have nowhere for children to play. I suggest the land in Paper Street which is owned by the Parish Council.”

Appendix 1.9 Tabulated Landowner Consultee Responses

COMPENDIUM OF LANDOWNER CONSULTEE RESPONSES

This document is a compendium of the responses received from major landowners (> 4ha) or their agents – Lanpro and Yaxham Waters – under the Consultation process for the Pre-Submission version of NP4Yaxham under Regulation 14. These were previously noted in the Business Responses, but on reflection the extent of their letters and objections warrant a fully documented record of how they were considered.

Reg 14 Policy	ACTION	Lanpro (on behalf of Glavenhill Strategic Land – a subsidiary of Lanpro – on behalf of an unnamed local landowner). The order of paragraphs broadly follows the consultation response.
<p>General Comments (Lanpro)</p>	<p>Noted – see Map provided by the LPA at page 58 of this document showing additional sites for consideration for development in the Parish of Yaxham to see the location of the sites referred to. As can be seen on the Map the LPA allocates some 332 new homes to Lanpro’s sites denoted as references LP113007 and LP113009 – almost as many as the whole Parish of Yaxham currently.</p> <p>Please also note that in the LPA’s Local Plan Site Consultation in September/October 2016 uses the same references for much smaller parcels of land. (see Maps shown as Fig 26.1 and Fig 32.24 at http://consult.breckland.gov.uk/portal/planningpolicy/local_plan_preferred_sites_and_settlement_boundary/interim_consultation?pointId=s1471252136607#section-s1471252136607)</p> <p>All the consultation responses show an overwhelming response in supporting the clear, separate nature of the parish from Dereham. There is no evidence to support the idea that a major new development outside the settlement boundaries designed primarily to fund the “linked off-</p>	<p>My client Glavenhill Strategic Land is promoting land for new housing, a landscaped country park to meet wider green infrastructure requirements and linked off-site upgrades to facilities at Dereham Hockey Club as a major community benefit. The 24ha site being promoted for development is between the eastern edge of the village of Yaxham, Stone Road and the Mill Public House on both sides of Norwich Road. For your information the site has been submitted to Breckland District Council for consideration as part of the on- going Local Plan review and has been assigned the references LP113007 and LP113009.</p> <p>Adoption of the Pre-Submission Consultation Draft of the emerging Yaxham Neighbourhood Plan un- changed would prevent the delivery of this linked scheme. As such my client is seeking significant changes to the emerging Neighbourhood Plan document. My client specifically objects to the following emerging Neighbourhood Plan policies:</p> <ul style="list-style-type: none"> • Strategic Planning Policy STR1 entitled Strategic Gaps; • Housing Policy HOU1 entitled the Location of New Residential Development

	<p>site” development of the Dereham Hockey Club. The suggestion that Yaxham is a linked settlement with Dereham for these purposes flies in the face of every consultation undertaken as part of the drafting of the NP4Yaxham.</p> <p>See following comments responding to the points raised.</p>	<ul style="list-style-type: none"> • Housing Policy HOU3 entitled Scale of Residential Development <p>My client is seeking the deletion of these policies from the Pre-Submission Consultation Draft of the Neighbourhood Plan for the following reasons:</p> <ul style="list-style-type: none"> • The policies are not in general conformity with the adopted and up-to-date emerging Development Plan documents for Breckland District Council area; • The policies are not aligned with emerging strategic housing, sporting, economic development, green infrastructure and tourism priorities across the wider Dereham area linked to the Dereham Hockey Club redevelopment; • The policies are not positively prepared and seek to undermine emerging Local Plan policies; • The policies promote a level of development below that normally appropriate to a Local Service Centre and/or envisaged in the emerging Local Plan; and • The emerging Neighbourhood Plan fails to acknowledge or facilitate a need for cross-boundary joint working in respect of the Dereham Hockey Club redevelopment proposals.
	<p>Dereham Hockey Club is located some 3 miles away and has no known links with Yaxham. There are no published plans for any change to the facilities, and from residents with local knowledge the members of the Club apparently have little appetite for the scheme.</p> <p>There is no known connection or link between Yaxham and the Dereham Hockey Club.</p>	<p>Glavenhill is currently working with senior officers at Dereham Hockey Club to deliver major upgrades to Dereham Hockey Club's existing facilities off Greenfields Road in Dereham.</p> <p>Dereham Hockey Club is centrally located within Norfolk adjacent the A47 trunk road and the existing site off Greenfields Road is the optimum location on which to develop a major Regional Hockey Centre in Norfolk. The Yaxham housing proposals are designed to</p>

	<p>There are also ample current or imminent planning applications within the immediate vicinity of the hockey club that could be utilised for funding the development identified viz:</p> <ul style="list-style-type: none"> - Orbit Homes 285 homes off Greenfield Road, 3PL/2016/1397/F - 44 homes off Greenfield Road, 3PL/2016/0952/O - Anglia Maltings 127 homes at former Maltings, 3PL/2016/1454/H - Business Park at Moorfield Dereham at Local Plan site LP[025]010 <p>Given the disproportionate size of this proposed development, the lack of any material link with Yaxham, NP4Yaxham’s designated area as solely the Parish Of Yaxham, it is not accepted that NP4Yaxham should give any weight to this submission.</p>	<p>part-fund construction, recruitment, training and youth development proposals to form the Regional Hockey Centre.</p> <p>As such full and proper regard needs to be had to this linked proposal in the preparation of the Yaxham Neighbourhood Plan. There is now a real need for joint working across local boundaries with other public and sporting bodies to ensure that strategic priorities are properly coordinated and delivered in line with paragraphs 178 and 179 of the National Planning Policy Framework.</p>
<p>Policy STR 1 (Lanpro)</p>	<p>The Neighbourhood Planning regulations allow for Plans to be developed ahead of emerging Local Plans. The LPA has a current Local Plan in force through its Local Development Framework. The current Local Plan makes no provision for the scale of development proposed outside of current settlement boundaries – and nor indeed does the emerging Local Plan.</p> <p>Policy STR1 is designed to prevent the coalescence of nearby settlements and to preserve the open nature of the countryside in those Gaps. The Strategic Gaps have been modified in response to consultation comments including by the LPA. It does enable development that meet the criteria in section 2 of the policy. NP4Yaxham rejects completely the idea that Yaxham and Dereham are “linked developments.” This is precisely what the weight of consultation responses confirms.</p> <p>Part 3 of STR1 is formulated takes into account that if a settlement boundary is changed, then it will change too. It therefore does not</p>	<p>The emerging Neighbourhood Plan is running ahead of the up-to-date emerging Breckland Council Local Plan. As such once Policy STR1 is adopted unchanged it will have the effect of sterilising the Norwich Road sites that are designed to finance the improvements to Dereham Hockey Club. At this point the planned major strategic, community, sporting, economic and tourism related community benefit within Dereham will not be able to be delivered.</p> <p>Neighbourhood planning is about shaping the development of the linked settlements of Yaxham and Dereham in a positive manner. It is clear that Policy STR1 is designed to be used as a tool to stop new development within Yaxham. Whilst my client understands the local communities desire to prevent coalescence and the outward spread of Yaxham towards Mattishall and Dereham, my client can see no logic in preventing appropriately scaled infilling in the central part of the village to meet local housing needs.</p>

	<p>conflict with the LPA’s emerging Local Plan, as the settlement boundary would be re-drawn to incorporate any newly designated site within it.</p>	
	<p>The Parish has expressed a desire to keep the two settlements separate. The whole nature of the settlement pattern within the Parish is that the settlements are towards the Parish boundaries, with a significant area of open rural countryside between. To propose in effect a whole new village in this Gap 3, larger than the settlement of Yaxham, would destroy the nature of the parish. In any event, NP4Yaxham has no knowledge of the “proposed Country park”, which is a curious term for a development of up to 332 homes.</p> <p>As Lanpro states the land between the two settlements is “flat”. It is also open. It is difficult to see how up to 332 houses could be constructed and placed in such a way as to “have a positive impact on the wider landscape and the setting of the village.”</p>	<p>To be clear the land between the Yaxham and Clint Green parts of the village within Strategic Gap 3 is not a protected landscape or a natural feature of environmental, strategic or historic importance. As such I contend that an appropriate level of housing development within sites LP113007 and LP113009 off Norwich Road would not have a significant impact on the quality of this open space within the village. The open area between Yaxham and Clint Green is actually sufficiently large and flat to ensure that any new housing could be designed so it would not have an adverse impact on the quality and/or character of the local landscape. Importantly the new country park and tree planting proposed as part of the scheme could actually have a positive impact on the wider landscape and the setting of the village.</p> <p>The open area between Yaxham and Clint Green is actually sufficiently large and flat to ensure that any new housing could be designed so it would not have an adverse impact on the quality and/or character of the local landscape. Importantly the new country park and tree planting proposed as part of the scheme could actually have a positive impact on the wider landscape and the setting of the village.</p>
	<p>This is factually incorrect. Whoever the “local sources” are have consciously or unconsciously misled Lanpro on this point.</p> <p>The Strategic Gap details, including Gap 3, were consulted on publicly on 27th January 2016 having been discussed with Officers at Breckland in early January 2016. They were submitted to the Parish Council for agreement on 11th February, 2016 agreement to which was unanimous.</p>	<p>We are also aware from local sources that Strategic Gap 3 has only recently been introduced into the Neighbourhood Plan as a result of my client promoting sites LP113007 and LP113009 into the emerging Breckland Local Plan in February 2016.</p>

	<p>The draft policy was submitted to the LPA on 24th February 2016 within the draft “pre” pre-submission plan. It was also submitted to the LPA on 22nd February 22nd as part of the Local Plan Consultation and similarly in response to the Land off Westfield Road Planning Application.</p> <p>Please see Supporting Document 3 Evidence Base, Appendix 2 STR1 Field Work which includes the various versions of the Gaps as they evolved from January 2016 to submission for Regulation 16 consultation.</p>	
	<p>NP4Yaxham rejects such language and assertions.</p>	<p>Importantly, my client considers that new strategic Policy STR1 doesn't comply with the adopted or emerging Development Plan and as such should be deleted. In an effort to prevent costly legal delays to the Plan preparation process that could result in a non-compliant Neighbourhood Plan, as a result of it being overtaken by the emerging Local Plan, my client would accept the deletion of any references to Strategic Gap 3 from within Policy STR1 as currently worded.</p>
<p>Policy HOU1 (Lanpro)</p>	<p>Under the LPA’s current Local Plan, Yaxham is not designated as a Local Service Centre (LSC), and the Emerging Plan is yet to confirm it as such. There is not “a good range of shops”: there is one small shop, an adjunct to the holiday park. This is a matter that Yaxham Parish Council is continuing to contest with the LPA.</p> <p>HOU1 specifically allows for development within the settlement boundary. Outside the settlement boundary it indicates what development would be supported.</p> <p>The settlement boundary may be changed if there is designation of development sites in the emerging Local Plan, if Yaxham is designated as an LSC. In this case there is no conflict with the LPA’s emerging Local</p>	<p>Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Although not yet forming part of the Development Plan Breckland's current strategic vision for Yaxham is outlined in the emerging Part 1 – Preferred Direction version of the Local Plan Page 17 of this document states "New development will be directed to locations that are coordinated with transport provision, have good access to support services, community facilities and open space. Outside the strategic growth locations of Attleborough and Thetford, a more balanced approach to housing development between rural and urban areas will have taken place allowing for improved housing land supply from rural areas to help in facilitating planned growth and the infrastructure required to support development so that communities can grow in a sustainable and cohesive manner."</p>

	<p>Plan, as the settlement boundary would be re-drawn to incorporate any newly designated site within it.</p> <p>HOU1 therefore does not undermine the “strategic objectives of the emerging Local Plan”.</p>	<p>The emerging Neighbourhood Plan doesn't make provision for sustainable and cohesive growth to develop and support the existing village in line with Breckland Council's strategic vision for the area. Policy HOU1 only allows for the delivery of affordable housing and unforeseen windfall developments within the current adopted settlement boundary relating to the village. This is despite the Local Service Centre having a good range of shops and services sufficient to support new housing-as acknowledged in the emerging-Local Plan</p> <p>My client would argue that Policy HOU1 as drafted clearly seeks to undermine the strategic objectives of the emerging Local Plan and should be deleted. In an effort to prevent costly delays to the Plan preparation process which could result in a non-compliant Neighbourhood Plan, my client would accept a change to the wording of Policy HOU1 as currently drafted. This new wording would need to allow an appropriate level of housing to come forward within Yaxham should Breckland Council ultimately conclude through the on-going Local Plan review the Norwich Road sites owned by my client are suitable to accommodate new housing growth and a country park.</p>
	<p>NP4Yaxham rejects such language and assertions.</p>	<p>In an effort to prevent costly delays to the Plan preparation process which could result in a non-compliant Neighbourhood Plan, my client would accept a change to the wording of Policy HOU1 as currently drafted.</p>
<p>Policy HOU3 (Lanpro)</p>	<p>There is no discussion of HOU3 – merely an assertion which we are unable to verify.</p>	<p>For the above reasons and my clients need to enable the redevelopment of Dereham Hockey Club to form the Regional Hockey Centre my client is seeking the deletion of Policy HOU3 from within the emerging Neighbourhood Plan.</p>

Reg 14 Plan Section/Policy	ACTION	Pablo Dimoglou, Director Yaxham Waters Holiday Park, Yaxham, Parish Councillor, District Councillor and Executive Member for Finance
<p>General Comments (Dimoglou)</p>	<p>This is factually accurate in so far as it goes.</p> <p>The Respondent omits to mention he is a Yaxham Parish Councillor, District Councillor and Executive Member for Finance, and that he has put forward the Yaxham Waters holiday park site – some 6 hectares – for residential development in the emerging Local Plan.</p>	<p>“I act as a director for THPD Properties Ltd - the owner of Yaxham Waters. The comments from me in-this response are primarily as Director of THPD Properties Limited. However, as a local resident of eight years and father of three children who are growing up in Yaxham I am putting forward my views on a personal level too.”</p>
<p>Non-Policy Comments 1.8 Strategic Environmental Assessment (page 7) (Dimoglou)</p>	<p>Breckland’s Strategic Environmental Assessment Screening Report was produced by the LPA, based on the draft NP4Yaxham. The Respondent should take up any concerns with the LPA.</p> <p>The sites mentioned are those considered by the LPA in its January/February 2016 emerging Local Plan. As such they are for the LPA to undertake any Environmental Assessments.</p> <p>NP4Yaxham does not bring forward any new sites.</p> <p>Section 2.5 reports factually the position with regards to sites being considered by the LPA and offers no comment as they are not brought forward by NP4Yaxham. This section was explained to all the Parish Councillors at a joint meeting on the 6th April 2016, including the Respondent. The Respondent checked with the LPA on the 7th April 2016 and emailed NP4Yaxham thanking them for the very useful presentation.</p>	<p>“I read with interest the excerpt from Breckland Council which seems to dismiss the need for a Strategic-Environmental Assessment.</p> <p>I attended the Parish Council meeting on 11 February 2016 where the emerging Local Plan was discussed. In that meeting the Parish Council clearly communicated the sites being brought forward for inclusion in the emerging local plan that it felt were unsuitable for development.</p> <p>In addition they clearly identified LP[113]001; LP[113]002 and LP[113]005 as being suitable for development in principle.</p> <p>I would therefore contend that the Draft Neighbourhood Plan does not truly represent the need for a Strategic Environmental Assessment and it seems that Breckland Council were not aware of the decision of Yaxham Parish Council on 11 February 2016 in which the sites were recommended for inclusion in the land allocated for possible development.</p> <p>Given that the Draft Neighbourhood Plan was produced on 18th April</p>

	<p>At no stage at the 6th April meeting did the respondent raise any issue as regards the sites he has now commented on in his Reg 14 response.</p> <p>NP4Yaxham therefore rejects the Respondent’s assertions on this point.</p>	<p>2016 - two months after the Parish Council Meeting, a reasonable person would expect section 1.8 to be correct. ·</p> <p>As the NP4Yaxham document is effectively Parish Council document I feel the working group has not clearly identified the policies of The Parish Council within the -document. This should be immediately addressed.</p> <p>Consequently, I feel a Strategic Environmental Assessment is required and this should be completed with all of the up to date and relevant information.</p>
<p>Page 12 (Lanpro)</p>	<p>Noted and amended</p>	<p>Note :Typo page 12 pillage should read village</p>
<p>2.4 Facilities and Economic Life (page 20) (Dimoglou)</p>	<p>Noted and corrected: Both the leases are for 999 years.</p>	<p>I would be interested to know whether The Church Room is on a 99 year lease as stated in the Draft NP, ·or 999 year lease as I have been previously been told by a member of the Working Group. On page 19 the lease on the land accommodating the Village Hall and Playing Field is referred to as 999 years long.</p>
	<p>Yaxham Waters Holiday Park is a recognised facility within the parish and in the NP4Yaxham. Its location is outside the settlement boundary of Yaxham on the Dereham Road.</p> <p>When invited to participate in the NP4Yaxham Business Survey the Respondent took two months to respond.</p>	<p>My business, Yaxham Waters has a significant economic effect locally with many local tradespersons, suppliers and individuals benefitting. We give preference when awarding jobs to those who live locally and have provided valuable start o, work life experience for local youngsters. In addition we provide work opportunities for mums (and dads) who have children at school and are only able to work limited shifts. Yaxham Waters has always assisted people locally and provides useful work experience positions and apprenticeships. Indeed, our apprentice won</p>

<p>It is the Respondent who has brought doubt as to the long term nature of his business. It is he who put his site forward for consideration for housing development in the Local Plan on 15th February 2016 for up to 110 dwellings, and it is he who has submitted a “pre-planning” application to Anglia Water for an assessment of foul-drainage being connected to his site for 80 dwellings.</p> <p>Yes, some members of the Working Group in the past opposed planning permission for Yaxham Waters. All put that behind them in working on the Community Led Plan, which Yaxham Waters sponsored, and then on NP4Yaxham. Conscious that past history could be perceived as a bias, the Working Group agreed that any submission by the Respondent would in the first instance be reviewed by Working Group members who had not been involved in the previous planning application issues.</p> <p>The respondent opposed a Neighbourhood Plan at Parish Council Meetings from May to July 2015 and only relented, apologising to the Chairman, at the September 2015 meeting. Indeed as District Councillor he intervened to assist the Working Group with the LPA in March and April 2016. Only when the LPA disclosed to the Working Group the attached plan (page 58) revealing Yaxham Waters site had been put forward for housing in the Local Plan did the respondent’s attitude revert to opposing the Neighbourhood Plan. This is the context of the Respondent’s response.</p> <p>NP4Yaxham therefore rejects the Respondent’s assertions on this point.</p>	<p>the Poultec Apprentice of The Year Award - beating over 2000 other candidates.</p> <p>I do not feel the report does justice to Yaxham Waters, with the fleeting mention on page 22 being far less than other items such as the currently redundant Church Rooms for instance. I raise this point not out of vanity, but because Yaxham Waters plays an important role locally and this should not be overlooked or skirted around.</p> <p>Some key members of the Neighbourhood Plan Working Group were strongly against Yaxham Waters being granted planning permission at the outset, and this is well documented.</p> <p>Despite purporting to support local facilities key members of the Working Group remain negative about the contribution made by Yaxham Waters and even now, some eight years after our planning permission was granted they are making good their promise never to use, the facilities at Yaxham Waters - despite us offering a local shop and cafe. Indeed despite working at the shop and cafe for eight years I have never seen those referred to use the shop or cafe on any occasion despite the popularity of the facilities with locals.</p> <p>Many of the NP Working Group do use our services - however, I feel the Draft Neighbourhood Plan is weighted against Yaxham Waters and this is of great relevance later in the Draft Plan when Strategic Gaps are discussed.</p>
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<p>2.5 Future Development of The Parish (Dimoglou)</p>	<p>Section 2.5 reports factually the position with regards to sites being considered by the LPA and offers no comment as they are not brought forward by NP4Yaxham. This section was explained to all the Parish Councillors at a joint meeting on the 6th April 2016, including the Respondent. The Respondent checked with the LPA on the 7th April 2016 and emailed NP4Yaxham thanking them for the very useful presentation and stating:</p> <p><i>“In relation to the local service centre - Phil [LPA Strategic Planning Manager] seems content but wants a letter from the Parish Council stating which clearly defines our position on the LSC. This means the report will probably not need changing subject to consideration by the Parish Council. (Peter [Parish Council Chairman]- I will draft a letter as described for discussion at the next Parish Meeting which the Councillors can debate, amend, agree to send). I will copy in NP4Y so you can make any suggestions at the Parish Meeting but I would stress at this point the letter needs to make the Parish Council's position abundantly clear and may need to point out that it conflicted [sic] originally with the views of NP4Y.”</i> No letter was forthcoming as the Respondent’s site was revealed by the LPA in the Map (page 58) at the end of this section as having been put forward for residential development.</p> <p>For the Respondent’s site to be considered as a designated site for residential development in the emerging Local Plan, then Yaxham would have to be designated as a Local Service Centre. At no stage in the Respondent’s submission is this connection made or admitted.</p>	<p>I believe this section is written in such a way as to suit the over-riding objectives of certain members of the NP4Yaxham Working Group - to prevent future development.</p> <p>I do not feel it truly represents the views of The Parish Council, local people or business owners.</p> <p>The plan does state that "The emerging policy PD03 locational strategy in its preferred option designates Yaxham as a Local Service Centre".</p> <p>However, I feel this statement is weak and is not a true representation of what the Parish Council had agreed at its meeting on 11 February 2016.</p> <p>The Parish Council voted with an overwhelming majority to agree with Breckland's classification of Yaxham as a Local Service Centre.</p> <p>A Local Service Centre needs to have certain facilities, which Yaxham has in abundance along with others which make it suitable as a local service centre. These include a shop, a vibrant village hall, a school, a church, a cafe, local employment opportunities, a pub (currently not operating but preserved as a community asset).</p> <p>Despite the more recent challenge (28 April 20:16) to the decision at the Parish Council Meeting (11 February 2016)° to agree with the designation as Local Service Centre – at the time this Draft .</p> <p>Neighbourhood Plan was written, the decision of the Parish Council was that the Local Service Centre designation be accepted. This was not documented in the report, in fact the wishes of the Parish Council were</p>
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<p>The Reg 14 Draft Plan was factual and neutral on LSC status, despite the overwhelming consultation response to the contrary. It was only after the Parish Council decision on 28th April 2016 that the NP4Yaxham for Reg 16 Consultation amended to record that it opposed LSC status for Yaxham – a matter the LPA has yet to decide.</p> <p>NP4Yaxham therefore rejects the Respondent’s assertions on this point.</p>	<p>totally ignored in the Draft NP, and I contend that this was because the views of the Parish Council did not concur with the views of the key members of the NP Working Group.</p> <p>The Draft NP is a Parish Council document, and it is a ridiculous state of affairs that the Draft NP does not convey the views of The Parish Council which were clearly communicated on 11 February 2016. . . .</p> <p>No weight can be given in the Draft NP to the decision made on 28 April 2016 in relation to the Extraordinary Parish Council Meeting in the Draft NP as the report was produced on 18 April 2016 - well before the matter came before the Parish Council again on the 28th</p> <p>The reason the Extra Ordinary Parish Council meeting was called on the 28th was that additional sites had been submitted by local people. . . .</p>
<p>As previously stated – NP4Yaxham has not called for new sites to be brought forward. It is the LPA that has called for sites.</p> <p>The NP4Yaxham Working Group is a sub-committee of the Parish Council. It includes the Chairman Of the Parish Council who has attended almost every meeting, seen all the papers and has had the opportunity to comment at every stage. The Working Group has reported and presented to every Parish Council meeting since its inception. At all stages the Working Group has been answerable to the Parish Council, of which the Respondent is a member, and Parish Councillors have been invited to all its meetings, consultation events, and there have been joint meetings to discuss in detail the draft Reg 14 and Reg 16 Plans before the</p>	<p>In my opinion the rush of the NP Working Group to get the Draft NP approved and in place did not allow local land owners sufficient time to submit land for possible allocation - in effect they produced the Draft Plan before they had all the relevant information. Had they waited, as most Working Groups did, for the submission deadline for land inclusion pass, the Draft NP would have been able to fully consider all sites as would the Parish Council.</p> <p>It does not seem like a well balanced approach for the Parish Council to discuss matters at a meeting on 11 February 2016 and then have to call an Extraordinary Meeting when more sites came forward, as could have always been expected.</p> <p>Further, I will be challenging the Extra Ordinary Meeting of 28 April 2016</p>

<p>Council decided whether or not to proceed to the next stage of the Neighbourhood Planning process.</p> <p>If the Respondent is unhappy with the conduct of the Parish Council, of which he is a member, then he should take this up with the Council.</p> <p>NP4Yaxham therefore rejects the Respondent’s assertions on these points as they relate to it.</p>	<p>held by the Parish Council.</p> <p>In addition, the section clearly shows the sites put forward by Breckland Council as suitable or unsuitable. It does not however, show The Parish Council's resolution on how it interpreted the suitability of each site.</p> <p>Some of the sites that Breckland Council put forward as suitable, the Parish Council voted were unsuitable.</p> <p>In addition, other sites which Breckland Council felt were unsuitable, the Parish Council felt were suitable.</p> <p>This is not communicated in the report.</p> <p>There is obviously a lot of community involvement in the Draft NP. However, members are unelected and whilst we must- give full consideration to those people who have worked hard to bring it forward, proper weight must also be given to the silent majority who have not- commented and entrust their elected officials to act on their behalf.</p> <p>The failure of the Draft NP to represent the views of the Parish Council on these items is not just an affront to the Parish Council, whose document this is, it over-rides the democratic process in so much as the Parish Council as elected officials exists to act on behalf of residents who do not necessarily attend public meetings or fill in surveys. They do, however have a keen interest in the future of their village.</p>
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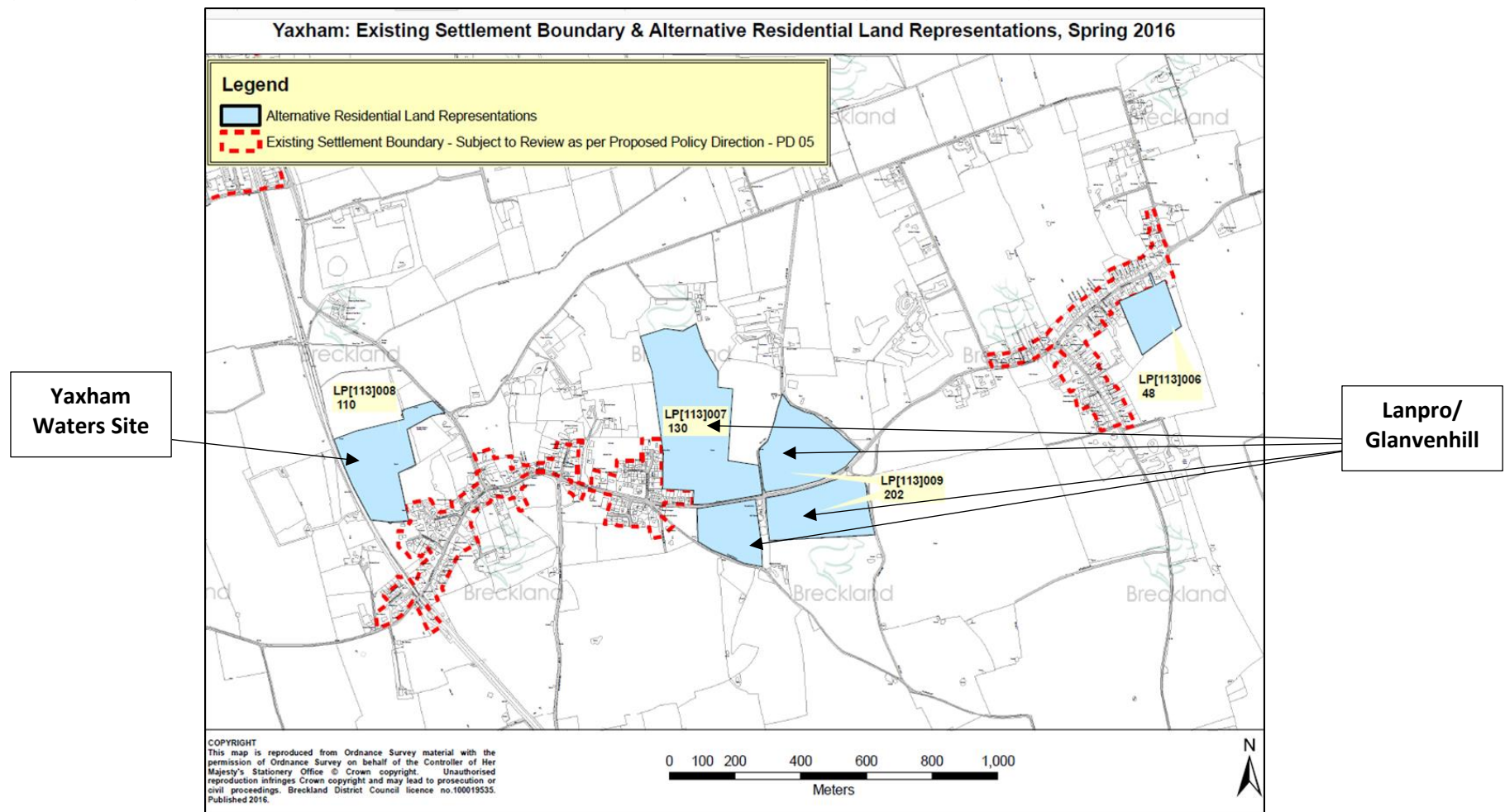
<p>Page 24 (Dimoglou)</p>	<p>The NP4Yaxham is predicated on the consultation responses received. From the first major consultation on 14th November 2016 the major themes developed of:</p> <ul style="list-style-type: none"> - The need for significant infrastructure improvements before any major new development; - Yaxham wishing to retain its separate identity, not to become a suburb of Dereham or more closely linked with Mattishall, and retain the separate elements of Yaxham and Clint Green; - That development is essential for every parish, but that such development should be organic rather than estate-style as it has been over recent decades. <p>This is at the heart of the NP4Yaxham.</p> <p>The “52” new dwellings proposed in the Plan, now revised to “74” are for specific designated sites and are in addition to any organic growth.</p> <p>NP4Yaxham therefore rejects the Respondent’s assertions on this point.</p>	<p>At the bottom of page 24 the report does clearly state "Under the emerging Breckland Local Plan preferred directions the sustainable development in Yaxham is 52 new dwellings".</p> <p>Once again, I feel the report is written in such a way as to suit the non-development aspirations of some of the working group.</p> <p>The statement I have just reproduced is critical to the future development of Yaxham in a sustainable way.</p> <p>Breckland Council have stated that the growth allocated to Yaxham is 52 new dwellings, which at the face of it sounds a lot.</p> <p>However, what the Draft NP fails to do is to point out that this 52 dwelling aspiration is linked to the service centre designation, that it does not mean that every site which is given a housing allocation will be permitted to develop to the extent of houses which it could accommodate and that each application for building a house would need to come before the Council in the form of a Planning Application.</p> <p>In addition, it uses the 52 house aspiration as a headline, but fails to point out that this projected development would be over twenty years. This would mean just 2.6 houses being built each year.</p> <p>The failure to clearly discuss this point could mean that local people who do not have a great knowledge of planning procedure or the Local Plan do not understand the length of time over which the Local Plan lasts will naturally think that 52 houses would be built imminently or that each site brought forward for development would be built out - resulting in hundreds of extra houses in their village. This is not the case</p>
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		<p>and should have been made clear in the report.</p>
<p>4.2 Three key principles (Dimoglou)</p>	<p>See answer above – the NP4Yaxham is in favour of organic growth, rather than estate-style developments, because that is what the consultation responses say.</p> <p>In the period 2001 to 2014 the parish grew organically, adding some 73 new dwellings, and increasing from some 290 to around the 360 we see today – a growth of 25%. All these done through infill, brownfield land, building conversions and minor variations to the settlement boundary. This growth rate has been a challenge to the community, but it has been absorbed. This is what the consultation tells us is what the parish wants to continue – not adding estate-style large site developments.</p> <p>The Respondent makes points about what the village needs, many of which the consultation confirms. He however misunderstands the import of NP4Yaxham – which is to support sustainable organic growth rather than estate-style developments.</p>	<p>I am happy to see that a statement is made on page 29 "The Neighbourhood Plan is not anti-development".</p> <p>However, as per my previous statements I question this and feel that the Draft NP should highlight which land the Working Group do feel is suitable for development. As far as I can see at the moment, the Draft NP and members thereof are against all the sites put forward.</p> <p>They do, however, want settlement boundaries respecting.</p> <p>It is all very well to say that we should build small scale developments on infill land or brownfield sites. This sounds very nice but there are very few such opportunities remaining.</p> <p>To deliver much needed housing growth to meet the needs of our growing population we must identify suitable sites. Whilst I want Yaxham to retain its village character, -1 do not feel a village can 'opt out' of development because they want to stay as they are. Everyone in England has the duty to allow growth to accommodate our children who need houses, either to buy or to rent.</p> <p>It is not fair to expect all of the growth to occur in major towns - their residents are bearing the vast majority of development already (84%) and may not want more building either.</p> <p>The report says that there are only 1% of households available for rent in Yaxham compared with the national average of 17%.</p>

		<p>Given that youngsters can rarely afford to buy a house early in life, they are forced to rent. Our current policy in Yaxham by the look of things and with the restrictive policies contained in the Draft NP mean that any youngsters who no longer want to live with their parents must move out of Yaxham as they cannot afford to buy and there is nowhere to rent-.</p> <p>This is surely not what we want as a community - to have an ageing population of mostly retired people with young adults being forced out of the area. This would be a great loss and would eventually lead to the decay of the village or it simply becoming another dormitory village for people who worked in Norwich but wanted to 'live in the country'.</p>
<p>4.3.4 Economy (Dimoglou)</p>	<p>See previous answers.</p> <p>The “proposed green spaces” have nothing to do with or are anywhere near the Yaxham Waters site.</p> <p>The Respondent confuses these with the “Strategic Gaps” and this is addressed below.</p>	<p>I do not agree that the Draft NP is committed to maintaining and enhancing the economy. As I have previously outlined, my business - Yaxham Waters is a major employer locally. We have invested millions of pounds locally and have developed' a thriving business over many years.</p> <p>Naturally, we need to expand and develop. The proposed green spaces - where development is strictly curtailed seems to purposely bend over my entire site of some 15 acres. This would make it very hard for me to operate as a business. For instance, under the proposed green spaces - if I wanted to apply to build another holiday lodge it would be virtually impossible to do this under the Draft NP.</p>
<p>5.2 Strategic Planning Policy - Strategic Gaps (page 35)</p>	<p>Strategic Gap 1 has been amended in response to consultation feedback and guidance from the LPA, and the Yaxham Waters site is no longer covered by Strategic Gap 1 in the NP4Yxham as submitted in August 2016 for Reg 16 Consultation.</p>	<p>As detailed in 4.3.4 the map on page 35 shows Strategic Gap 1 bending around my site at the bottom right corner of the purple outline so that my site is included within the strategic gap.</p>

<p>(Dimoglou)</p>	<p>It should be noted that the draft Strategic Gap Policy (then called the Strategic Green Gap Policy), was put to the Yaxham Parish Council meeting of 11th February 2016 and unanimously endorsed by all the Councillors present, including the Respondent. The map provided with the Policy to the Councillors included Gap 1 covering the Respondent’s site at Yaxham Waters – and was the same as displayed at the 27th January 2016 public consultation to which the Respondent attended and viewed the displays. The Respondent’s Reg 14 Response was the first time that he objected to his site being in Gap 1.</p>	<p>This is wholly inappropriate.</p> <p>We currently have 30 holiday lodges on that .section of the map, along with a large cafe, village shop, residential bungalow and fishing lakes. We have additional permission for a further five lodges and there is ultimately room for further development of our holiday business.</p> <p>We are also considering applications for residential retirement lodges.</p> <p>To include my site in the Strategic Gap is badly thought out and not suitable considering how well developed the site already is.</p> <p>The Strategic Gap should be amended to exclude my site in its entirety.</p>
	<p>The Respondent is right that the residents of the parish of Yaxham consider themselves as to part of one village i.e. Yaxham. The LPA has insisted that the Neighbourhood Plan has to refer to the whole parish, and in this process it has therefore been necessary to clearly identify where the Plan refers to Yaxham Parish or Yaxham or the other settlements of Clint Green and Brakefield Green. Yaxham settlement has not been referred to as Yaxham village so as to avoid confusion.</p> <p>The above being said the consultation responses do not want to see the open nature of the Gap between Yaxham and Clint Green. There is no evidence that Yaxham and Clint Green residents wish to fill the intervening gap with new housing. Mr Rush’s land referred to is that being promoted by Lanpro and addressed separately.</p>	<p>Throughout my time in Yaxham I have noted local people's assertion that whether they be Clint Green residents or Yaxham residents, they all class themselves as Yaxham residents.</p> <p>It has been my belief that there was an aspiration in the village that the two settlements be drawn closer together.</p> <p>I would say that it would seem reasonable for the space between Yaxham and Clint Green (currently designated Strategic Gap) be available for possible development in the future and does not become a strategic gap against the wishes of the land owner, Mr Rush.</p> <p>At the very least some extension of the linear development should be permitted along the roadway.</p>

Map Showing Additional Land (in blue) Offered for Residential Development during the Jan/Feb Local Plan Consultation



This Map was provided by LPA Officers to NP4Yaxham Working Group 12th April 2016.
 It was published by NP4Yaxham Working Group in the Reg 14 Pre-Submission Consultation Draft NP4Yaxham.
 It was published by Breckland Council in its Local Plan Site Consultation September/October 2016

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.

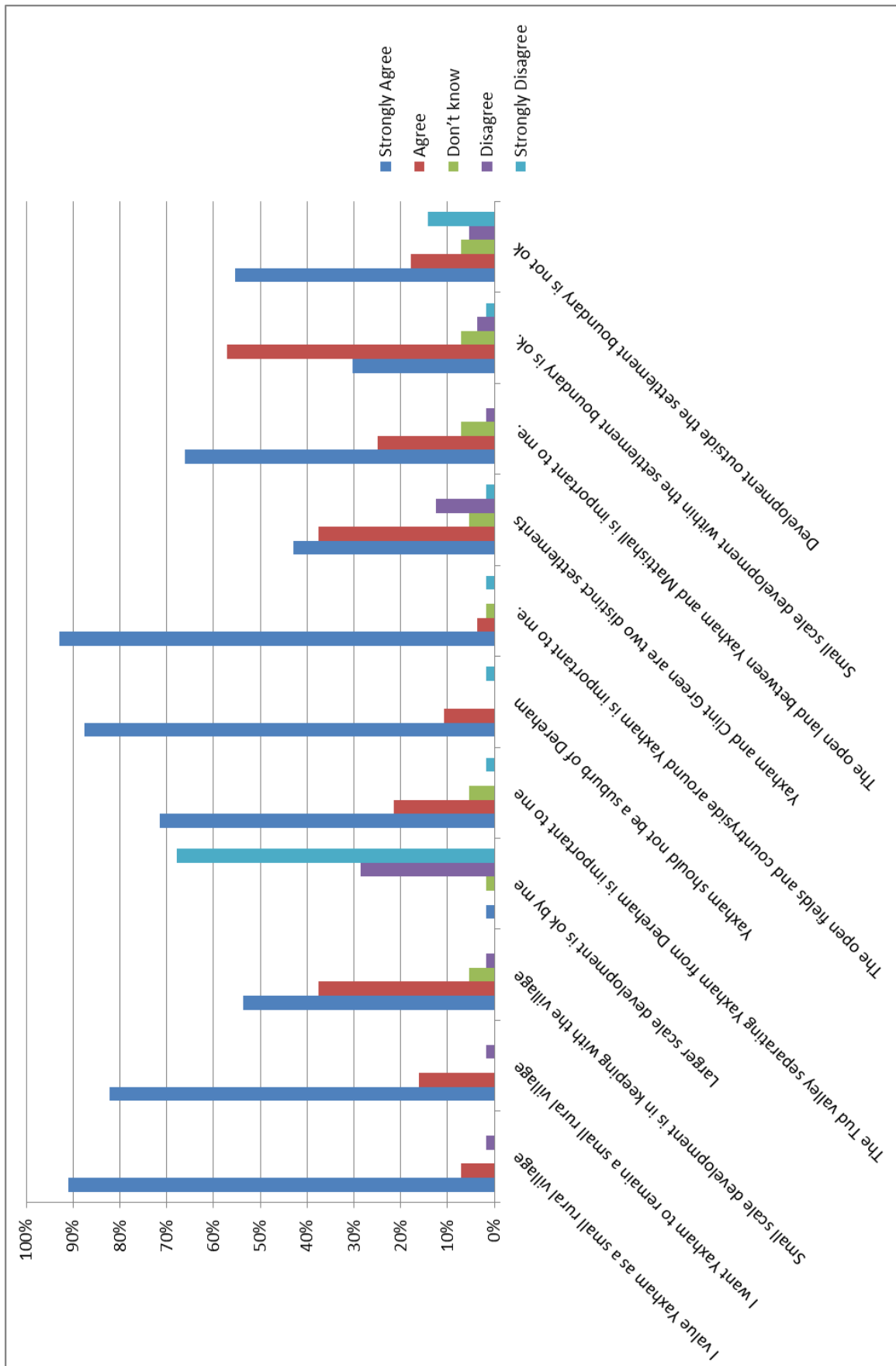
Survey	Date	Type	Page
1. Vision for Yaxham	November 2015	Table	2
2. Vision for Yaxham	November 2015	Chart	3
3. Vision Comments	November 2015	Table	4
4. What I like most/least	November 2015	Table	5
5. Housing & Planning	November 2015	Table	6
6. Education	November 2015	Table	7
7. Education	November 2015	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



NP4Yaxham – Compendium of Consultation Survey Results

3. Vision Comments

Questionnaire 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	overflow 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

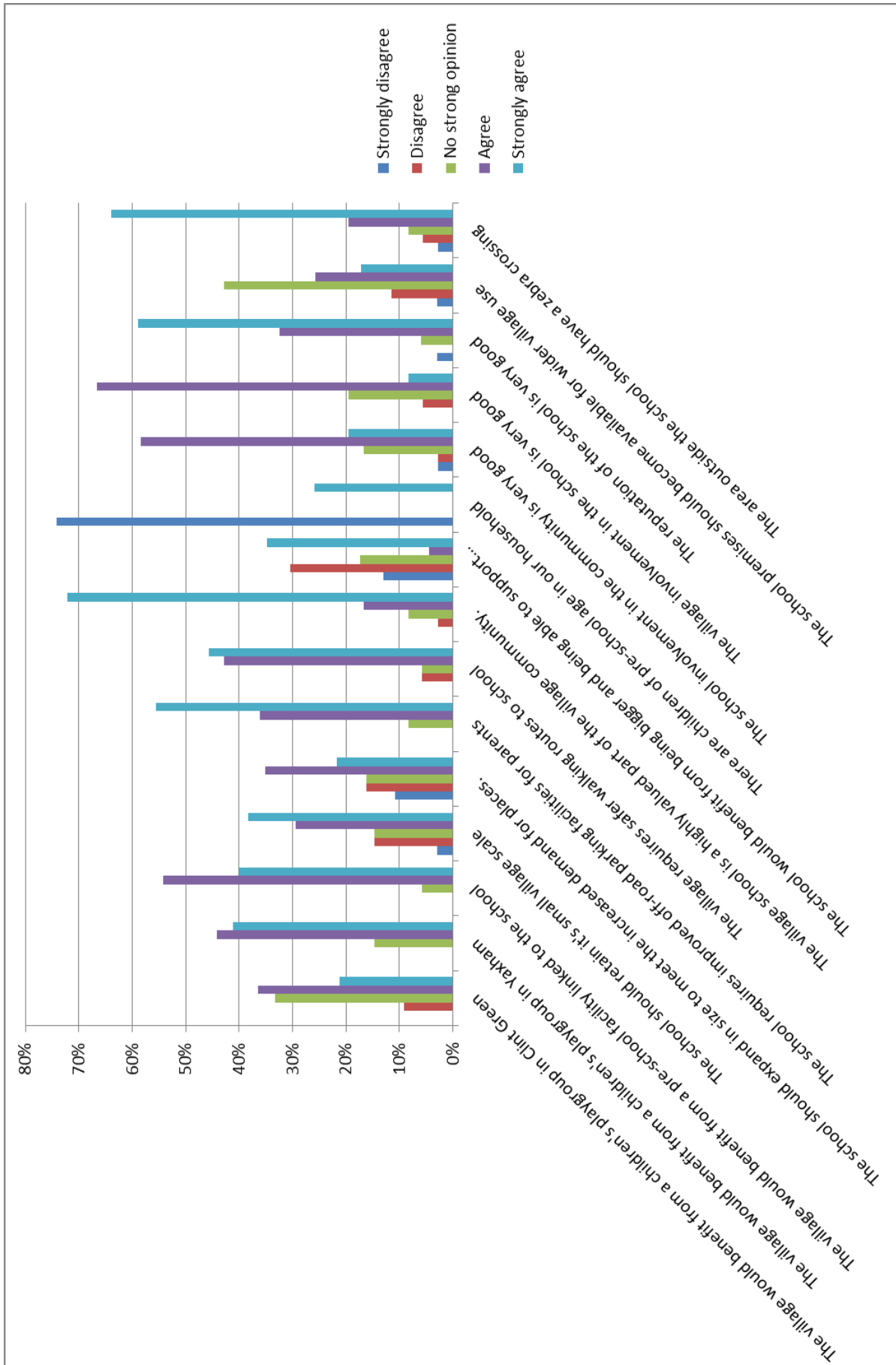
Question	Housing & Planning Novemebr 2015	Questionnaire	Results												Total	Total %
			Strongly Disagree		Disagree		Not Fussed		Agree		Strongly Agree		Total	Total %		
			No.	%	No.	%	No.	%	No.	%	No.	%				
1	Do you think the village needs more housing?		5	11%	15	34%	3	7%	21	48%	0	0%	44	100%		
2	What type of housing would you like to see?	Bungalows	2	5%	4	11%	5	13%	22	58%	5	13%	38	100%		
		Houses	3	8%	4	11%	7	19%	19	51%	4	11%	37	100%		
3	Where do you think development should take place?	Flats/Apartments	18	60%	7	23%	2	7%	3	10%	0	0%	30	100%		
		Infill development	7	18%	2	5%	3	8%	15	39%	11	29%	38	100%		
		Brownfield Sites	1	3%	2	6%	3	9%	14	42%	13	39%	33	100%		
4	What style of development would you wish to see in the village?	Greenfield Sites	21	70%	4	13%	3	10%	2	7%	0	0%	30	100%		
		Traditional/ Cottage style	1	3%	0	0%	3	8%	21	54%	14	36%	39	100%		
		Modern/ Contemporary style	5	17%	7	24%	6	21%	10	34%	1	3%	29	100%		
		Eco housing	3	9%	0	0%	8	24%	12	35%	11	32%	34	100%		
		Not bothered	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.	%				
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

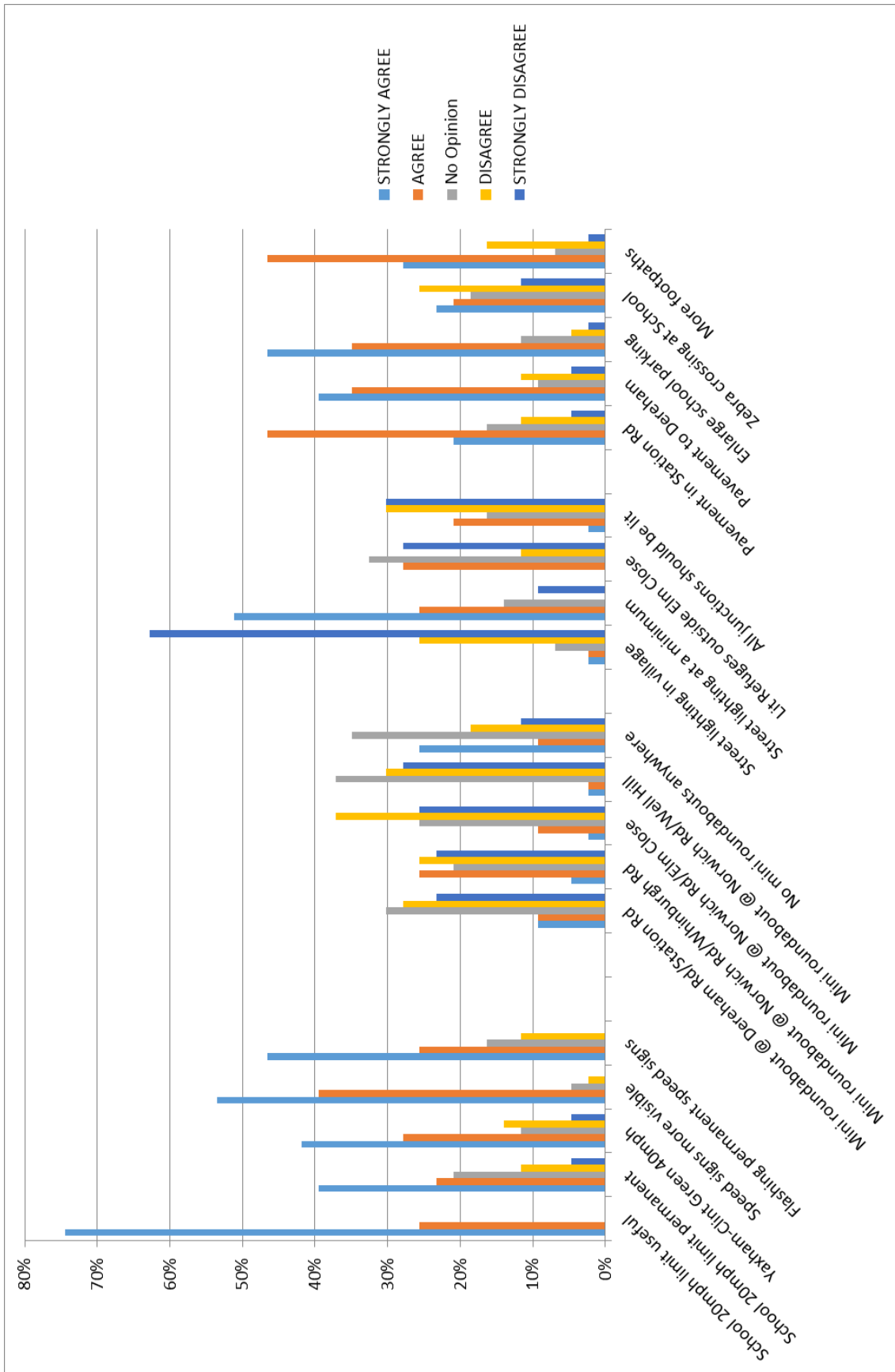


NP4Yaxham – Compendium of Consultation Survey Results

8. Transport Survey – Table

Transport Survey November 2015											
Questions											
SPEED LIMITS	STRONGLY AGREE	AGREE	No Opinion	DISAGREE	STRONGLY DISAGREE	Total	STRONGLY AGREE	AGREE	No Opinion	DISAGREE	STRONGLY DISAGREE
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%
ROAD JUNCTIONS	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%
STREET LIGHTING	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%
PARKING, PAVEMENTS AND	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						
Total	38	41	14	12	14	20	4
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					
Q.1 How Important to you is Sustainable Development		V. Important	Important	No Opinion	Not V Imp	Doesn't Matter
TOTALS	0	9	0	2	0	
Percent %	0	22	0	5	0	
Q2. Future developments make use of renewable energy						
TOTALS	25	15	0	0	1	
Percent %	61	37	0	0	2	
Q3. Future developments use sustainable materials						
TOTALS	27	12	1	0	1	
Percent %	66	29	2	0	2	
Q4. Yaxham retains low levels of light pollution						
TOTALS	30	10	0	1	0	
Percent %	73	24	0	2	0	
Q5. Yaxham retains or enhances green space						
TOTALS	38	3	0	0	0	
Percent %	93	7	0	0	0	
Q6. Importance of green space to family quality of life						
TOTALS	37	3	1	0	0	
Percent %	90	7	2	0	0	
Q7. Risk from surface water & sewage flooding						
TOTALS	9	26	0	4	1	
Percent %	22	63	0	10	2	
Q8. Impact of new development on flooding						
TOTALS	28	11	1	1	0	
Percent %	68	27	2	2	0	
Q9. Does BDC waste collection service meet needs						
TOTALS	19	21	1	0	0	
Percent %	46	51	2	0	0	
Q10. BDC recycling service meet needs						
TOTALS	19	20	0	2	0	
Percent %	46	49	0	5	0	
Q11. Does Yaxham have a litter problem						
TOTALS	7	5	1	24	4	
Percent %	17	12	2	59	10	
Q12. Will future developments impact on waste & litter						
TOTALS	10	28	0	1	1	
Percent %	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%		
Local Services											
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
Economic											
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				
Community Facilities											
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 14th 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	Total	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." (1=Strongly Agree, 2=Agree, 3=No Opinion/Don't Know, 4=Disagree, 5=Strongly Disagree) Do you agree with our "vision for Yaxham"?	25	13	6	4	0	1	52%	17	68%	0	1	3	0	1	
	Total	0	1	2	3	4		Total	% of	0	1	2	3	4	5
	25	13	6	4	0	1	52%	17	68%	0	1	3	0	1	5
	Total	No	Yes					Total	% of	No	Yes				
	25	8	17				32%	17	68%	0	17				
Questions															
Do you live in the Parish of Yaxham?	25	1/No=0					32%	17	68%	0	17				
My Post Code is....	24	Yes=1/No=0													
Was Yaxham CofE (VA) Primary School your 1st choice?	25	3	22				12%	16	64%	1	16				
How do you bring your child to school each day - by car?	25	7	18				28%	10	40%	7	10				
How do you bring your child to school each day - walking?	25	14	11				56%	11	44%	6	11				
How do you bring your child to school each day - cycling?	25	24	1				96%	1	4%	16	1				
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%	8	32%	8	8				
• taking your child to school by walking?	25	14	10				56%	8	32%	8	8				
• parking at the Village Hall & then walking to school?	25	14	9				56%	5	20%	10	5				
• parking at say Pinns Corner & then walking to school?	25	11	12				44%	5	20%	10	5				
Do you have a child of pre-school age?	25	20	5				80%	4	16%	13	4				
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%	3	12%	13	3				
What else might encourage parents to walk or cycle with their children to school?															
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														
<i>Our vision of Yaxham</i>														
"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."														
What would you add, change or delete?...	1	2	3	4	5	Total	1	2	3	4	5			
Our vision of Yaxham 1-5	17	6	4	0	1	28	61%	21%	14%	0%	4%			
Do you live in the Parish of Yaxham? Yes/No	Yes	28	No	0		28	Yes	100%	No	0%				
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%			
Comments on Vision														
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

16. Local Businesses Survey

<i>NP4Yaxham Survey of Local Businesses Based/Operating in Yaxham January 2016</i>			
Q.	Completed Survey Form	Total	% of Total
1	Please confirm whether	10	
	Your business is based in Yaxham?	10	100%
	Your business operates in Yaxham?	8	80%
2	Do you run your business as		
	A sole trader?	9	90%
	A limited liability partnership (LLP)?	0	0%
	A limited private company?	1	10%
3	What is your main geographical areas of business?		
	Yaxham	2	20%
	Breckland	3	30%
	Norfolk	2	20%
	UK	6	60%
	International	1	10%
	How would you best describe your business e.g. "farming"?		
	Do you have employees? If so:		
	How many full-time staff?	12	(including owner/sole trader)
	How many part- time staff?	4	
	Do you intend to expand your business in the next 5 years?	1	10%
	Do you expect to take-on more staff in the next 5 years?	0	0%
	What are the main restrictions/difficulties do you have running your business?		
	Access to superfast Broadband (>10Mbps)?	5	50%
	3G Mobile Phone coverage?	7	70%
	Disposal of commercial waste?	2	20%
	Lack of employable staff?	0	0%
	Other?.....	2	20%
	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	10%
	Photographer	3	30%
	Psychotherapy/Counselling	1	10%
	Risk Management/Insurance	1	10%
	Building Maintenance	1	10%
	Dog Kennels	1	10%
	Furnished Holiday Lets	2	20%
		10	100%
Business issues	Broadband/telecom	4	40%
	No more development	1	10%
	Village Pub	1	10%
	Post Office	1	10%
	Quality of roads/footpaths	1	10%
	None	3	30%

17. Youth Survey

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

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	
-----------------	-------------	----------	------------	-----------------	--

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
---------	----	------	---	-------	---	-------	----	-----	----

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	
----	----	--------------	--	------------------------------	--

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.



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