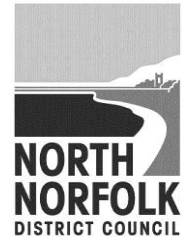


Planning Policy & Built Heritage Working Party



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7 June 2017

A meeting of **Planning Policy & Built Heritage Working Party** will be held in the **Council Chamber** at the Council Offices, Holt Road, Cromer on **Monday 19 June 2017 at 10.00 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours.

Members of the public who wish to ask a question or speak on an agenda item are requested to arrive at least 15 minutes before the start of the meeting. It will not always be possible to accommodate requests after that time. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516010, Email: democraticservices@north-norfolk.gov.uk

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Emma Denny
Democratic Services Manager

To: Mrs S Arnold, Mrs J English, Ms V Gay, Mrs A Green, Mrs P Grove-Jones, Mr N Pearce, Mr J Punchard, Mr S Shaw, Mr R Shepherd, Mrs V Uprichard, Vacancy

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order to attend this meeting, please
let us know in advance**

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

Heads of Paid Service: Nick Baker and Steve Blatch
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Email districtcouncil@north-norfolk.gov.uk **Web site** www.north-norfolk.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence, if any.

2. PUBLIC QUESTIONS

3. MINUTES

Page 4

To approve as a correct record the Minutes of a meeting of the Working Party held on 24 April 2017.

4. ITEMS OF URGENT BUSINESS

To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

5. DECLARATIONS OF INTEREST

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest.

6. NEIGHBOURHOOD PLANNING ACT

Page 9

Summary: This report provides an update on the Neighbourhood Planning Act 2017.

Recommendations: **The report is for Information only**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Jodie Rhymes (Planning Policy Officer) 01263 516304	

7. CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN PRE SUBMISSION CONSULTATION

Page 12

(Appendix 1 – page 16; Appendix 2 – page 90)

Summary: This report provides an overview of the emerging Neighbourhood Plan consultation document and seeks to agree this Councils response to the consultation.

Recommendations to Cabinet:

- 1. That the Council welcomes and supports the progress that has been made.**
- 2. That Appendix 2 is agreed as the basis for this Councils response to the consultation.**
- 3. That preparation of the final detailed response is delegated to the Planning Policy Manager.**

Cabinet Members(s)	Ward(s) Affected
All Members	Corpusty and Saxthorpe
Contact Officer(s), telephone number and email: Iain Withington (Planning Policy Team leader) 01263 516034	

8. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

9. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA

24 APRIL 2017

Minutes of a meeting of the **PLANNING POLICY & BUILT HERITAGE WORKING PARTY** held in the Council Chamber, Council Offices, Holt Road, Cromer at 10.00 am when there were present:

Councillors

Mrs S Arnold (Chairman)
Mr J Punchard (Vice-Chairman)

Ms V Gay	R Shepherd
Mrs A Green	S Shaw
Mrs P Grove-Jones	Mrs V Uprichard

Observers:

Mrs A Claussen-Reynolds
Mrs A Fitch-Tillett
Mrs A Moore
Ms M Prior
R Reynolds

Officers

Mr M Ashwell – Planning Policy Manager
Mr I Withington – Planning Policy Team Leader
Mrs J Rhymes – Planning Officer

55. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs J English and N Pearce. An apology for absence had also been received from Councillor N D Dixon, Cabinet Member for Business and Development.

56. PUBLIC QUESTIONS

None.

57. MINUTES

The Minutes of the meeting held on 20 March 2017 were approved as a correct record and signed by the Chairman.

58. ITEMS OF URGENT BUSINESS

None.

59. DECLARATIONS OF INTEREST

None.

60. NORTH NORFOLK RETAIL & TOWN CENTRES USES STUDY

The Planning Policy Manager presented a report which provided updated evidence to inform the preparation of the Local Plan. Through analysis of existing town centres, population forecasts and expenditure growth it provided a strategic overview to aid the understanding of the available expenditure to support new retail growth and the identification of the role each of the main town centres play in meeting that need.

The Planning Policy Manager explained that consultation would not take place on the study as it was evidence only.

Councillor Mrs V Uprichard questioned why external consultants had been commissioned to undertake the study. The Planning Policy Manager explained that retail was a specialist area and the Council had neither the capacity nor expertise to carry it out in house. Using consultants meant that it was easier to prove that the study was impartial.

Councillor R Reynolds expressed concern that the findings were being discussed in a programme on local radio. The Planning Policy Manager explained that the documentation was in the public domain.

The Planning Policy Manager outlined the key findings of the study and answered Members' questions.

Councillor Mrs A M Moore asked if it had been taken into consideration that the larger centres also had the population to service them, whereas, for example, Cromer had a smaller working population.

The Planning Policy Manager confirmed that this had been considered. However, it was felt that Holt, Sheringham and Cromer combined had a large draw in terms of population, whereas Fakenham and North Walsham were largely dependent on their resident populations. North Walsham was also closer to Norwich than other towns in the District and people from the town spent a large amount of their money in Norwich. There was an issue as to how to attract investment into North Walsham when retailers had a greater choice of sites in Norwich.

Councillor J Punchard asked if primary retail frontages would be reviewed. He referred to the high proportion of food outlets, charity shops and antique shops in Fakenham. He stated that some of the shops were located outside the retail area designation.

The Planning Policy Manager confirmed that town centre primary retail frontages would be reviewed to assess whether or not they were still fit for purpose.

Councillor R Reynolds supported Councillor Punchard's comments. He stated that many of the shops in Fakenham were small and considered that it was likely to be the case in other towns. Major stores sold a large variety of goods. There was little control over rents and business rates and people who tried to start businesses in the towns often found they were not viable. Unless this could be addressed and small shops made viable, town centres were unlikely to grow.

Councillor Mrs P Grove-Jones considered that large comparison retailers were unlikely to be attracted into the towns.

Councillor Mrs A Claussen-Reynolds considered there was a lack of awareness of what was available locally in the towns and that people needed to be educated. Unless people used these businesses they would close.

Councillor Ms V R Gay stated that protection of the Conservation Areas was vital. The physical environment had to appeal to both the shopper and the person who wanted to set up a small business in a town centre. She considered that charity shops were harmful as they did not attract people from outside an area and had advantages over other shops in terms of business rates and other overheads. There was also an incentive to leave shops empty until an occupier was found who could pay the rent being asked. She also considered that there needed to be more people living in town centres. She noted that there was little historical dimension to the report as it did not reflect long term patterns.

The Planning Policy Team Leader explained that the report looked at the qualitative and quantitative needs and flagged up quite strongly the need for continual investment in order to maintain a retail presence in town centres.

Councillor Ms M Prior stated that Holt desperately needed a new large store. There was a large population in need, and many residents went to Cromer and Fakenham to do their family shop. It was essential that the site at Hempstead Road which had permission for a retail store was developed. Holt was labelled as a niche town but it was not like that.

The Planning Policy Team Leader referred to the study and stated that Holt lost a large amount of its food shopping to Cromer, Sheringham and Fakenham. However, there was a danger that the wrong size of development could have a harmful impact.

Councillor Mrs V Uprichard considered that the influence of Aylsham was ignored as it was outside the District, but it would be competing for the type of shops which would be desirable in North Norfolk's towns.

The Planning Policy Manager stated that most towns were performing well but there was a need to increase expenditure, particularly in North Walsham and Holt. Commercial leisure appeared to be an opportunity in terms of expenditure projections.

It was proposed by Councillor J Punchard, duly seconded and

RESOLVED

That Cabinet be recommended to accept and publish the Retail and Main Town Centre Uses Study as a source of evidence to support the emerging Local Plan for North Norfolk to cover the period 2016-2036.

61. HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENT (PART 1)

The Planning Policy Manager presented a report which provided updated evidence to inform the preparation of the Local Plan. The HELAA had been prepared to determine the potential housing and economic supply from identifiable land in North Norfolk over the next 20 years.

In response to concerns raised by Councillor Mrs A Fitch-Tillett that development of a site in Overstrand could have an impact on plans by a local landowner to open up historic views, the Planning Policy Manager explained that the sites in the HELAA

were not proposed allocations at this stage. Some might not be suitable or available. However, it was important to have all the options available for consideration and they would be published as part of the evidence base.

Councillor Mrs P Grove-Jones asked how many of the 5,000 dwellings which needed to be delivered would be provided on small infill sites of 5-10 dwellings. She considered that there were relatively few sites which would provide 100 or more dwellings.

The Planning Policy Manager explained that a total of around 10,000 houses would need to be provided between 2016-2036. Taking into account those which had permission or were under construction, windfall developments and existing allocations which would be carried over into the new plan, approximately 5,000 dwellings would need to be formally allocated on a range of site sizes. There was currently a large amount of windfall capacity but it was unpredictable and the Inspector could require more allocations to be included.

Councillor Mrs S A Arnold asked if the Housing White Paper could have an impact on the figures.

The Planning Policy Manager stated that the amount of housing required and what could be included was being debated but the outcome could have a large impact on numbers.

The Planning Policy Manager confirmed that the 10,000 dwellings included affordable housing.

The Planning Policy Manager considered that the study would give people the perception that the sites would be built on. However, the merits of the individual sites would need to be considered.

Councillor Ms V R Gay stated that she had been informed by a developer that the inclusion of land in a study affected the price of the land.

The Planning Policy Manager stated that there was hope value. However, the Council's policy context should determine the land value.

In response to comments regarding the potential for development on airbases, the Planning Policy Manager stated that airbases had provided a large amount of housing in the past. There was a balance between making the best use of previously developed land and the remoteness of their location. An enormous amount of growth would be needed in order to provide new services, eg. schools and health services, and in order to make them sustainable it could be necessary to create a new town. However, this was a debate for the Working Party.

The Planning Policy Manager thanked his staff for their work.

The Chairman also expressed her gratitude to the team.

RESOLVED

That Cabinet be recommended:

- a) To accept and publish part one the HELAA to support the emerging Local Plan for North Norfolk to cover the period 2016-2036.**

- b) That delegated authority is given to Planning Policy Manager to undertake minor amendments to the report and associated mapping in order to publish.**

The meeting closed at 11.27 pm.

CHAIRMAN

Neighbourhood Planning Act

Summary: This report provides an update on the Neighbourhood Planning Act 2017.

Recommendations: **The report is for information only**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Jodie Rhymes (Planning Policy Officer) 01263 516304	

1. Neighbourhood Planning Act 2017

- 1.1 The Neighbourhood Planning Act received Royal Assent on 27 April 2017. The Act brings into force wide-ranging changes to; neighbourhood planning, local development documents, compulsory purchase and planning conditions - with the main intention of the Act being to strengthen the role of neighbourhood planning.
- 1.2 Neighbourhood planning provides an opportunity for local communities either as a parish council or as part of a neighbourhood forum to be involved in the future land use planning of their communities as set out in the 2012 regulations¹. The Act goes further to give neighbourhood plans more weight earlier in the plan making stage.

Neighbourhood Planning

- 1.3 It firstly states that weight should be given to a Neighbourhood Plan in ‘*Post-examination*’² draft form and requires authorities to take the plan into account when determining planning applications. The plan is in ‘post-examination’ stage when the Local Planning Authority (LPA) or the Secretary of State (SoS) has directed that a referendum is to be held, or the examiner has recommended that a LPA should adopt the draft plan (with or without modifications). The neighbourhood plan stops being considered as ‘post examination’ once the plan has been adopted, the LPA decide not to adopt the plan or if a single referendum is held and half or fewer of those voting are in favour of the plan.
- 1.4 Further to this the Act introduces new powers to allow LPAs to change the Neighbourhood Area boundaries if required. The Neighbourhood Area is an area within the LPA which has been designated by the authority as a Neighbourhood Area for the

¹ Statutory Instrument 2012 No. 637 The Neighbourhood Planning (General) Regulations 2012

² Section 1 Paragraph 3

purposes of neighbourhood planning. The LPA will be able to divide a single Neighbourhood Area into multiple areas, and to consolidate multiple areas into fewer.³ If, after using these powers, a Neighbourhood Plan relates to more than one Neighbourhood Area, then there is provision that the replacement of the Plan in one area shall not affect its force in the other areas.

- 1.5 The Act also requires LPAs to notify parish councils and neighbourhood forums of applications for planning permission, permission in principle (PIP) or reserved matters approval (and any alterations to those applications), on land where there is a draft Neighbourhood Plan, or a post-examination draft Neighbourhood Plan, unless the parish council has advised the LPA that it wishes to be notified of certain applications, or does not wish to be notified at all. The requirement does not extend to technical details consent applications that follow PIP.⁴ The amendment to Schedule 1 in force thus far, only has the effect of allowing changes to the automatic notification procedure to be set out in the amendments to the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Articles 25 and 25A).
- 1.6 The Act requires that the LPAs Statement of Community Involvement (SCI) sets out the LPA policies for giving advice or assistance on the modification of neighbourhood development plans and when dealing with proposals for neighbourhood development orders.

Neighbourhood Development Orders

- 1.7 The act introduces the power for the LPA to modify a neighbourhood development order if they consider the modification does not materially affect any planning permission granted by the order. If a neighbourhood development order is in place then there is no need to apply to the LPA for planning permission if it is for the type of development covered by the order.

Local Development Documents

- 1.8 The Act requires the LPA to set out what strategic land use priorities there are within the authority and to set out policies within the Development Plan Documents to address those priorities.
- 1.9 The Act requires the SoS to publish guidance on addressing housing needs arising from old age or disability, and LPAs must take account of that guidance and set out within their Annual Monitoring Report how the spatial development plan addresses those needs within their policies and specify where in the strategy those policies are set out.
- 1.10 The Act changes the heading within Section 36 of the Planning and Compulsory Purchase Act 2004 from “Regulations” to “Regulations and standards” and adds further text in order to provide the Secretary of State with the opportunity to publish data standards⁵ from time to time to which LPAs must comply with when producing Local Development Documents.

³ Would not affect the continuation in force of a neighbourhood development order.

⁴ Section 2 Paragraph 3B

⁵ a written standard containing technical specifications

1.11 The Act gives power to The SoS to be able to direct two or more LPAs to prepare a joint development plan document and to require a LPA to review a local development document at times they specify. There are also powers for County Councils to prepare plans where districts have not done so.

Development of New Towns by Local Planning Authorities

1.12 It further empowers the SoS to appoint one or more LPA to oversee development of the area as a New Town and can also by regulations make provision about how the LPA is to oversee development as a New Town.

Planning Local Development Orders

1.13 This Act requires LPAs to keep a register containing information with respect to planning applications and notifications made to the authority in relation to a Development Order. This includes keeping copies of applications/ notifications and any other documents submitted with them. And to record the manner in which applications/ notifications have been dealt with by the authority in relation to a Development Order. It also stipulates that entries relating to an application/ notification are removed from the register when the application has been disposed of and are no longer required.

1.14 Further regulations provided by the Government will specify the information to be included on the register, and circumstances when an application or notification may be removed from it. The inclusion of this information on the register is intended to lead to accurate recording of the number of homes permitted via Planning Development Registers/Orders.

Planning Conditions, Compulsory Purchase and Changes to PDO

1.15 In addition, the new legislation includes restrictions on powers to impose planning conditions, including tightening rules around LPA use of pre-commencement conditions by ensuring only those with written agreement from the developer can be used.

1.16 The Act also includes provisions intended to improve the operation of compulsory purchase orders by clarifying case law that determines compensation for landowners.

1.17 Coming into force on 23 May 2017, the previously available Permitted Development Rights for the change of use or demolition of drinking establishments have been removed. Planning permission will be required and will also be required for the demolition of a drinking establishment, or a drinking establishment with expanded food provision.

2. Recommendation: This report is for information only.

Corpusty and Saxthorpe Neighbourhood Plan Pre Submission Consultation.

Summary: This report provides an overview of the emerging Neighbourhood Plan consultation document and seeks to agree this Councils response to the consultation.

- Recommendations to Cabinet:**
1. That the Council welcomes and supports the progress that has been made.
 2. That Appendix 2 is agreed as the basis for this Councils response to the consultation.
 3. That preparation of the final detailed response is delegated to the Planning Policy Manager.

Cabinet Members(s)	Ward(s) Affected
All Members	Corpusty and Saxthorpe
Contact Officer(s), telephone number and email: Iain Withington (Planning Policy Team leader) 01263 516034	

1. Corpusty and Saxthorpe pre submission consultation

- 1.1 Corpusty and Saxthorpe parish council have formally submitted their emerging Neighbourhood Plan for pre submission consultation with statutory bodies and those that have an interest in the Neighbourhood Plan Area as designated. The consultation will run for six weeks in line with the requirements of the Neighbourhood Planning (General) Regulations 2012, between 5th June and 17th July 2017.
- 1.2 This report provides a brief summary of the content of the Neighbourhood Plan and seeks to agree a draft schedule of comments (**Appendix 2**) as comprising this Councils response to the consultation. At the time of writing the attached schedule is very much a working draft as the views of a number of internal consultees are yet to be received. Suggested updates will be reported at the meeting.
- 1.3 This is the first formal consultation on the emerging plan which once “made” will form part of the statutory Development Framework. In this first stage of consultation the Council is able to make broad comments on the overall content of the draft Plan. In a later stage in the process the Council will be required to formally confirm that the submission version of the plan meets a number of regulatory and legal tests before it

goes to an Independent Inspector for examination. Following this consultation the Neighbourhood Plan group are expected to reflect on the comments received, both from the Council and other consultees, and submit a revised plan (where revision is necessary) to the Council for checking against a set of “basic conditions”. Once the Council is satisfied that these have been met the proposed Neighbourhood Plan is put forward to examination and the Inspector checks compliance with the conditions and recommends if the plan should progress to local referendum.

- 1.4 To date the Council have provided informal officer level comments on emerging versions of the plan and held a number of workshops in order to advise on the pre submission version. The council has also provided financial support and ongoing advice as well as undertaking a habitat regulation scoping report on the plan and advising on the legal requirements around this specialist area.

2. The Pre Submission Consultation – What is NNDC role?

- 2.1 North Norfolk District Council has a role in supporting the preparation of Neighbourhood Plans and is responsible for organising referendums and the independent examination. At this stage it is a consultee in the process.

- 2.2 As far as content of plans is concerned it is very much for the local community to determine and there is a wide degree of discretion around what can be included. It is important at this consultation stage that the Council indicates if it thinks the plan is likely to meet the ‘basic conditions’ tests and whether the draft policies included in the plan are properly justified, likely to be effective, and likely to be in general conformity with the strategic elements of the adopted Core Strategy. The basic conditions tests which will be applied at the examination stage are:

(i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);

(ii) the draft NDP must contribute to the achievement of sustainable development;

(iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Core Strategy; and

(iv) the draft NDP must meet the relevant EU obligations.

- 2.3 Officers have considered the draft plan against these tests and initial comments are scheduled in **Appendix 2**.

3. The Draft Plan (attached as Appendix 1)

- 3.1 The draft plan is ambitious in terms of its overall scope and content, it seeks to define a new, enlarged settlement boundary for the village and in so doing identify new areas which could be developed within a new settlement boundary and to protect some green spaces within the boundary from development. It also includes a range of detailed development management policies which seek to influence the type and form of development which could take place. It includes aspirations and formal policies arranged

in eight thematic sections dealing with People and Housing, the Natural Environment, Historic Environment, Design & Character, Making a living, Education, wellbeing and Getting Around.

3.2 Taken overall the plan would provide the framework for a modest amount of further development including some additional homes and opportunities for commercial developments. As such the approach taken is broadly consistent with the current classification of Corpusty and Saxthorpe as a Selected Service Village in the adopted Core Strategy and this is to be welcomed. The modest growth which the plan allows for would be supported by existing village facilities including a primary school, village shop, public house, village hall and a number of active community groups and the scale of growth which could occur is unlikely to have any significant impacts on the character of the settlement or the adequacy of supporting infrastructure. As such the plan is likely to contribute positively to the delivery of sustainable development and is unlikely to raise any significant conformity concerns in relation to the adopted strategic approach to land use planning in the district.

3.3 Nevertheless at a more detailed level there are a number of more general concerns that officers consider should be considered further before the plan progresses to the next stage. These are reflected in **Appendix 2** and can be summarised as:

- Duplication - A concern that some of the policies run the risk of repeating either the NPPF, existing development plan policies or other regulatory controls. Overall it is recommended that such duplication should be avoided where possible.
- Justification and evidence – A concern that in some areas there appears to be limited justification or evidence to support the approach which is being suggested.
- Compliance with national policy – that some policies go beyond what is required in the national planning policy framework and hence may not meet one of the basic conditions.
- Policy wording and effectiveness. That some of the precise wording and construction of policies lacks clarity and leaves scope for various interpretations of expected policy outcomes. As these policies will be used in the process of determining planning applications it is important that the expected outcomes are as clear as possible.
- In relation to affordable housing and local occupancy controls there is a concern that the suggested approach may raise equality concerns. In this respect the comments of the Councils Housing Enabling Officer are awaited.

4. Legal Implications and Risks.

4.1 Once made the Neighbourhood Plan will form part of the Development Plan for the District and will be used in part in the determination of planning applications in the Neighbourhood Planning Area. It is important that in its making of comments on the emerging plan that the council not only provide supporting advice but also fulfil its duty in advising on the requirements of legislation and planning policy.

4.2 Neighbourhood Plans that do not meet the basic condition test may fail at examination.

5 Financial Implications and Risks.

- 5.1 The Neighbourhood Plan has been produced by residents of Corpusty and Saxthorpe and supported by the parish council as the Responsible Body. The risks of production are therefore theirs. Significant officer time has however been provided in order for the Neighbourhood Plan to reach this stage. In addition the council has supported the group financially. For the next stages which include an examination and referendum of the proposed Neighbourhood plan, the council is responsible for undertaking and financing, however financial assistance is available through DCLG in the form of grants.

6 Recommendations

- 1. That the Council welcomes and supports the progress that has been made.**
- 2. That Appendix 2 is agreed as the basis for this Councils response to the consultation.**
- 3. That preparation of the final detailed response is delegated to the Planning Policy Manager.**

Appendix 1: Pre submission Neighbourhood Plan

Appendix 2: Draft Schedule of Comments

CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN 2017-2036

CORPUSTY & SAXTHORPE PARISH COUNCIL

Pre-Submission Consultation

June 2017

This is a formal consultation document for the purpose of Statutory Consultation with the local authority, statutory bodies, residents of Corpusty and Saxthorpe and with others having a significant interest in the Neighbourhood Plan Area, including those who work in the villages but do not reside there.

This document will be used in the Statutory Consultation period which will last for six weeks from June 5th 2017.

When the statutory period of consultation is completed, emendations will be made to this draft as necessary and these will then constitute part of the submission of the Neighbourhood Plan for Corpusty and Saxthorpe for checking by the local authority and for formal inspection.





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1 FOREWORD

The two villages of Corpusty and Saxthorpe make up one thriving rural community. They share a primary school, village stores, public house, gallery and two ancient churches. There are allotments, a well-used community centre built largely with lottery funds, and many small businesses. These include electrical contractors, furniture makers, vehicle and agricultural machinery repair workshops and many people who work from their homes offering a wide range of skills and expertise.

The surrounding agricultural land is very actively cultivated by local farmers. The population of just under 700 people is varied. It consists of families with young children, single person households, three generation households, “empty-nesters”, people employed locally, others who commute to local towns such as Holt and Fakenham, to Norwich, and further afield, and a significant number of the retired and elderly.

This Plan looks to preserve and enhance the vitality of our community. At the same time its intention is to make good plans and policies for the future. These plans and policies rest on extensive consultation across the whole community. Their aim is to assure the community’s future as one where diversity and vibrant changes are facilitated in a way that takes forward the best of the old while grasping the opportunities and challenges of the new.

The plan is concerned with protecting what is distinctive about the two villages. Both are mentioned in The Domesday Book of 1086, and Saxthorpe church (a grade 1 listed building) includes parts that are over nine hundred years old. The garden of the Mill House has a national reputation. Over the centuries, the village green has been a focal point for the community.

Corpusty and Saxthorpe will only thrive in the future if families with young children can afford to live here; if employment opportunities are increased; if existing local businesses are encouraged and new ones attracted. This has implications for the school and for the other facilities. There have been many and repeated consultations about the issues addressed in the plan, and the responses clearly indicate a willingness to think positively and creatively about the future of our villages.

In what follows, under the oversight of the Parish Council, community Objectives derived from wide consultation have been translated into realistic Policies and Aspirations which can guide the process of change.

The Neighbourhood Plan aims to preserve what is best from the past, for the benefit of present and future generations.

SECTION 1



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2 INTRODUCTION

2.1 WHAT IS A NEIGHBOURHOOD PLAN?

The Corpusty and Saxthorpe Neighbourhood Plan (the Plan) is a new type of planning document. It is part of central Government's new approach to planning. This approach claims to give local people more say about what goes on in their area. The approach is described and set out in the Localism Act which came into force in April 2012¹.

Corpusty & Saxthorpe was designated a Neighbourhood Planning Area in December 2013. This designation made Corpusty and Saxthorpe Parish Council the appropriate authority (see Appendix 1) to oversee and implement the planning process and to follow up on its recommendations if the Plan is approved for adoption by a referendum in the community.

The process leading to referendum is as follows:

1. Production of a pre-submission draft Neighbourhood Plan (this document);
2. Submission of the draft to North Norfolk District Council for comment and referral for emendation;
3. Statutory Consultation with the community, statutory consultees and others who have an interest in the community (over a six-week period);
4. Any necessary revisions consequent to the Statutory Consultation;
5. Resubmission to North Norfolk District Council and submission of the final document for independent examination by a properly appointed inspector, a process which may take several weeks;
6. Publication of the inspector's report and, if positive, procedure to referendum;
7. Referendum to take place within 28 working days.

The referendum question would be:

"Do you want North Norfolk District Council to adopt the Neighbourhood Plan for Corpusty and Saxthorpe to help it decide planning applications in the Neighbourhood Plan Area?"

Anybody registered to vote in the Neighbourhood Plan Area will be entitled to vote. A simple majority of votes cast (over 50% of those voting) in favour of the Neighbourhood Plan is sufficient for it to succeed.

This Plan provides a vision for the future of our community. It sets out clear planning policies to realise this vision.

As required by the Localism Act, these policies are required to conform with higher level planning policy. An important consideration is that the North Norfolk Core Strategy² designated Corpusty and Saxthorpe as a "service village". National priorities to build more housing require that the village should provide a certain number of new houses within its area. This requirement which is in line with national housing strategy makes a Neighbourhood Plan particularly important because it will provide guidance for that development, enabling local residents to determine what new developments should look like, where they should be built and what additional infrastructure is necessary to cater for a growing population.

2.1.1 How to comment on the pre-submission draft

Anyone resident in the Neighbourhood Plan Area, or who has an interest in the area (works or carries on business in the Neighbourhood Plan Area) may comment on this draft.

A copy of this document can be found at Corpusty and Saxthorpe website (<https://corpustyandsaxthorpeparishcouncil.wordpress.com>), or a digital copy may be obtained by contacting either

¹ <https://www.gov.uk/government/publications/localism-act-2011-overview>

² <https://www2.north-norfolk.gov.uk/planning/10538.asp>

Tony Barnett or Imogen Waterson (to whom comments and questions may also be sent) at the following email addresses: tony.barnett6@btinternet.com or imogen.waterson@btinternet.com

or by writing to Imogen Waterson, Chair or the Parish Council at: The Old Rectory, Saxthorpe, Norwich. NR11 7BJ

The statutory period is from June 5th 2017 for 6 weeks up to July 17th 2017 at 5.00pm.

2.2 PLAN CONTENT

The Neighbourhood Plan describes the Aims and Objectives developed through community consultation. It presents them as practical Policies which form a framework for development of the village up to the year 2036 and beyond.

These Policies fall within the framework of planning legislation and regulation and concern housing development and preservation and enhancement of green spaces. The Plan also contains Community Aspirations. These are objectives the community has said it would like to achieve but which do not fall within the area of formal planning, for example traffic calming in the centre of the village.

The Plan and its Policies affect many aspects of village life and the intention is to ensure that the village remains a good place to live while responding to and, where possible, taking advantage of inevitable future changes.

In line with Policy in the adopted Local Plan for North Norfolk, the Neighbourhood Plan proposes some new housing development. The Parish Council, acting in its capacity as a Neighbourhood Planning Authority, cannot reduce proposed the number of houses below that proposed in the North Norfolk District Council Local Plan³. This allowed for building approximately 26 new homes over its plan period to 2021, as set out in North Norfolk District Council's Priority Area Development Plan⁴.

This new Neighbourhood Plan can allow for more homes to be built. The proposal is for some areas of land to be identified in the plan that would be suitable for new buildings and would allow approximately 50 new homes to be built over the period up to 2036. This number of houses is considered necessary because the present demographic structure (distribution of the village population by age and gender -see Appendix 4) of the village projected forward to 20141 indicates progressive ageing of the population without significant balancing increase to the younger age groups in the village . The present size and structure of the village would be compromised by a much larger development because the total population of the village is 670. For this reason, the plan should try to provide housing and employment for younger people to keep the village a lively and vital place with all age groups cared for and looking to the future.

Although not a statutory requirement for Neighbourhood Plans, the sustainability appraisal for this Plan uses the existing information from North Norfolk District Council's Local Development Plan, which can be seen at: <https://www2.north-norfolk.gov.uk/planning/21416.asp>

Following consultation, local people have indicated where they would like new homes; they have also suggested where local employment may be encouraged by development of a small "business area" to the north of the village.

In addition to housing, the plan sets out a wide range of issues for the community including all the issues discussed in the Objectives. How these Objectives, Policies and Community Aspirations were arrived at through consultation is explained in the next section.

³ <https://www.north-norfolk.gov.uk/tasks/planning-policy/view-the-current-local-plan>

⁴ [https://www2.north-norfolk.gov.uk/files/Site_Allocations_Plan_\(Villages\).pdf](https://www2.north-norfolk.gov.uk/files/Site_Allocations_Plan_(Villages).pdf)

2.3 THE CONSULTATION PROCESS INFORMING THIS PLAN

Community Plan 2009-2011

- Summer 2009, Corpusty and Saxthorpe Parish Council resolved to undertake a Community Planning Exercise with grant assistance from Norfolk Rural Community Council.
- Publicity in posters around the villages and in the Parish Magazine, followed by periodic updates by poster and in the Parish Magazine.
- Autumn 2009, public consultation in the Village Hall, high attendance (105 people), group work on “what the village wants” – attended by more than 75 people, outputs include a list of aspirations for the community in terms of the themes: Values, Facilities and Future Developments.
- Establishment of a Working Group, leading to development of a detailed survey with the aim of understanding structure, facilities and aspirations of the population.
- July – September 2010, census and opinion survey of village by property and household, survey questionnaire was delivered by hand to all households in the village area, completed questionnaires were collected, with three recalls.
- Transfer of all responses onto data sheets ready for analysis, done with community participation in data entry process; entry and analysis completed with research assistance from London School of Economics research assistant.
- May/June 2011, Presentation of preliminary results to C&S Parish Council followed by presentation of survey results at public meeting attended by almost 100 people in the Village Hall, followed by development of a Vision for the Future of the community, led by the Working Group and accompanied by 8 small groups in discussions and further deliberations with different interest groups and constituencies in the villages.
- August 2011, Publication and circulation of Community Plan Survey Report (see Appendix 2) to all households in the villages, followed by public working meetings to develop strategy for village development.
- January 2012: Community Plan next steps discussed at open meeting in village hall 2012, attended by 72 people.
- The Vision for the Future of the Community informed the Neighbourhood Plan process which followed.

Neighbourhood Plan 2012 – present time

- July – September 2012: Corpusty & Saxthorpe Parish Council resolved to undertake Neighbourhood Planning process and initiate discussions with North Norfolk District Council (NNDC) Planning Department
- Consultation with NNDC planning department about possibility of making a NP
- May 2013 PC approval of the Neighbourhood Planning process
- Designation of Corpusty and Saxthorpe as a Neighbourhood Planning Area by NNDC following additional NNDC on-line consultation in the required period up to December 13, 2013
- Grant application to Locality successful December 2013
- 2013 NP Steering Committee develops outline Objectives for the Neighbourhood Plan, these to be subject of Community Consultation, see below.
- 2014 Objectives accepted by C&S Parish Council as appropriate framework for the NP process 2014
- Community Consultation with all households in Corpusty and Saxthorpe by questionnaire to every household on their attitudes and suggested additions to Objectives via Parish Newsletter with follow up house visits to outliers; this was supplemented by an on-line consultation, see Appendix 13.
- Analysis of replies from questionnaires spring 2014
- 31st May 2014 Village Green Open Day Consultation to establish areas for housing and industrial developments using extended open ended interviews, facility mapping and future planning mapping techniques, and recorded in still photos and some video⁵. More than 150 people visited the event and full records of the opinions are available in Appendix 9.

⁵ These video records are held on file but are not made available without permission of the person but anonymised transcriptions appear at Appendix 9.

- Analysis of open day interview qualitative responses by Rafael Barnett-Knights at that time of Reepham College (as part of a work placement), writing of consultation report which appears as Appendix 9.
- Autumn 2014 Commissioning of experts to deliver reports on many aspects of the village e.g. heritage, environment, water and sewerage, demography. Additionally, completion of a traffic survey on (analysed by Lucy Johnson, at that time from Reepham College) key sites to identify speed infractions including diurnal frequency and mean and maximum speeds plus incidence. These reports appear at Appendices 4, 7, 8, 15, 16.
- Consultation with over 60s tea at village hall 25 September 2014, Appendix 6.
- Consultation with young families at the Duke's Head 1st October 2014.
- Individual discussion consultation with villagers on walks round the village September 2014-December 2014.
- Consultation with landowners 2014-2016. Appendix 11.
- Letters to Statutory Consultees- see separate list at Appendix 12 TO BE COMPLETED AFTER THIS CONSULTATION
- Replies from statutory consultees – see Appendix 12 TO BE COMPLETED AFTER THIS CONSULTATION
- Budget report to locality December 2014
- On-going discussions with NNDC planning department throughout the process 2013-2016.
- September – October 2015: Village envelope consultation by public notices around the village (30) plus in village shop with detailed mapping on a large poster in St. Andrew's church plus confidential responses submitted by village people in the consultation period.
- February-April 2016: Analysis of envelope consultation data with resulting adaptation and clarification about one area which villagers felt had been misclassified. This was reclassified because of the consultation, Appendix 3.
- 2015-2016 write up of the Neighbourhood plan with on-going consultations with NNDC planning department
- 2016: Grant from NNDC to continue the work on the NP
- Commissioning of final draft of NP to take it to pre-submission phase September 2016
- September 2016: Further grant application to NNDC for completion of NP.
- December 2016-March 2017 preparation of draft for Parish Council and local community consultation.
- April 28 2017: Public consultation in Corpusty & Saxthorpe Village Hall; this was preceded by distribution of 80 posters advertising the even over the preceding month, a notice in the Parish Newsletter, a press report in the North Norfolk News, a notice on the Parish Council website. The occasion lasted for four hours between 1700 and 2100 and was attended by 70 people; detailed information including all draft policies were exhibited and people submitted written comments; at 1930 there was a brief introduction to the event followed by a lively Q&A period lasting an hour, this was attended by 45 people. Simultaneously with this process, the same draft was made available on the C&S Parish Council website together with all draft appendices and went to comment from NNDC.
- This version of the draft report was distributed at the public meeting on April 28 2017, was made available in printed form through the village shop, and remained available on the Parish Council website from March 2017-June 2017.
- May 2017: extensive revision of draft report with advice from NNDC Planning Department, to produce Pre-Submission Draft.

3 PLACE SETTING

The Neighbourhood Plan for Corpusty and Saxthorpe covers the whole of the civil parish. Its boundaries are clear and well established. This forms the Neighbourhood Planning Area and is shown in Figure 1.

Areas within the designated Settlement Boundary of the Neighbourhood Plan Area have been defined as those where development will be acceptable and is to be encouraged.

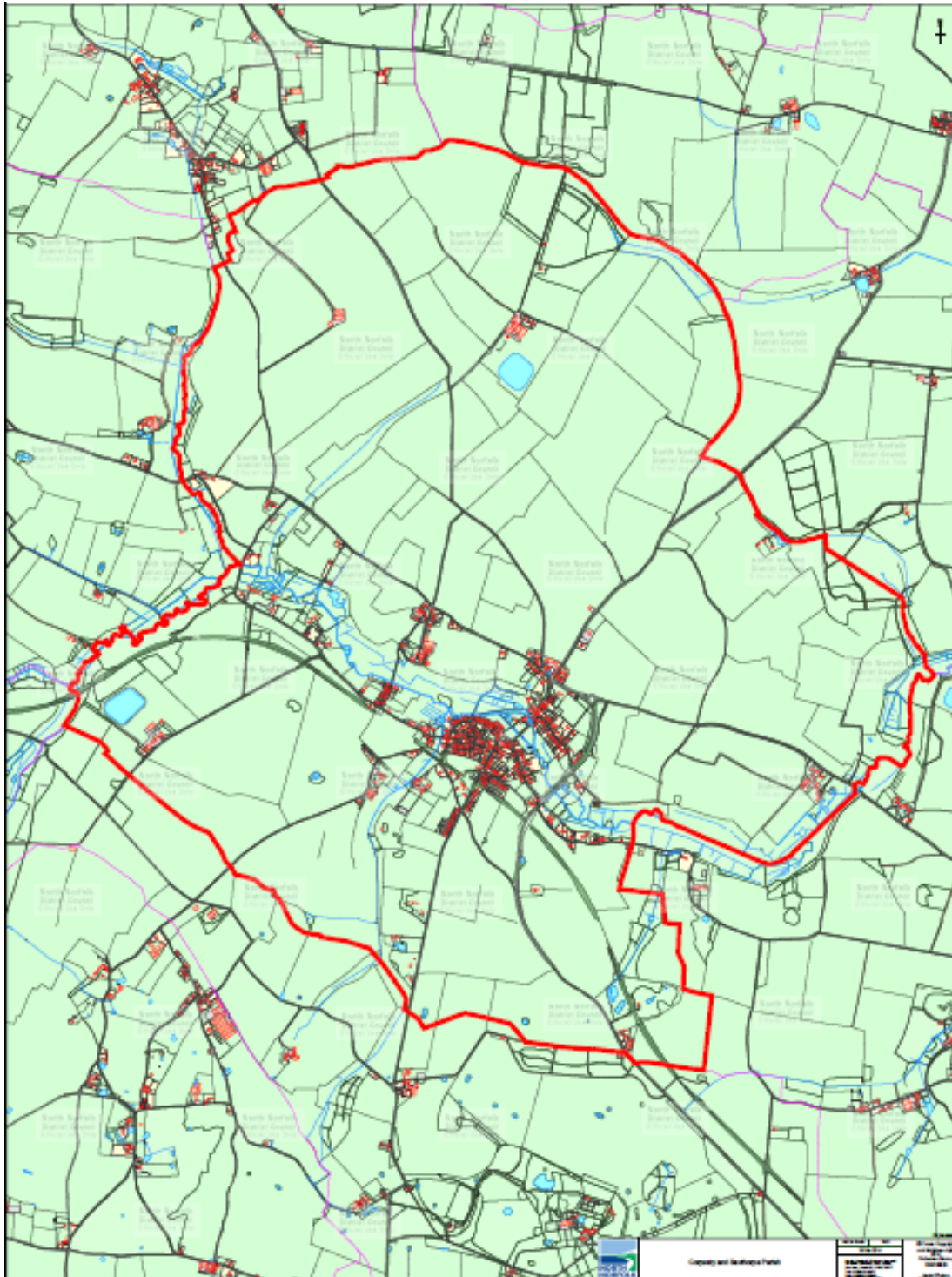
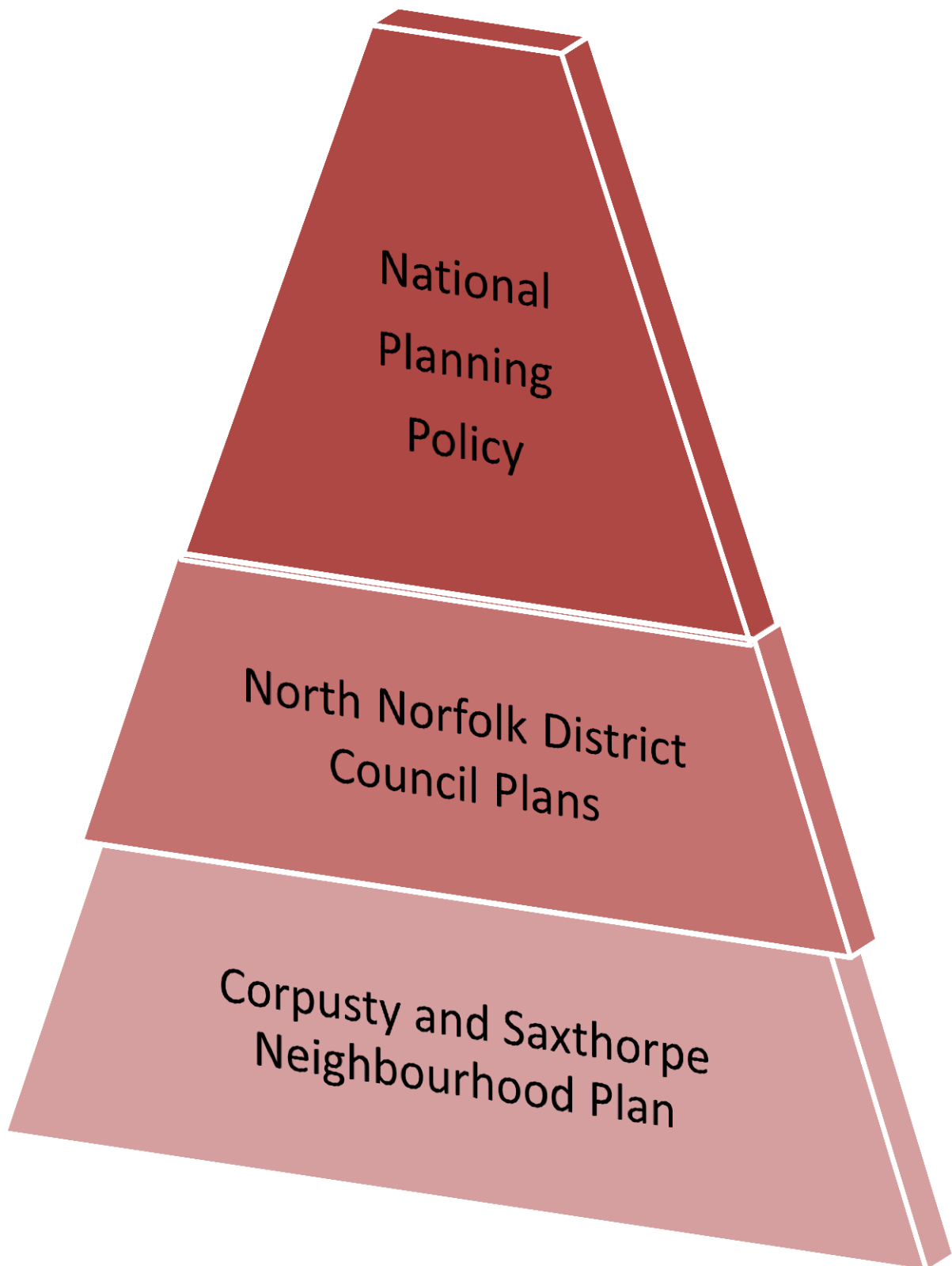


Figure 1: The boundary of the designated Neighbourhood Plan Area of Corpusty & Saxthorpe is indicated by the red line on this map

4 HOW THE CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN FITS INTO THE NATIONAL AND LOCAL PLANNING FRAMEWORK AND LEGISLATION



4.1 CONDITIONS STATEMENT

This statement explains how the Corpusty and Saxthorpe Neighbourhood Plan meets the requirements of the Neighbourhood Planning regulations.

Corpusty and Saxthorpe Parish Council applied to North Norfolk District Council in July 2013 for the Parish to be designated a Neighbourhood Plan Area. After appropriate advertisement and consultations the whole of Corpusty and Saxthorpe Parish was designated a Neighbourhood Planning Area by North Norfolk District Council in December 2013. Corpusty and Saxthorpe Parish Council is a 'relevant body' for the purposes of neighbourhood planning by virtue of Section 61 G(2) of the Town and Country Planning Act 1990⁶.

4.1.1 Basic Requirements

Neighbourhood Development Plans must meet the following basic requirements (Paragraph 8, Schedule 4B, 1990 Act):

(1) The examiner must consider the following—

- (a) whether the draft Neighbourhood Development Plan meets the **basic conditions** (see sub- paragraph (2):
 - 1. a) Corpusty and Saxthorpe Neighbourhood plan is for the period 2017 – 2036 and this period was chosen to align with North Norfolk District Council's future Local Development Framework Core Strategy.
- (b) whether the draft Neighbourhood Development Plan complies with the provision made by or under sections 61E(2), 61J and 61L, This is a reference to provisions of 38A and 38B.
- (c) Corpusty and Saxthorpe Parish Council is a 'relevant body' for the purposes of neighbourhood planning by virtue of Section 61 G(2) of the Town and Country Planning Act 1990.
- (d) whether the neighbourhood plan policies relate solely to the Corpusty and Saxthorpe Parish area.
- (e) that it does not include any provision for excluded development such as national infrastructure
- (f) It does not relate to any other Neighbourhood Plan Area.
- (g) There is no other neighbourhood plan in place in this area.
- (h) It refers to process and consultation procedures.
- (i) Corpusty and Saxthorpe Parish Council has submitted, as part of the Neighbourhood Plan, a Consultation Statement detailing the consultations that have taken place.
- (j) Corpusty and Saxthorpe Neighbourhood Plan will not affect European Sites (habitats).
- (k) Whether the area for any referendum should extend beyond the Neighbourhood Plan Area to which the draft Neighbourhood Development Plan relates.
- (l) This Neighbourhood plan is only relevant to dwellings and developments within the villages of Corpusty and Saxthorpe, and it would be inappropriate to extend it outside the boundaries of the Parish of Corpusty and Saxthorpe.
- (m) Any such other matters as may be prescribed obtain. There are none.

⁶ http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi_20120637_en.pdf

(2) Thus, a draft Neighbourhood Development Plan meets the basic conditions if—

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan.
- (b) The plan is consistent with the National Planning Policy Framework and in particular gives effect to its policies on localism, local distinctiveness, heritage and conservation. As such it is appropriate to make it.
- (c) Making the Neighbourhood Development Plan contributes to achievement of sustainable development.
- (e) The plan aligns with the NPPF and the District Core Strategy in promoting sustainable development, attempting to ensure that necessary future development enhances rather than detracts from the quality of life of the residents of Corpusty and Saxthorpe in the future, maintains its valuable environment and promotes appropriate economic development.
- (f) The Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), thus this Plan is in accordance with the North Norfolk District Council Core Strategy and conforms to it in terms of strategy.
- (g) The Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.
- (h) Corpusty and Saxthorpe Parish Council has taken advice and, since it will have no significant environmental effects and will not affect any European Sites, a Strategic Environmental Assessment is not considered necessary.
- (i) Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan. There are no prescribed conditions

The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft Neighbourhood Development Plan is compatible with the Convention rights).

Neighbourhood Plans must not breach, and must be compatible with, EU and human rights obligations. The National Planning Policy Framework makes clear that a sustainability appraisal should be an integral part of the plan preparation process, but the particular assessment requirements need to respond to the scale, status and scope of the plan being developed. Corpusty and Saxthorpe Neighbourhood plan is a small-scale Neighbourhood Plan and as such a sustainability appraisal was not considered necessary.

Similarly, with regard to a Strategic Environmental Assessment and a Habitats assessment, Corpusty and Saxthorpe Neighbourhood plan is largely concerned with the design and style of the houses to be built in our villages so will not have any significant environmental effects, and because any development would come under the provisions of the North Norfolk District Council Local Development Framework, it was felt that that these assessments would be unnecessary. That this was so was confirmed by the Strategic Environmental Assessment Screening Opinion: Corpusty & Saxthorpe Neighbourhood Plan, February 2017 (Appendix 19) which contains the result of consultation with the Environment Agency, Historic England and Natural England.

This Pre-Submission Draft Neighbourhood Plan has been developed to support the social, environmental and ecological qualities of this area; it is not an attempt to stop development but to ensure that any development that takes place contributes to the future growth of our area in a sustainable manner.

The European Convention of Human Rights has been considered and there is nothing in this Pre-Submission Draft Neighbourhood Plan that would conflict with any of its provisions.

It is considered that the Corpusty and Saxthorpe Parish Council Neighbourhood Plan meets the conditions set out in Paragraph 8 of Schedule 4B of the 1990 Act.

5 VISION STATEMENT

“The two villages of Corpusty and Saxthorpe, united by the river Bure, will move positively into the 21st Century, while preserving the agricultural, historical and industrial character of the community by developing well designed new dwellings appropriate to our significant heritage together with provision for small scale local employment opportunities.”

6 AIMS, OBJECTIVE AND CONSTRAINTS

The Neighbourhood Plan Steering Group referred to long and well-established standard methods for structuring the planning consultations for work such as this⁷, namely:

1. Facilitate the community's identification of its aims.
2. Develop these into feasible objective.
3. Explore the constraints and opportunities which might limit or facilitate achievement of those objectives.

6.1 AIMS OF THE NEIGHBOURHOOD PLAN

The Aims of this Plan are firmly rooted in extensive discussion, consultation and deliberation within the community as already described above.

The outcomes of initial consultations were considered by the Parish Council in May 2014 and distilled into the following Aims, to:

1. Engender a vibrant, inclusive and caring community
2. Enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing
3. Increase the number of young families
4. Improve and support services for an elderly population
5. Increase economic activity in the parish
6. Take account of the nature and capacity of the roads within the parish
7. Take account of the effect of public transport on the village

The meaning of these Aims is described and explained in more detail below:

6.1.1 To engender a vibrant, inclusive and caring community:

This takes account of one of the key pieces of quantitative information informing this Plan, the demographic report, Appendix 4.

This report shows that as in so many rural communities in Norfolk and elsewhere in the UK, the Corpusty and Saxthorpe population is getting older. Together with this, property prices are rising and as a result young people find it hard to find housing and jobs within the area. The way that ageing is likely to affect the community can be seen by looking at the demographic projections commissioned for this report (Appendix 4). These give us a picture of the age and gender structure of the village looking into the future. In fact, these "models" show us how the village population will look as far ahead as 2041. If the village is not to become even more "unbalanced", it would be sensible to encourage young families to move into or remain in the village and to be able to find employment and affordable housing locally. The studies showed very clearly that without new appropriate housing, in the future our village would consist mainly of the elderly which would have long term consequences for the school and local businesses.

⁷Lefevre, Pierre; Kolsteren, Patrick; De Wael, Marie-Paule; Byekwaso, Francis; Beghin, Ivan (December 2000). "[Comprehensive Participatory Planning and Evaluation](#)". Antwerp, Belgium: IFAD. Retrieved 2008-10-21. McTague, C. & Jakubowski, S. Marching to the beat of a silent drum: Wasted consensus-building and failed neighborhood participatory planning. *Applied Geography* 44, 182–191 (2013)]

Arnstein, Sherry R. (July 1969). "A Ladder Of Citizen Participation". *Journal of the American Institute of Planners*. **35** (4): 216.

Cowan, S. E. "Democracy, Technocracy and Publicity: Public Consultation and British Planning, 1939-1951. (2010).

6.1.2 To enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing:

The way the villages look and how they are situated within the countryside form a backdrop to our day to day lives. It is quite likely that we do not consciously notice how things look as we go about our daily routines. To preserve the best of what we have around us, a Design Guide has been produced. This will help prospective developers and builders to better understand what village people think would be in keeping with the way the village looks. This Design Guide can be seen at Appendix 5 and page 52 of this Plan where various features of the local architecture have been identified as characteristic of general appearance of the villages. Future developments should be in keeping with this guide.

6.1.3 To Increase the number of young families it is hoped that housing policies will help retain and attract young families in the village.

To improve and support services for an elderly population: The housing policies will help to address the shortage of appropriate housing for the elderly (see Appendix 6).

6.1.4 To increase economic activity in the parish.

Changes to the village development boundary will allow provision of new business units within the envelope, particularly on the Matlaske Road. The intention is to enhance the development of local employment prospects within the village.

6.1.5 To take account of the nature and capacity of the roads within the parish.

The village wishes to have a traffic calming scheme in the centre of the village. This Aspiration will be addressed by the Parish Council in the future.

6.1.6 To take account of the effect of public transport on the village.

This is an Aspiration. Unfortunately, most aspects of public transport are beyond the scope of the Neighbourhood Plan. Nonetheless, the Parish Council will continue to press for improvements to public transport provision, including where possible as part of policies within the Neighbourhood Plan.

6.2 OBJECTIVES OF THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan Objectives described in the last section were grouped under the following seven **Themes**:

1. People and Housing
2. Environment: natural and historic
3. Design and Character
4. Making a Living: Facilities, Entrepreneurship, Businesses and Employment
5. Education
6. Wellbeing & Flourishing: Sport, Leisure and Communal Facilities
7. Getting Around: Communications, Transport and Rights of Way

From these **Themes**, the following detailed **Objectives** were developed in the light of consultation within the community.

1. People and Housing

- 1.1 Increase the amount of housing available for young families and single people.
- 1.2 Increase the quantity of affordable housing.
- 1.3 Increase the quantity of appropriate housing for the elderly.
- 1.4 Allow infill housing where appropriate.

2. Natural Environment

- 2.1 Preserve agricultural land for food production.
- 2.2 Preserve the Bure valley and ensure no damage to the Environmentally Sensitive Area (ESA).
- 2.3 Preserve the wildlife of the village, its nature reserves, and its surrounding area.
- 2.4 Promote the use of renewable energy sources by encouraging micro-generation.
- 2.5 Encourage schemes for insulating properties and for low carbon development.

3. Historic Environment

- 3.1 Ensure that new housing takes account of the rich archaeological heritage of the parish
- 3.2 Enhance the architectural and landscape character of the parish and improve the quality of the housing.

4. Design and Character

- 4.1 Use existing examples of building types and features around the village as guides for future developments.
- 4.2 Use NNDC Design Guidelines as a basis for development.

5. Making a living

- 5.1 Help local businesses to thrive.
- 5.2 Promote the installation of ultra-fast broadband.
- 5.3 Encourage development of businesses including some light industry as part of the proposed Business Area - subject to its impact on neighbours.
- 5.4 Discourage industrial activities which involve the movement of heavy vehicles within and close to the village.
- 5.5 Encourage existing and new agricultural and horticultural businesses.
- 5.6 Discourage the loss of agricultural land to semi-industrial purposes.

6. Education

- 6.1 Encourage development which secures the future of the Primary School.
- 6.2 Support plans for expansion of the school and other educational opportunities.

7. Wellbeing and Flourishing

- 7.1 Support St. Andrew's Church as the centre of the Parish's spiritual, cultural and community life.
- 7.2 Explore new uses for St. Peter's Church.
- 7.4 Sport and leisure- maintain and enhance the appearance and upkeep of the village green.
- 7.4 Encourage healthy activities by keeping access to the countryside open on footpaths and promote the development of new permissive rights of way.
- 7.5 Preserve the play areas within the village.
- 7.6 Encourage the upkeep of allotments.

8. Getting around

- 8.1 Improve road safety by the introduction of traffic calming schemes.
- 8.2 Improve accessibility to local towns by trying to increase public transport.
- 8.3 Improve accessibility to medical and other services by supporting community volunteer schemes.

6.3 CONSTRAINTS, CHALLENGES AND OPPORTUNITIES

6.3.1 Physical and geographical constraints

Much of the land in the Neighbourhood Plan Area is agricultural, and most of this is Grade 3. Grades 1 and 2 are the best and most versatile. There is a considerable amount of Grade 2 land. This is shown in Figure 2.

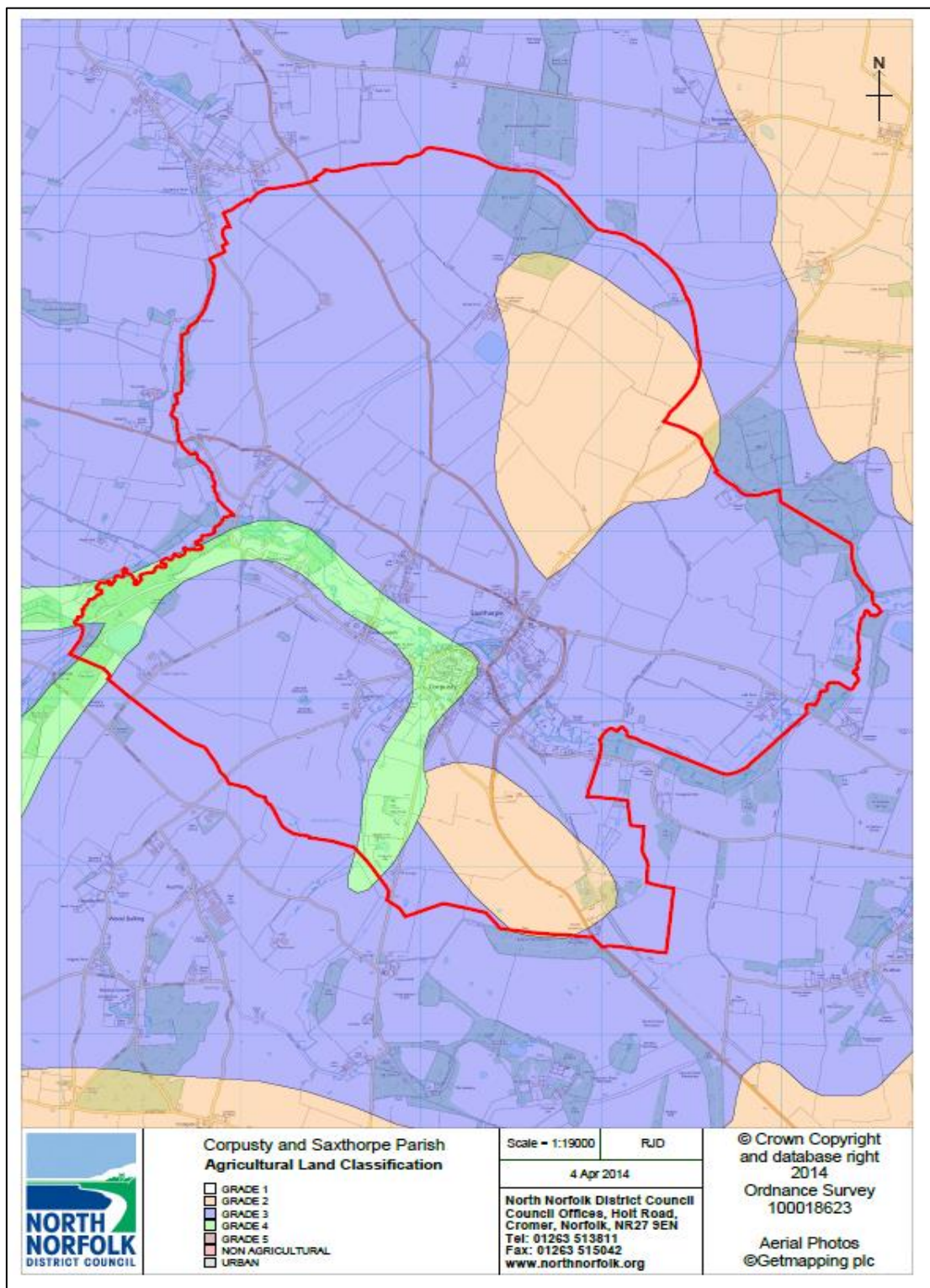


Figure 2: Corpusty and Saxthorpe: agricultural land classifications

The parish has some valuable environmentally sensitive land. This is shown in Figure 3.

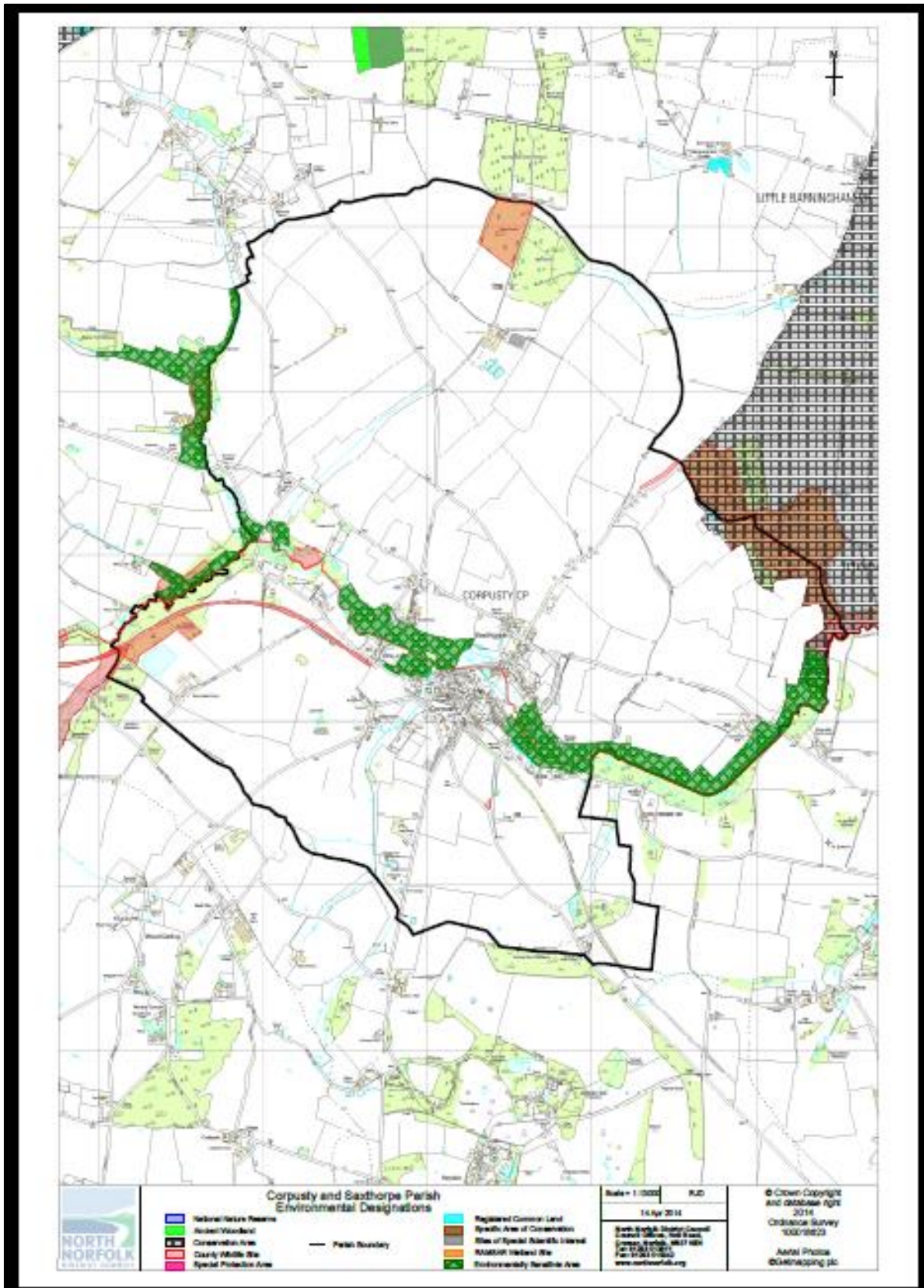


Figure 3: Corpusty & Saxthorpe: Environmental Designations

The River Bure runs through the centre of the Parish, with the village of Corpusty on its south bank and Saxthorpe to the north. The two villages form one administrative parish and thus the Neighbourhood Plan Area. The River Bure is designated an Environmentally Sensitive Area. Thus, in accordance with the National Planning Policy Framework, the overarching goal is to minimise pollution and other adverse effects on the local and natural environment and to allocate land with the least environmental or amenity value, where consistent with other policies in the Local Development Framework.

The river has a wide flood plain and building is not permitted on this. See Figures 4 and 5.

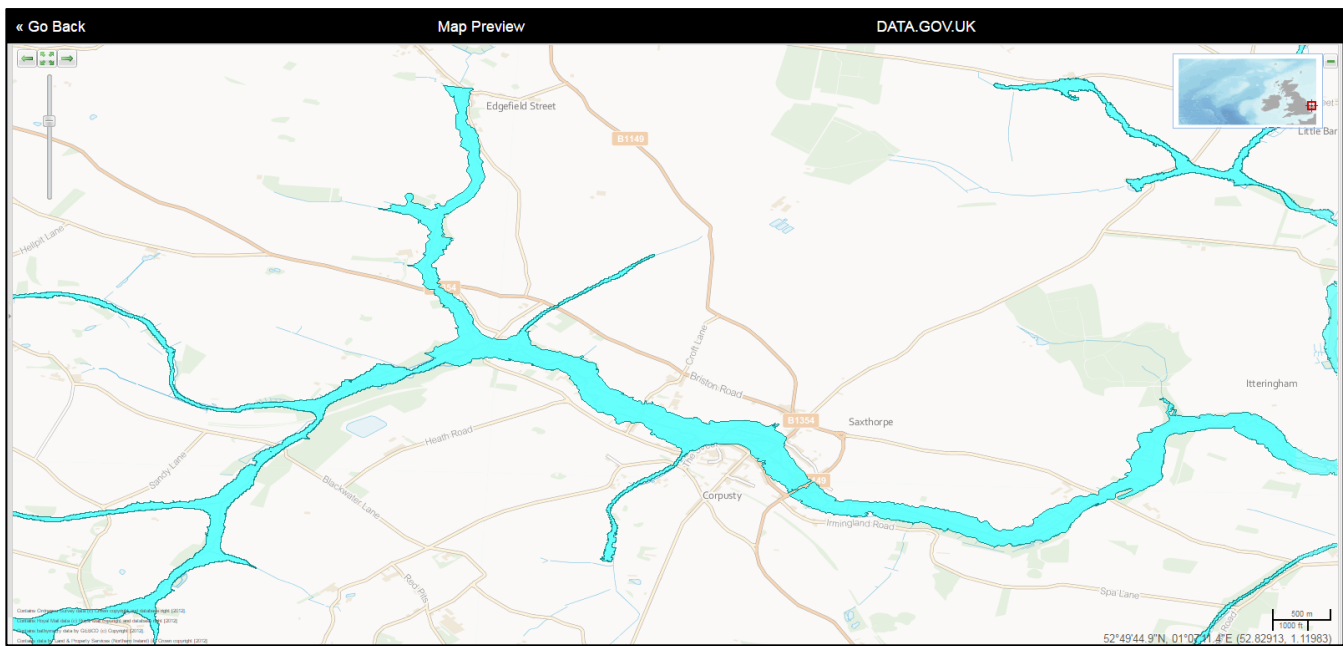


Figure 4: Flood Zone 2: Land Assessed as having between a 1 in 100 and 1 and 1,000 annual probability of river flooding

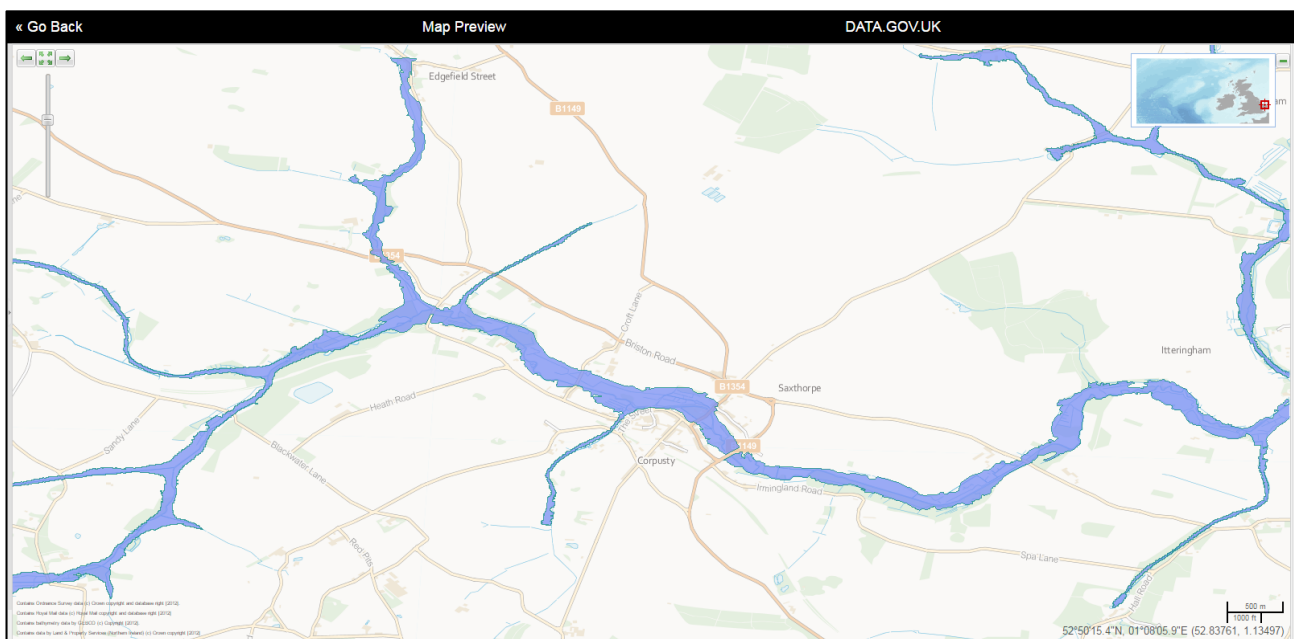
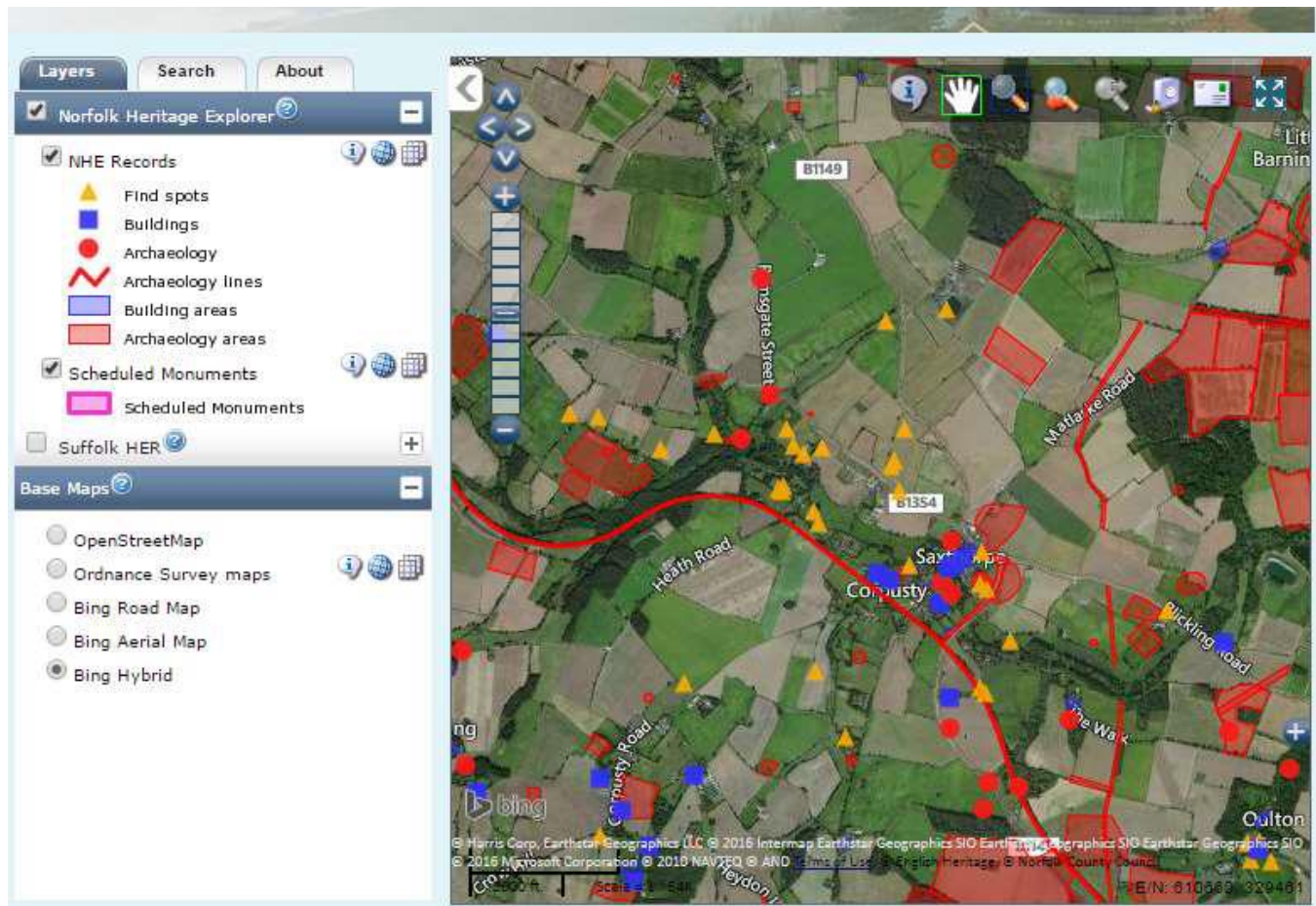


Figure 5: Flood Zone 3: Land Assessed as having between a 1 in 100 or greater annual probability of river flooding

The sewage treatment system is owned and run by Anglian Water. It is situated at the east end of Saxthorpe between Monks Lane and the River Bure. Treated sewage is discharged into the river. Consultation with Anglian Water (see Appendix 7) ascertained that existing capacity allows for some further housing development. During these investigations, it became apparent that prior to submitting plans any intending developer would be advised to apply to Anglian Water for confirmation of capacity capabilities.

All mains sewage from Corpusty and Saxthorpe is channelled through a pump situated opposite the village shop. Silt build up at this pump and also at that situated at Little London means that the entire system has to be cleared by regular jetting. This is usually done once each year by the water management authority, Anglian Water.

Any new development would have to take account of this silt build up in the existing system and of course have separate disposal for surface water.



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Figure 6: Norfolk Heritage Explorer: Locations of Heritage Assets (Parish Wide)

6.3.2 Challenges

The demographic situation described earlier was identified first in Community Plan in 2012 (Appendix 2) and further supported by results from the 2011 National Census⁸. The challenge is illustrated Figures 7, 8 and 9, where the red sections are females and the blue sections males and the left-hand axis shows broad age groups.

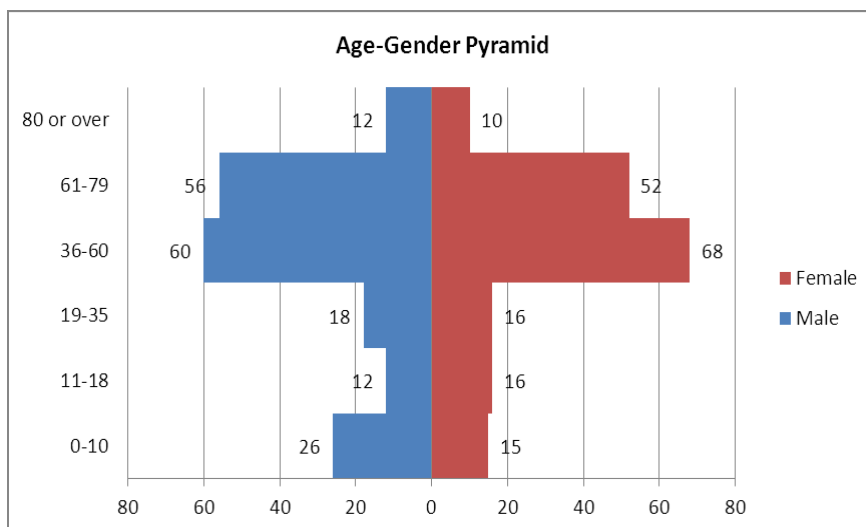


Figure 7: Corpusty & Saxthorpe Community Plan Survey 2012

Figure 8 shows that in 2012 the villages had many people aged 61 and above and the younger age groups were less well represented.

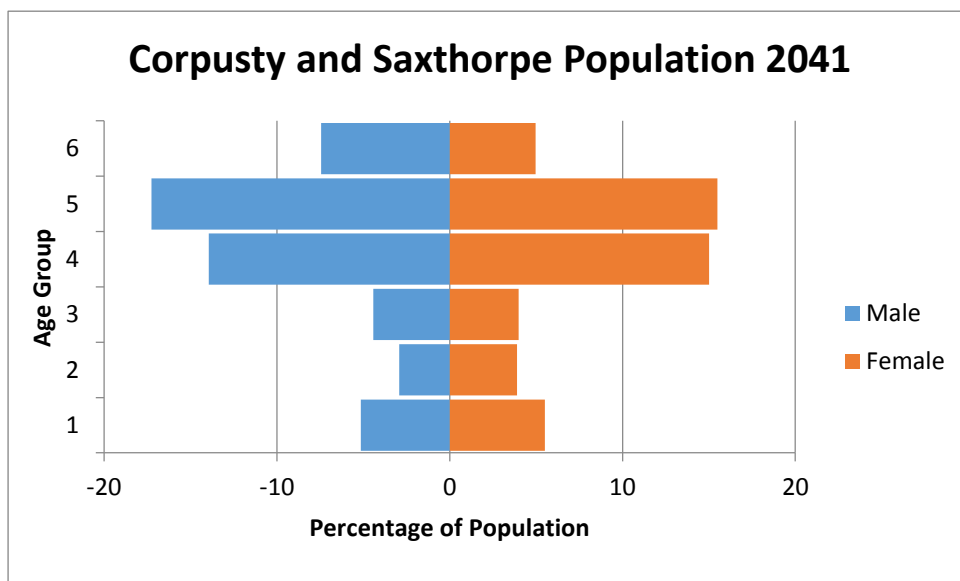


Figure 8: Corpusty & Saxthorpe Demographic Structure based on Community Plan (2012) data with updates derived from the 2011 National Census.

Figure 9 is a projection – looking forward to the likely demographic structure of the villages in 2041 (see Appendix 4 to this Plan for the data from which this age gender pyramid is derived).

⁸ These data may be seen and explored in more detail at:
<http://neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=5&r=1&i=1001&m=0&s=1488994367207&enc=1&areaSearchText=nr11+6qe&areaSearchType=16&extendedList=true&searchAreas=>

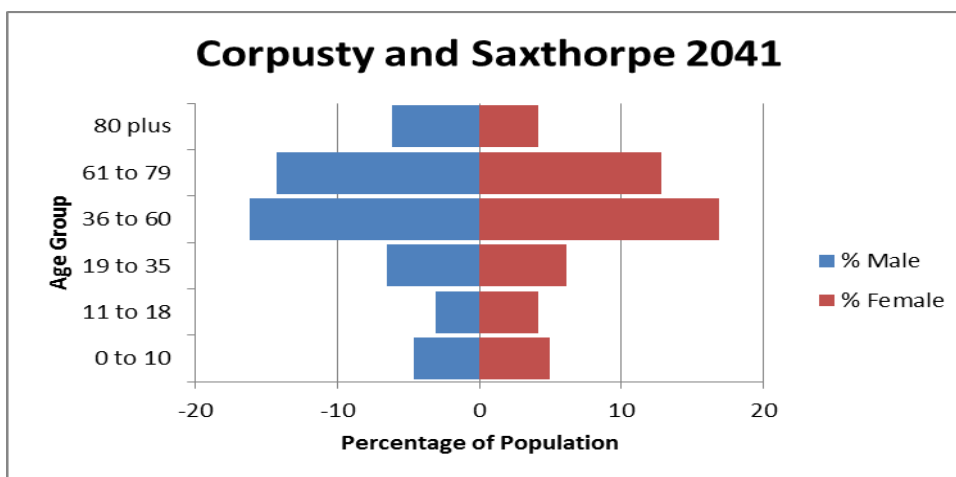


Figure 9: Corpusty & Saxthorpe Demographic Structure based on the Community Plan survey (2012) data with emendations taking account of the 2011 Census and proposed new housing provision.

And finally, Figure 9 shows the likely population structure of the village in 2041 adjusted to take account of the effect of increased population arising from addition of proposed new housing units in the period 2015-20. This projection suggests that such changes would alter the age structure of the village, in particular: (a) the large size of 36-60 year cohort in this figure as compared with same cohort in preceding figures; (b) the larger size of the 19-35 year age cohort in this figure as compared with the preceding figures.

These are subtle changes because the overall population is not large, but they are significant for they point to how the villages might have developed by 2040 and in the years between. This information provides a background to how we can think about the target provision of both the *quantity* and *types* of accommodation for village people in the years ahead.

Tables 1 and 2 show that the parish has a lower proportion of smaller homes with one or two bedrooms compared to England as a whole, and a higher proportion of larger homes. The differences are even evident when compared against regional or district data. This suggests it might be more difficult to get on the housing ladder in the parish because of the shortage of smaller and more affordable homes as compared with the situation more widely.

Number of bedrooms	Parish	England
0 bedrooms	0%	2%
1 bedroom	3%	12%
2 bedrooms	30%	28%
3 bedrooms	45%	42%
4 bedrooms	16%	14%
5 or more bedrooms	5%	4%

Table 1: Houses with different numbers of bedrooms shown as a proportion of the total number of houses⁹

⁹ Source: 2011 Census

Housing type	Parish	England
Detached	56%	22%
Semi-detached	30%	31%
Terraced	12%	24%
Flat, apartment or maisonette	2%	21%

Table 2: Proportion of different housing types

Table 3 shows that home ownership is relatively high and the proportion of people renting is rather low. The availability of places to rent could make it difficult to attract younger people to live in the parish or for young people to remain.

Tenure	Parish	England
Owned	74%	63%
Social renting	10%	18%
Private renting	14%	17%

Table 3: Proportion of households by tenure type.

These Tables show how the parish has a relatively high proportion of detached houses and a low proportion of terraced houses or apartments. This seems to indicate a demand for smaller more affordable houses, especially in view of the demographic profile.

Transport and traffic is a challenge in the parish. The No. 45 Sanders Bus service provides the opportunity to commute into Norwich and back again at peak times for work or education purposes, although it is a 45 minute journey. Otherwise, however, opportunities are limited by the timing or frequency of public transport. It is not possible, for example, to commute to Holt, and buses are less than hourly. Residents therefore tend to be very dependent for most journeys on the private car, as do most people in North Norfolk.

Traffic in the villages and through the Neighbourhood Plan Area can be substantial and often exceeds the speed limit, as evidenced by our traffic surveys (Appendix 8). This, together with the often poor state of the roads, poses a safety risk for all roads users, and can deter people from walking and cycling, thus adversely affecting the general quality of life in the villages.

6.3.3 Opportunities

Within the proposed revised Village Development Boundary (also known as the “Village Envelope”) are areas which could be considered for in-fill housing. Such micro developments would go some way towards meeting increased demand for new residential properties.

With the prospect of new houses, an increase in the number of children in the village may lead to opportunities for the school to expand. This possible increase in the number of children makes it important that the open area outside the new Village Development Boundary is protected from any other development.

New development also brings the prospect of funds accruing from any developer in the form of “Section 106 allocations”.¹⁰ These are payments made by any developer to finance necessary improvement which could include traffic calming schemes for the centre of the village, improvements to the existing school and other local infrastructure.

Negotiations with landowners willing to sell their land for development will include a clear expectation for improvements to the network of footpaths and bridleways in and around the village, a network which contributes in many small but significant ways to the wellbeing of the community. Figure 10 shows some of the existing facilities.

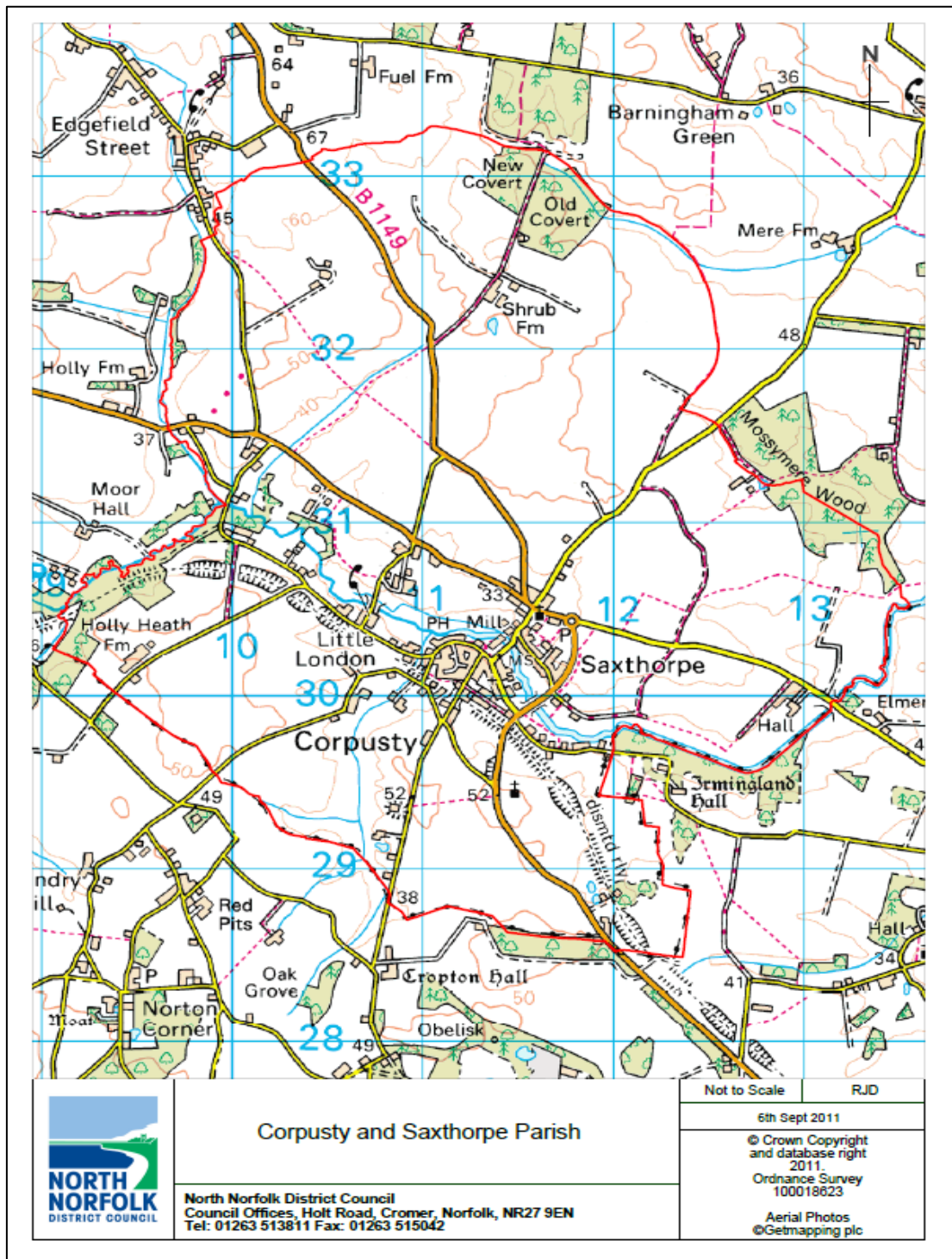


Figure 10: Corpusty & Saxthorpe: public footpaths and bridleways

¹⁰ <https://www.gov.uk/guidance/planning-obligations>

Finally, renewable energy resources are considered. Experience in other parts of the country suggest that shared renewable energy generation, as between landowners/developers and the community, could be a way of encouraging such environmentally desirable developments. Future environmentally friendly energy generating projects might well be encouraged were they to include some facility for benefit sharing with the community^{11,12}.

¹¹ Delivering community benefits from wind energy development: A Toolkit, A report for the Renewables Advisory Board, see: <https://www.cse.org.uk/downloads/toolkits/community-energy/planning/renewables/delivering-community-benefits-from-wind-energy-toolkit.pdf>

¹² Ejdemo, Thomas and Söderholm, Patrik, Wind power, regional development and benefit-sharing: The case of Northern Sweden, **Renewable and Sustainable Energy Reviews**, (2015), 47;C; 476-485, <https://ideas.repec.org/s/eee/rensus.html>

SECTION 2



7 PLANNING POLICIES AND COMMUNITY ASPIRATIONS

Introduction

It is clear from the consultation and from the Community Plan that the parish has many concerns and priorities that can be covered by planning policies. There is a distinction, however, between *desirable changes* and *those issues which are strictly planning matters*. To focus in this Plan only on matters that are purely planning matters would only present part of the picture of what the community wants. We have already noted that this Neighbourhood Plan includes two distinct ways of presenting the community's views on its future. These are:

- **Policies** that relate to planning matters; and
- **Community Aspirations**, goals that the community can seek to take forward itself but which lie outside planning matters.

Thus, the following definitions should be kept in mind when reading the next section of this Plan.

Planning Policies

These set out what will be considered when:

1. intending developers are making planning applications,
2. the Parish Council is commenting on such planning applications
3. North Norfolk District Council is determining such planning applications and deciding whether or not to grant planning permission, and what conditions and obligations are required.

Only the Policies have any weight when determining planning applications; the supporting text is for explanation. Only these Planning Policies are assessed against the Basic Conditions.

Community Aspirations

These cover issues about which the community feels strongly and wishes to see action, but which cannot be addressed through the planning system, even though they may be related to planning. Key to most of these issues is that they are matters for which the Parish Council and other groups within the Neighbourhood Plan Area can work or lobby without waiting for or requiring new planning proposals. Community Aspirations are not Planning Policies and are not required to be assessed against the Basic Conditions.

Evidence base for these policies and community aspirations

To inform this Plan, the following set of evidences was assembled over a period of several years. It derives from both quantitative and qualitative research and consists of the following:

- (a) Specially commissioned reports on specific matters prepared by experts;
- (b) Rigorously derived quantitative evidence, for example about demography and the Community Plan Survey – both of which were advised by experts from the London School of Economics and Political Science (LSE);
- (c) Rigorously collected qualitative material as well as material derived from less formal methods of data collection – as for example in the various qualitative consultations from 2014 onwards, the detailed interview material reported in Appendix 9.
- (d) Material collated from the National Census provided by the Office of National Statistics and available on-line as Neighbourhood Statistics <http://neighbourhood.statistics.gov.uk/>
- (e) The Community Plan Survey, reported in detail in Appendix 2.

These different types of data include:

- (a) information about objective matters, by and large these are variables which can be easily counted, for example numbers of people resident in the community at a specific time, and:
- (b) information telling us about people's opinions, goals and aspirations as well as their experience of living in the community.

In each case the research method is described.

Further details about the consultations and the evidence base can be found in the Appendices to this report. These are available on the Corpusty and Saxthorpe Parish Council website at:

<https://corpustyandsaxthorpeparishcouncil.wordpress.com/community-led-plans-neighbourhood-plans/>

1. People and Housing

Introduction

In the absence of more housing, the population is growing unevenly, rental prices are high, and there is an inadequate supply of housing.

In recognition of the national shortage of housing and the changing needs of the community, and following village consultations, the village agreed that more new houses will be needed, particularly to accommodate young couples and new families.

All new development needs to meet the principles of sustainable development as defined within the National Planning Policy Framework and National Planning Practice Guide. To achieve this, new housing will be of the right type, scale and density and be proportional to the level of services and facilities on offer within the local area.

People who live in villages are the key to the viability and vitality of the services and facilities on offer. It is important to ensure that future housing development provides for wide ranging needs, scales of accommodation and for the full range from first time homes to lifetime homes.

This Plan encourages development appropriate to the Neighbourhood Plan Area, taking into consideration that:

- (i) NNDC policy requires 50% affordable housing but recognising that lower percentages are often delivered.
- (ii) It is desirable to ensure development is achievable by aiming for the maximum level of affordable housing up to 50% and never less than 25%, subject to a viability assessment.
- (iii) for development to be guided in relation to scale and sustainable locations, this Plan encourages developers to recognise that the community has expressed the view that any proposed new housing development should be within the extended village settlement boundary and that this view was clearly expressed in consultations and reflects the community's aspiration to retain a clear separation between the built environment and its rural setting.

For these reason, three **Overarching Policies** have been developed with regard to the new Village Settlement Boundary.

7.1 OVERARCHING POLICY 1: THE NEW VILLAGE SETTLEMENT BOUNDARY (ALSO KNOWN AS THE "VILLAGE ENVELOPE")

The Overarching Policy framing this Plan recognises that the village is divided on its east side by the Link Road and intentionally includes the built area along the Irmingland Road within the Village Settlement Boundary.

It is the intention of this Plan that housing will not be permitted adjacent to the Link Road or outside the new Village Settlement Boundary, see Figure 11. The disused railway embankment forms a natural barrier to the south of the village. This will be retained wherever possible. The proposed extension of the settlement boundary is necessary because it facilitates appropriate infill development to meet a part of the identified housing needs. Without this extension, new dwellings and industrial areas could not be accommodated within the current settlement boundary. This might lead to a haphazard patchy development that could seriously undermine the nature and beauty of the village within its rural setting.

After consultation (see Appendix 3), the village settlement boundary has been extended to allow extra development in line with this Plan within the new boundaries - but not outside them. The consultation asked residents whether they agreed to the new proposed boundary or not and whether they wanted any changes made to the proposals. The new boundary was drawn to identify the built outskirts of the village as it exists in 2017 which is significantly larger than the previous envelope. There was overwhelming support for the new development boundary with two exceptions:

- (a) A wish to ensure full protection of the site to the south and west of the Village Hall: in response to very strongly expressed opinion in the community, the Plan envisages that the area around the village hall should never be used for housing or other development save for one exception: possible use of an area to the south of the site, adjacent to the disused railway station, for a new school should funding become available for this purpose at some time in the future. Such provision could become necessary to cater for increased demand for school places consequent upon new housing and the planned attempt to reduce the age profile of the community in the years ahead.
- (b) A wish to extend slightly the settlement boundary on the Matlaske Road in a northerly direction: This was rejected because it was outside the built edge of the village.

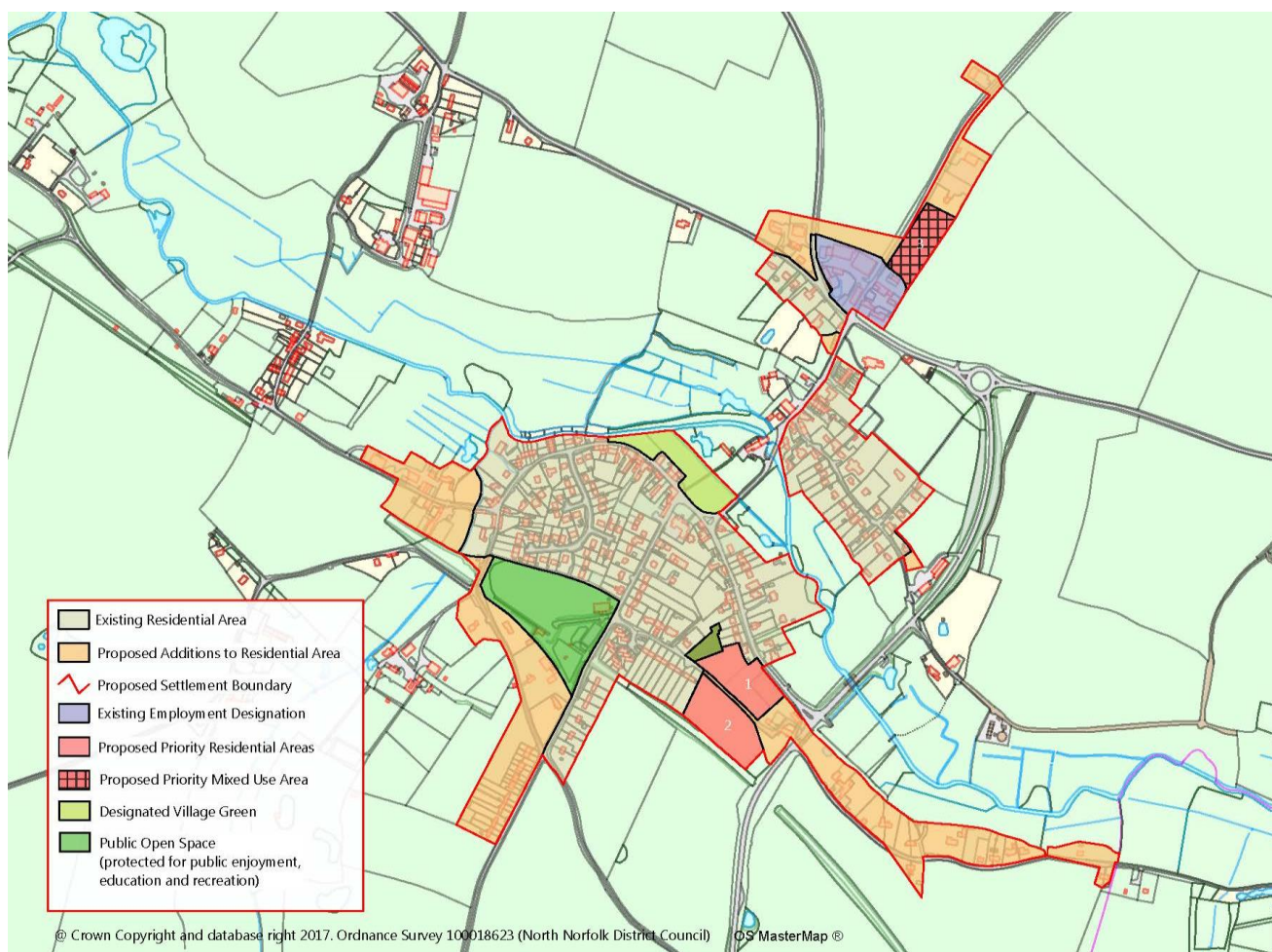


Figure 11: Corpusty & Saxthorpe: new Village Development Boundary approved by community consultation October 2015 and in light of subsequent comments.

The following **Objectives** are served by the Overarching Policies

- 1.1 Increase the amount of housing available for young families and single people
- 1.4 Allow infill housing where appropriate
- 2.3 Preserve the wildlife of the village, its nature reserves, and its surrounding area.
- 3.2 Enhance the architectural and landscape character of the parish and improve the quality of the housing
- 5.1 Help local businesses to thrive.

OVERARCHING POLICY 1: FRAMING PROVISIONS

- Proposals for development inside the settlement boundary will be encouraged provided they conform with the subsequent policies as outlined below in this document.
- Development will be particularly encouraged in the three priority areas identified in Figures 13 and 14
- All sites should take into consideration existing sewage capacities.
- This Policy also applies to Site 1 as previously designated by NNDC policy COR01 1.
- Open space in site 1 should be provided in the north part of the site, providing 0.1 hectares of public open space.
- Sites 1 and 2 contain hedges which should be preserved or replaced by appropriate alternative planting.

Priority Development Areas

After consultation, three Priority Development Areas have been selected as appropriate for infill development Figure 13. Priority Development Areas 1 and 2 are for residential use. Priority Development Area 3 is for mixed residential development and business use.

Priority Development Area 1 is designated by NNDC but has not yet been developed. This might be because the site is small and by extending the area to include Priority Development Area 2 together the plots would be more desirable as a development. NNDC has designated an area of open space in plot 1. The Neighbourhood Plan relocates this area of open space to the north of the site where there is an existing orchard.

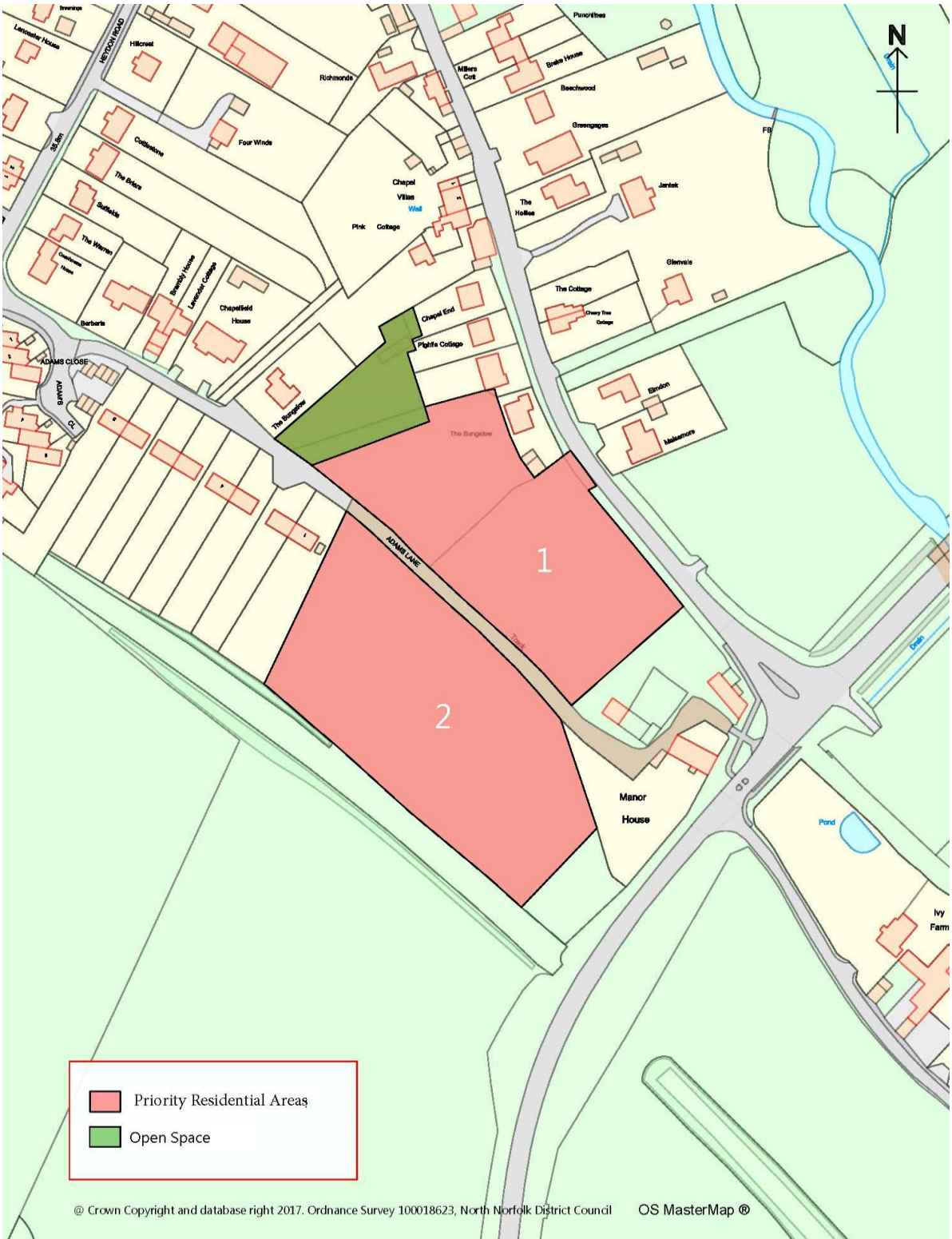


Figure 13: Priority Development Areas 1 and 2

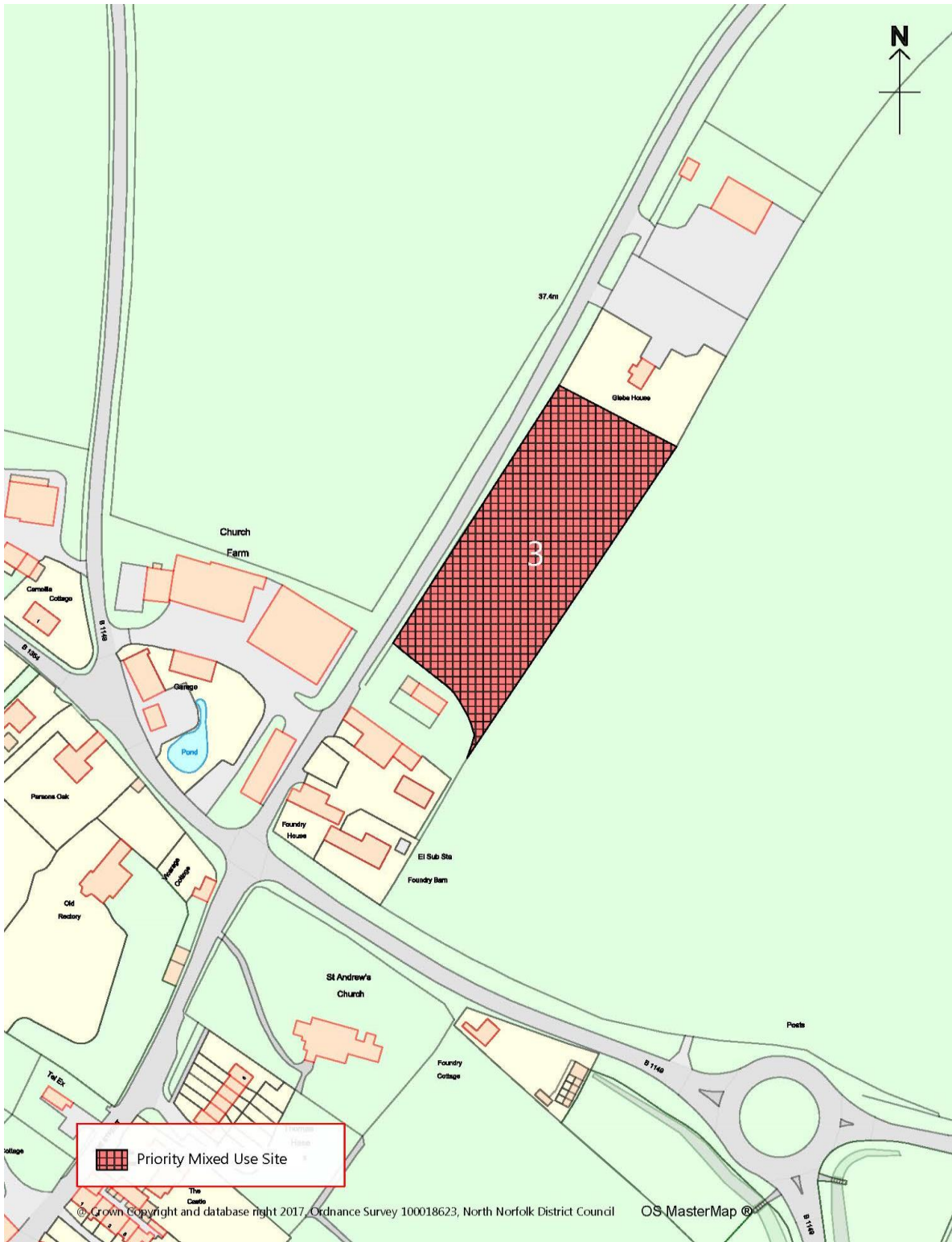


Figure 14: Priority Development Area for Mixed Residential and Business Use

The sites were assessed as being available by consultation with the existing landowners -see Appendix 11 – and note that:

- All sites are above the flood zone
- No tree preservation orders are in existence for these sites.

7.2 OVERARCHING POLICY 2: PROTECTION OF GREEN SPACES WITHIN THE VILLAGE DEVELOPMENT BOUNDARY

This applies to the area to the south of the Village Hall and at the centre of Corpusty between The Street, the River Bure and the Norwich Road, both as indicated in Figure 11.

Local Green Space (LGS) designation provides special protection against development for green areas of particular importance to local communities. Local Green Space can be designated through the District Council’s Local Plan and through a Neighborhood Plan. National policy states that any designation of Local Green Space should be consistent with local planning for sustainable development in the district. It is not appropriate to seek such designation to prevent development of land which has been accorded planning permission. National policy also states that designation will not be appropriate for most green areas or open space. Within these conditions, the designation may be used:

- where the green space is in reasonably close proximity to the community it serves;
- where 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
- where the green area concerned is local in character and is not an extensive tract of land.

Within these provisions, two sites are put forward for designation in this Neighbourhood Plan. In line with the requirements of the NPPF and national planning guidance an assessment has been undertaken. This may be seen in see Appendix 18).

OVERARCHING POLICY 2: LOCAL GREEN SPACES WILL BE PROTECTED BY DESIGNATION

This designation applies to:

- (a) the freehold green space surrounding the village hall;
- (b) the village green, including the play area adjacent to the River Bure.

7.3 OVERARCHING POLICY 3: RESIDENTIAL DENSITY

There is no longer a national definition guiding calculation of residential housing density. However, in the absence of guidance most Local Planning Authorities fall back on the PPS3 (Housing) definition¹³, which states that dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided. In the absence of recent guidance, developments should follow best modern practice, for example the London Housing Design Guide and Parker Morris space standards¹⁴

North Norfolk's Core Strategy (Policy HO7) specifies a minimum density of not less than 30 dwellings per hectare for Service Villages. However appropriate buffering will be required in some sites and the provision of suitable green space is also a requirement. This is shown on Figures 13 and 14.

OVERARCHING POLICY 3: RESIDENTIAL DENSITY

1. Gross dwelling density includes buffer planting, roads serving not only the development but also the wider area (e.g. distributor roads) and open space that serves not only the development but also the wider population.
2. Buffer planting within the defined residential development areas will successfully address landscape and visual impact issues. Such buffer planting will not form part of the net developable area.
3. A net density of 25dph to be achieved.
4. Developers will be required to provide public access through the open spaces within the development areas.

¹³ https://www.housinglin.org.uk/_assets/Resources/Housing/Policy_documents/PPS3.pdf

¹⁴ https://www.london.gov.uk/sites/default/files/interim_london_housing_design_guide.pdf:
https://en.wikipedia.org/wiki/Parker_Morris_Committee

7.4 DETAILED POLICIES

Policies and **Aspirations** in this section will help meet the following Objectives:

- 1.1 Increase the quantity of housing available for young families and single people.
- 1.2 Increase the quantity of affordable housing.
- 1.3 Increase the quantity of appropriate housing for the elderly.
- 1.4 Allow infill housing up to three properties where appropriate.

PLANNING POLICY H1. SCALE AND LOCATION OF NEW RESIDENTIAL DEVELOPMENT

All new housing development will be expected to:

- Respect the character of the area, type and styles of existing housing (see Appendix 13); and
- Ensure that new housing takes account of the rich archaeological heritage of the parish by undertaking suitable archaeological investigations where required; and
- Maintain the green spaces identified within this Plan (See Appendix 13); and
- Be of an appropriate scale and density in relation to the village respecting existing sizes and scales of buildings.
- Be broadly in keeping the best modern practice, for example the London Housing Design Guide (https://www.london.gov.uk/sites/default/files/interim_london_housing_design_guide.pdf) and the Parker Morris space standards (https://en.wikipedia.org/wiki/Parker_Morris_Committee).
- Provide for cycle storage for each dwelling as well as adequate pedestrian facilities within a development.

Proposals for new residential development outside the settlement boundary will generally not be permitted unless:

- Buildings are in general conformity with NNDC development policy SS2 for rural green space areas.
- It is a rural exception site, as defined by NNDC policy and meets a specific local need.
- It can be clearly shown that the benefits significantly and demonstrably outweigh any adverse impacts, especially any which affect the rural landscape and open countryside.

Further housing development which does not meet the above conditions will only be considered acceptable where;

- It is of a scale and design appropriate to the settlement; and
- Does not increase the size of the settlement by more than 10% of its existing size; and
- The proposal results in a natural extension to the existing built form of the village; and
- No development occurs within the important Local Green Spaces identified within this Plan.

PLANNING POLICY H2. AFFORDABLE HOUSING AND PLANNING OBLIGATIONS

The provision of all affordable housing will be expected to meet the planning definition of affordable housing.

- No affordable housing provision or planning obligations will be required for schemes involving 10 or fewer dwellings, if the following conditions are met;
 - The proposal conforms to the requirements of all relevant policies contained within this Plan; and
 - At least 20% of the units meet standards for accessible and adaptable homes in line with optional Building Regulations M4(2), Optional Technical Standards¹.

- New homes must be designed and constructed such that they may be adapted to meet the changing needs of their occupants over time.
- At least 30%² of all new homes are required to meet the optional Building Regulation Requirement M4(2) for accessible and adaptable dwellings' which are suitable for many different age groups or provide for residential care or adapted living properties for the elderly, unless:
 1. viability considerations dictate otherwise;
 2. It is not practical given the physical characteristics of the site;
 3. It would severely compromise the design and character of the area.
 4. And The provision of 2 or 3 bedroom properties reflects the existing mix of houses.

- For developments of 11 or more dwellings the aim is to achieve 50% affordable housing and as high a ratio as possible but never less than 25% affordable housing.
- In addition to these affordable housing provisions, requirements relating to other planning obligations included within the Council's local plan should be met.

1 <https://www.gov.uk/guidance/housing-optional-technical-standards>

2. see evidence in demographic projections, Appendix 4.

COMMUNITY ASPIRATION CA1 – AFFORDABLE HOUSING – LOCAL CONNECTIONS

The community and the Parish Council strongly believe that at least 50% of affordable housing within the plan area should be offered to people with a local connection, subject to compliance with equalities legislation.

This means that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home.

In this context “a strong local connection” means an applicant:

- Has their principal home within the parish and has lived there for at least the last 2 years; or
- Has lived in the Parish for 3 of the last 5 years; or
- Has immediate family currently living within the Parish who have lived there for at least 3 continuous years; or
- Has an essential need to live close to another person, due to a proven age or medical reason (such as essential care); or
- Has worked within the parish for a continuous period of at least 2 years or has an essential or functional need to live close to their place of work in this parish or an adjoining parish.
- However, national legislation requires that priority be given to those who have: an essential housing need, such as statutory homelessness, being a member of the military, and other statutory categories.

PLANNING POLICY H3. MIX AND TYPE OF HOUSING

On schemes of more than four dwellings, a mix of dwelling types and sizes should be provided. These should principally be in the form of two storey buildings including terraces with the outward appearance of cottages or houses. A small proportion of single storey buildings will be supported to provide a wide range of accommodation.

Large areas of uniform types of dwellings will not be acceptable.

Housing should meet the needs of residents over their lifetimes. Any new housing must meet the minimum requirements for the mix of homes set out in North Norfolk District Council Core strategy policy.

This policy is intended to provide characterful development which avoids a plot by plot appearance as seen in many modern developments.

See Design Guide, Appendix 5, for more details.

PLANNING POLICY H4. FURTHER HOUSING WITHIN THE SETTLEMENT BOUNDARY

Infill housing located inside the existing settlement boundary will be considered acceptable where:

- It is appropriate and respects the rhythm and character of the street and is consistent with the existing form and character of surrounding buildings.
- it consists of development of a site which has potential to provide houses which are suitably spaced compared with their neighbouring dwellings, and
- are located between existing properties and non-greenfield sites; and
- are not part of 'green spaces' identified within this Plan; and
- where new buildings will either enhance the site and character of the area or conform to the surroundings and character of the area; and
- they meet all other relevant policies contained within this Plan.

Outside the settlement boundary, windfall housing will only be acceptable in accordance with national policy, guidance and permitted development rights and be compatible with national and local policy guidance

2. Natural Environment

Introduction

The Parish has a rich natural environment that can be protected and enhanced through the planning process. The Parish is made up of a mosaic of natural and structural elements – the built-up areas of the villages both join with the River Bure and its river valley habitat, and are surrounded by a patchwork of productive agricultural fields.

The Parish hosts a number of County Wildlife Sites and two Roadside Nature Reserves. During the late 1970s and 1980s, Corpusty resident Anne Brewster made detailed records of wildlife, documenting the distribution of animals such as Harvest Mouse and amphibians, recording plant species and mapping hedgerows. Anecdotal evidence suggests that, in common with other arable land in Britain, biodiversity has fallen in the parish since the middle of the 20th century, largely due to the removal of biodiverse habitats for agricultural purposes. Despite these depletions, it is likely that the parish retains more of its semi-natural habitats, albeit as small remnants, than many similar areas in Norfolk.

Agriculture is almost entirely arable with most of the area classified as Grade 3 (good to moderate quality). An area in the north-east of the parish and a somewhat smaller area in the south, together about 20% of the total area, are designated Grade 2 (very good quality). About 5% of the total area, along the valley bottom to the west of the village and along the tributary flowing from the south are designated Grade 4 (poor quality).

Policies

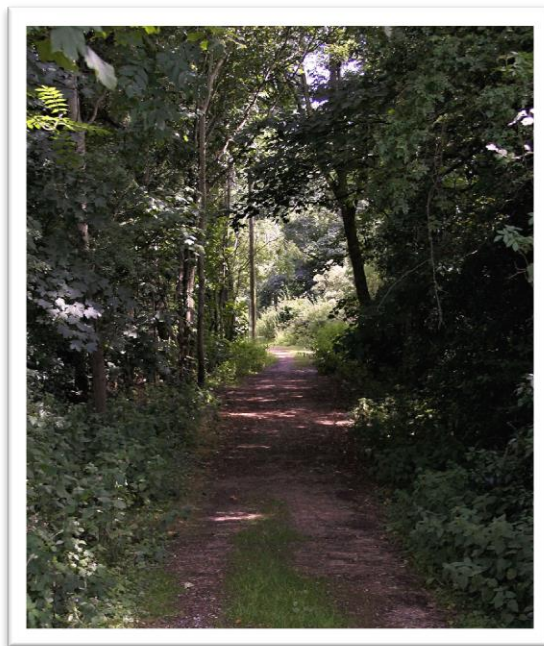
Policies in this section will help to meet the following **Objectives**:

- 2.1 Preserve agricultural land for food production.
- 2.2 Preserve the Bure valley and ensure no damage to the Environmentally Sensitive Area, now known as Agri-Environment Schemes
- 2.3 Preserve the wildlife of the village and its nature reserves.
- 2.4 Promote the use of renewable energy sources by encouraging micro-generation.
- 2.5 Encourage schemes for insulating properties.

PLANNING POLICY E1: AGRICULTURAL LAND

Developments which permanently reduce the area of Grade 2 or Grade 3a agricultural land (the Parish contains no Grade 1 land) currently used for food production will only be permitted in exceptional circumstances in line with policies in the Local Development plan including this Neighbourhood Plan.

Proposals on land identified as Grade 3 agricultural land will be required to be accompanied by an assessment identifying whether the land is Grade 3a or 3b to determine whether the land is considered to be some of the best and most versatile agricultural land within the Neighbourhood Plan Area, and in accordance with NPPF.



PLANNING POLICY E2: THE RIVER BURE AND VALLEY

The River Bure and its surrounding River Valley is identified as a key component of the Parish's Green Infrastructure Network. The habitats found within river valleys are identified within the Priority Habitats and Species covered under Section 41 of the Natural Environment and Rural Communities Act 2006. Development proposals within or adjacent to this important and sensitive habitat area will only be permitted if:

- The primary objective of the proposal is to conserve or enhance the habitat; or
- The benefits of and need for the development in that particular location clearly outweighs the loss.

Any development proposal that may have an impact on the aquatic or terrestrial ecology of the River Bure and its river valley should be accompanied by an ecological assessment. Any mitigation and/or compensation measures outlined in such assessments will be secured via planning conditions and/or planning obligations.

PLANNING POLICY E3: PROTECTION AND ENHANCEMENT OF LOCAL BIODIVERSITY

Hedgerows in the Parish are already protected by the Hedgerow Regulations 1997. Thus, any affected by development requiring consent should be protected and, wherever possible, enhanced. Hedgerows in danger of removal as a result of development should be replaced within the site and accompanied by an after care and management scheme secured by planning conditions. Supplementary planting which strengthens the existing network of hedgerows and ecological corridors will also be encouraged.

Proposals that may have an impact on any species or habitat within designated nature conservation areas (including County Wildlife Sites, Roadside Natures Reserves) should be accompanied by an ecological assessment and mitigation and/or compensation measures in accordance with NPPF "mitigation hierarchy' Any mitigation and/or compensation outlining measures in such assessments will be secured via planning conditions and/or planning obligations.

Proposals that would lead to the enhancement of ecological network will be encouraged, particularly where they would improve habitat connectivity or support the management of the County Wildlife Sites, Roadside Nature Reserves and/or the Bure River Valley.

There is a wealth of mature trees in the village and proposals should respect these and seek to incorporate them within a planning proposal wherever possible tree preservation orders must be respected

PLANNING POLICY E4: RENEWABLE ENERGY

Development of renewable energy sources will be encouraged, where there are no significant adverse effects or where they are outweighed by the benefits .

Proposal should demonstrate how they make effective use of land, using poorer quality land in preference to higher grade land. All such applications should be accompanied by a Landscape and Visual Impact Assessment, ecological assessment, and noise assessment (where relevant).

Where planning consent is required, the generation of electricity from solar panels and other renewable energy technologies will be encouraged on new and existing industrial and farm buildings, as well as on domestic buildings where this does not detract from the design of the building.

PLANNING POLICY E5: ENCOURAGE SCHEMES FOR LOW CARBON DEVELOPMENT

New buildings will comply with national guidelines for carbon neutrality and energy efficiency.

When assessing planning applications, development proposals for carbon neutrality or zero carbon buildings will be encouraged in determining development proposals and must also comply with the design policies (Appendix 5) and building regulations

COMMUNITY ASPIRATION CA3 – RENEWABLE ENERGY AND INSULATION

The Parish will promote and seek the use of renewable energy sources by encouraging micro-generation and encourage schemes for insulating properties.

Insulation of existing properties will be encouraged.

3. Historic Environment

Introduction

Corpusty and Saxthorpe are ancient communities and host a wealth of historic and archaeological remains that record the settlement's heritage and evolution. The two churches are both listed, St Andrew's is listed Grade 1 and St. Peter's is listed Grade 2*. These are the oldest and largest buildings in the villages and play a very important cultural, historic and visual role in the Parish. There are several other important listed buildings in the villages which contribute to the character and cultural heritage of the Parish.

The archaeology of the area is well documented through the Norfolk Historic Environmental Record; this cites over 120 sites and finds in the parish. The quantity and spread of remains dating from prehistoric times to the present day across the Parish indicate that any proposed development may disturb archaeological material. Development presents a great opportunity for further understanding the area's cultural heritage and any information and material gained will further enhance an understanding of the parish and its links with the wider world.

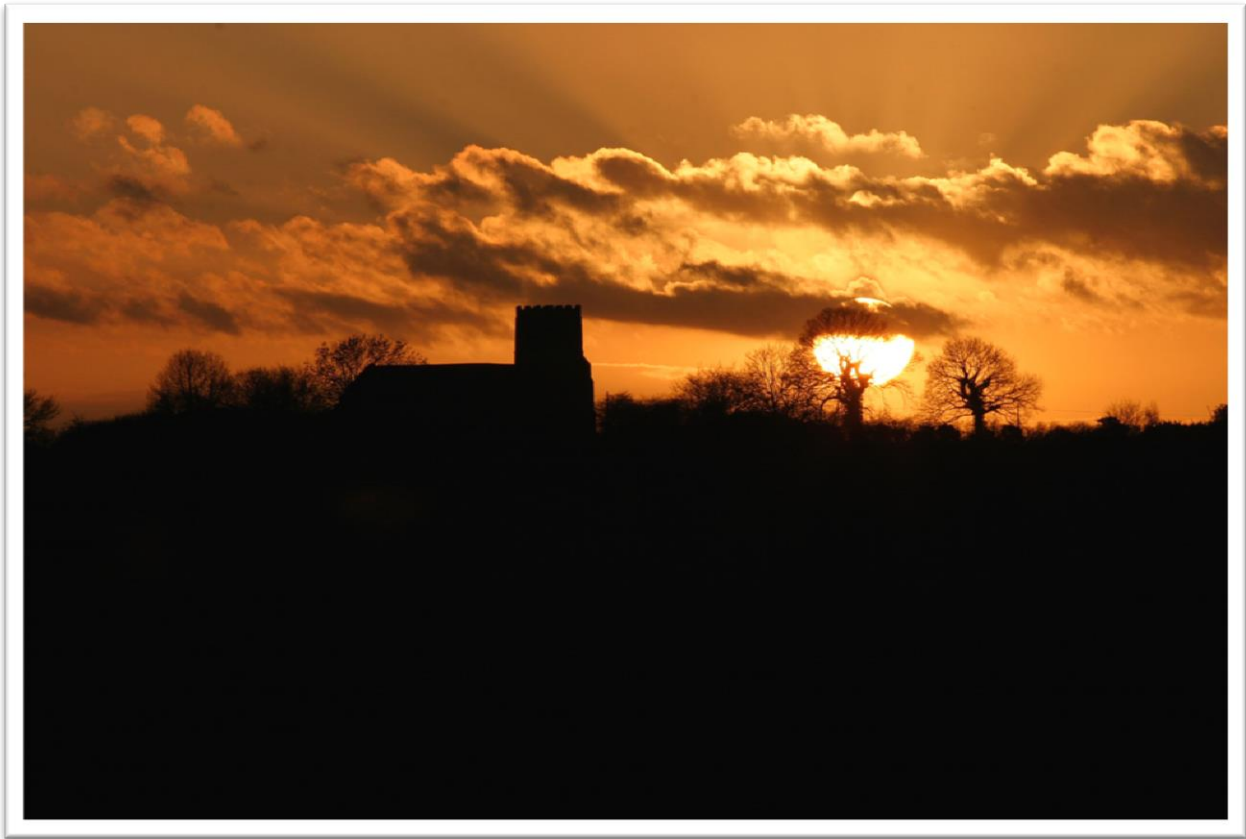
Policies

The policies in this section aim to meet the following **Objectives**:

- 3.1 Ensure that new housing takes account of the rich archaeological heritage of the parish.
- 3.2 Enhance the architectural and landscape character of the parish and improve the quality of the housing.

PLANNING POLICY HE1: ARCHAEOLOGY

Due to the number of find-spots and non-designated archaeological areas in the Parish, all applications within 250 metres of an existing Historic Environment Record should consult with the Norfolk Historic Environment Service as to whether a more detailed archeological survey is needed prior to determination of a proposal.



PLANNING POLICY HE2: VIEWS OF THE CHURCHES

The ancient views and settings of the two churches of St. Andrews and St Peters, are a vital part of the village environment and should be maintained.

Development which might adversely affect the immediate or wider viewpoints of either of the two churches should be accompanied by a Landscape and Visual Impact Assessment. Any adverse effects on the views of the churches will be given great weight in determining planning applications.

4. Design and Character

Introduction

This Plan seeks to ensure that any new development is of a high quality and either conforms to the character, design and scale of the surroundings or enhances it. Developments can incorporate specific design features, massing or an overall character which is complementary to the surroundings.

This Plan provides an appraisal of the key characteristics of the village built environment. An example is the use of flint and brick. Certain buildings were identified by the Parish Council as characteristic of the village. The rural character of the village must be respected in new developments to ensure that the distinctiveness of the area is maintained and enhanced. Examples of characteristic village buildings are shown in Figure 15 and 16.

Save in exceptional circumstances, for example of innovative architectural merit and appropriate scale, new buildings will be in keeping with the architectural and landscape character of the Neighbourhood Plan Area and comply with local and national guidelines for carbon neutrality and energy efficiency.

When assessing planning applications, development proposals for carbon neutral or zero carbon development will be encouraged and given great weight in determining development



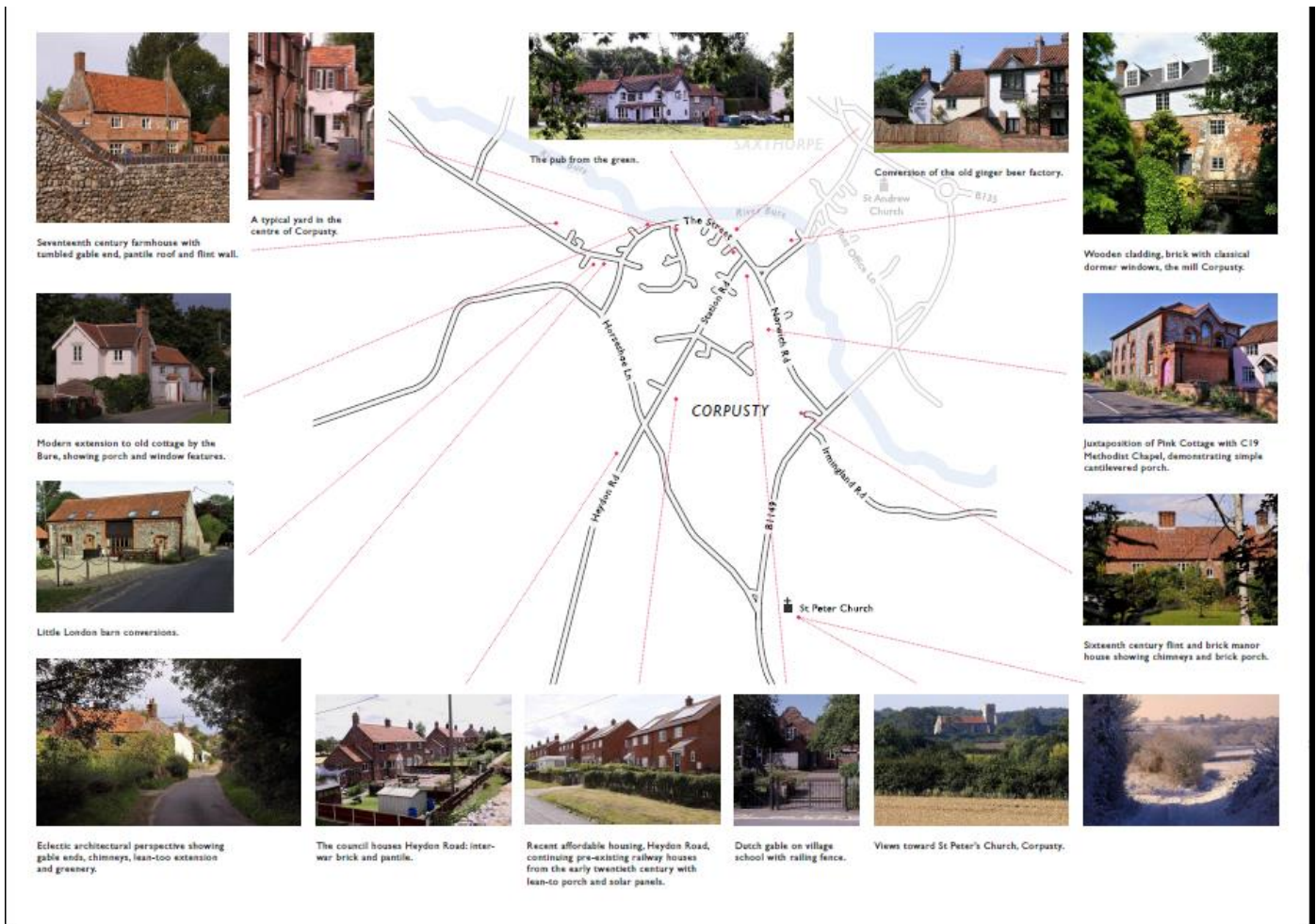


Figure 15: Showing the types of roofs, porches, doorways, window frames, walls, and types of housing and other everyday features which would be very acceptable in new developments.



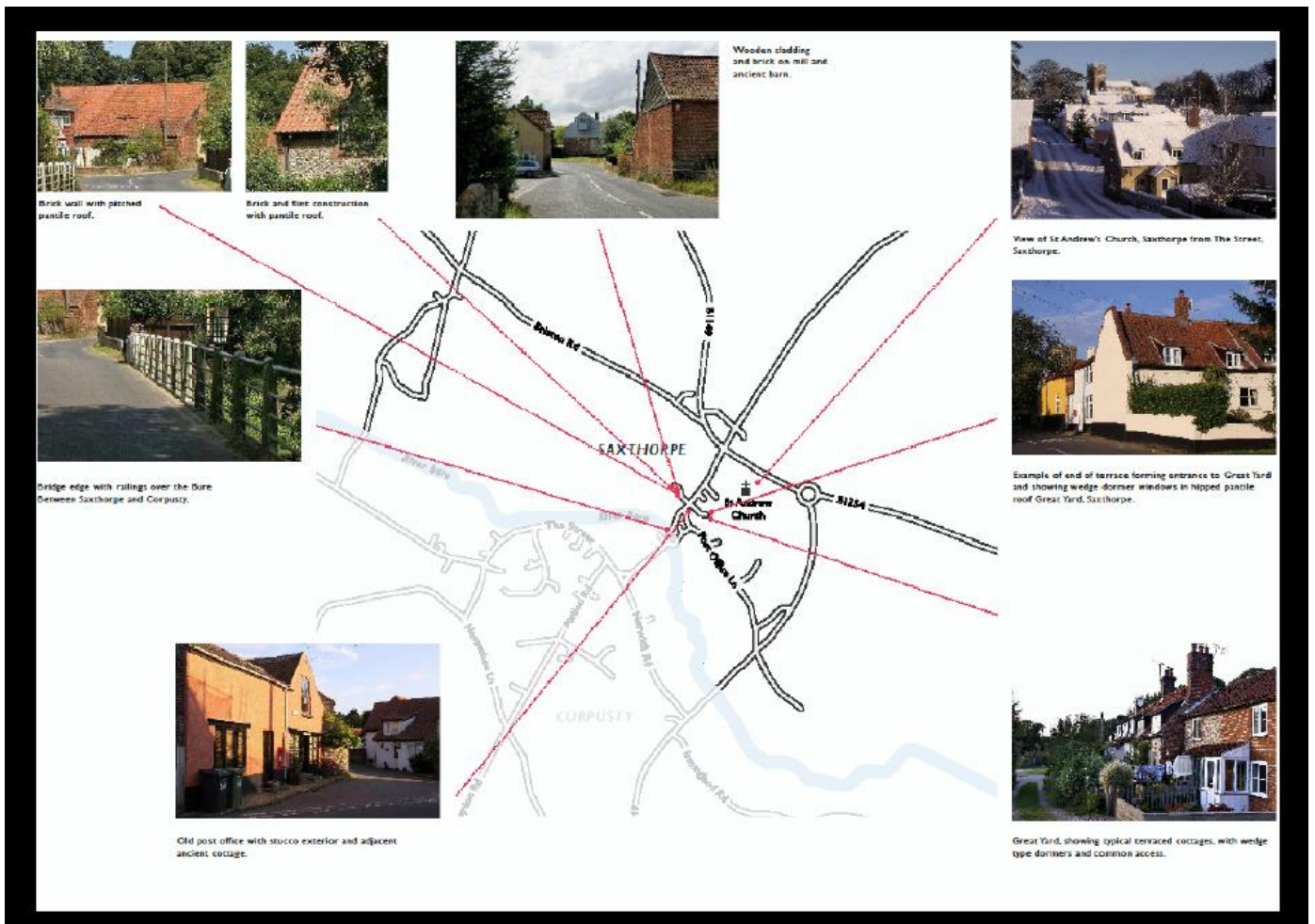


Figure 16: Character of the built environment

Policies

The policies aim to meet the following Objectives:

- 4.1 Use existing examples of building types and features around the village guides for future development
- 4.2 Use NNDC Design Guide as a basis for development.¹⁵

¹⁵ <https://www.gov.uk/guidance/housing-optional-technical-standards>

PLANNING POLICY DC1. OVERALL CHARACTER

Proposals need to reflect the NNDC Design Guide¹ with particular reference to building details and also reflect the existing building types of the village as illustrated in the accompanying figures.

New residential development should have a density, scale, bulk and massing that is consistent and compatible with the existing prevailing character within the immediate and surrounding area to reflect local distinctiveness, character and appearance of the area. The only exception will be if a proposal results in a visual enhancement to the character and appearance of the area.

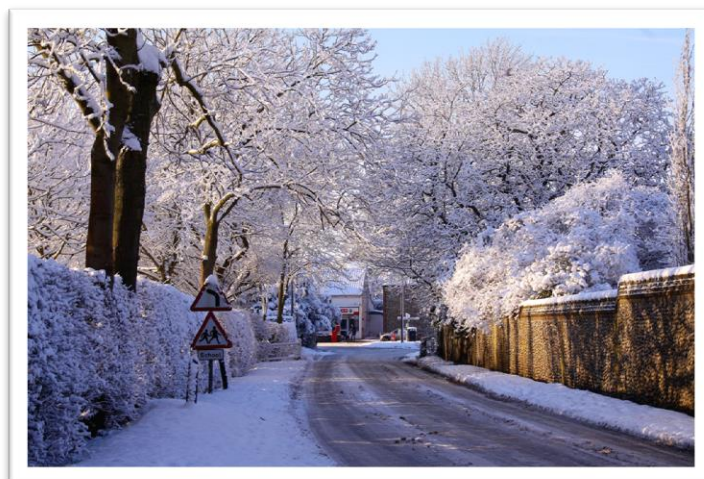
To retain the rural and spacious character of the parish, development should in general be of low density of up to 25 dwellings per hectare, unless a higher density is justified by the need to blend with the surrounding character or through the provision of terraced housing/ yards, or because other material planning considerations suggest a higher density.

Buildings of exceptional architectural merit which are of modern design will also be encouraged providing they respect the scale and mood of the surrounding buildings.

1 <https://www.gov.uk/guidance/housing-optional-technical-standards>

PLANNING POLICY DC2. OPEN SPACE

The provision of open space in relation to any proposal should be in line with National and Local Guidelines



5. Making a Living

Introduction

The Plan seeks to help local businesses thrive by enhancing provision of premises for existing and new small businesses in and around the parish. Equally important goals are to protect the countryside, avoid potential loss of high quality agricultural land, and support nature conservation.

New business premises and homes are needed, whilst ensuring that the impacts upon neighbours and the countryside are not significant. The policies relating to residential development will mean that more people will be living in the village. To ensure a sustainable community, it will be necessary to provide some low-key employment opportunities. The key objectives are to encourage some light industrial developments in a discrete business area and discourage noisy, large scale industrial activities which involve movement of heavy vehicles within the village, thus facilitating and encouraging business and economic activity appropriate to the village surroundings.

It has been noticed that the number of heavy good vehicles has increased in recent years, both because of development and economic activity within the Neighbourhood Plan Area and also elsewhere. This plan aims to support commercial and industrial development because it will provide local employment, enabling people to work locally and attracting working age families into the village. This needs to be balanced, however, against the safety and amenity impact of any lorry traffic that will be generated by the new development. Many of the roads in the parish are narrow and unsuitable for anything other than the occasional lorry or farm vehicle. This is especially the case within the village, where many houses are very close to the roads and so to the traffic using them.

The Highways Authority should be consulted on any new development resulting in increased traffic.

The parish council considers all planning applications within the parish. Particular care will be taken when considering applications likely to generate lorry traffic. The expectation will be that a transport statement will be submitted with the application, but if this is not the case it will be requested via the district council. The parish council will expect the transport statement to set out clearly what the impacts, if any, will be and how any adverse impacts will be mitigated and made acceptable, especially in terms of highway safety and residential amenity. This policy is not intended to apply to development, such as residential development, which might generate only the occasional lorry (such as for a parcel delivery), but which is essentially incidental to the function of the development.

Policies

Policies and Aspirations in this section aim to meet the following **Objectives**:

- 5.1 Help local businesses to thrive.
- 5.2 Promote the installation of ultra-fast broadband internet.
- 5.3 Encourage the development of some light industry as part of the business area - subject to its impact on neighbours.
- 5.4 Discourage industrial activities which involve the movement of heavy vehicles within the village.
- 5.5 Encourage existing and new agricultural and horticultural businesses.
- 5.6 Discourage loss of agricultural land to semi-industrial purposes.

PLANNING POLICY B1. SMALL BUSINESSES AND LIGHT INDUSTRY

New buildings for light industrial or other business use will be encouraged in the specific area identified within this Plan for employment use, see Area 3 in [Figure 14](#). There will be an overriding preference for agricultural and horticultural uses, however other uses which are appropriate in a rural area will also be supported. Design criteria for new buildings for business use will be similar to those for housing. This is an agricultural community in a rural area and use of barns as a style for new business units will be encouraged.

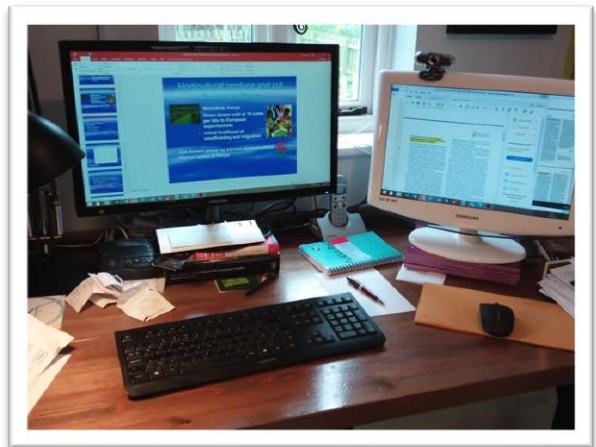
New buildings for light industrial or other businesses uses will be supported in principle, subject to the following conditions:

- The buildings are located in the area identified within this plan
- The proposal will be employment generating
- The proposal will protect residential amenities and not result in a significant increase in heavy goods vehicles
- The proposed buildings will be of an appropriate design and scale for the setting
- Reasonable parking provision required to meet the needs of the business can be accommodated within the site or in an alternative suitable location
- The proposal will not have any significant adverse environmental impacts
- Non-agricultural land will be preferred rather than land currently used for food production.



PLANNING POLICY B2. HEAVY GOOD VEHICLES

Any proposed development that is expected to generate, by the nature of the development, increased heavy traffic which is likely to have significant impact on the village will comply with the requirements to produce a transport statement in line with national and local policy. Proposals should minimise conflict with other road users and maximise highway safety. This should set out the volume of lorry traffic anticipated and the measures that will be used to mitigate any adverse impacts, including proposals for which routes the traffic will use. This requirement is in line with NNDC Core Strategy.



COMMUNITY ASPIRATION CA4. ULTRA-FAST BROADBAND AND MOBILE PHONE SERVICE

The Parish council will promote schemes that achieve or help to achieve ultra-fast broadband and improved mobile phone services, provided that they do not result in unacceptable impacts to the character, amenity or environment.

Both super-fast broadband and a dependable mobile phone signal are essential to business development in the community.

6. Education

Introduction

This Plan recognises that new homes are needed as well as businesses. This will increase the number of families with small children in the Parish.

It is important to secure the future of the existing primary school and support appropriate plans for the expansion of the school or the provision of other educational opportunities or facilities.

New development also brings the prospect of funds accruing from any developer in the form of Section 106 allocations. Possible uses of such finance will include traffic calming schemes for the centre of the village, improvements to the existing school as well as the further provision of educational facilities or access to education. This applies only when the mitigation is directly related to the development proposal.

Policies

Policies and aspirations in this section aim to meet the following Objectives:

- 6.1 Encourage development which secures the future of the Primary School.
- 6.2 Support plans for expansion of the school and other educational opportunities.

PLANNING POLICY ED1. THE PRIMARY SCHOOL AND EDUCATION FACILITIES

Policy H1 will encourage new housing in the village which in time will increase the number of new families in the village and help secure the future of the school.

This policy seeks to retain the school and existing educational facilities.

Proposals which involve provision or enhancement of educational facilities will be supported subject to the following criteria:

- The buildings are of a high-quality design, suitable scale, suitable in their location while taking account of the character and appearance of the area or enhancing it;
- The proposal will have no significant detrimental impact upon residential amenities and neighbouring land uses.
- Parking provision, required to meet the needs of the school will be accommodated within the site or in an alternative suitable location.
- The proposal will not have any significant adverse environmental impacts
- The proposal is within a central location within the Settlement Boundary in a reasonably accessible location.



PLANNING POLICY ED2. TRAVELLING LIBRARY

All developments that support the travelling library service will be encouraged

COMMUNITY ASPIRATION CA6. PROMOTION OF ADULT EDUCATION & ENTERTAINMENT

The Parish Council will encourage adult education as well as helping to identify suitable accommodation for a film club venue.

7. Well-being and Flourishing

Introduction

The core aim of any Neighbourhood Plan is to ensure that the planning process contributes to the well-being of the community. Corpusty and Saxthorpe host a number of community assets such as allotments, a children's play area and a village green which enhance everyday community life in the Parish and therefore need to be protected from any adverse impacts that may arise from development.

The two churches (St Peter's and St Andrew's) are key elements of the visual amenity of the Parish and therefore the views and setting of these buildings should be protected from obstruction for community enjoyment and identity.

Finally, the Parish boasts a number of discrete segments of footpaths, but there is scope for these to be better joined up into a circular route around the villages.

Policies

The **Policies** in this section aim to meet the following **Objectives**:

- 7.1 Support St. Andrew's Church as the centre of the Parish's spiritual, cultural and community life.
- 7.2 Explore new uses for St. Peter's church.
- 7.3 Sport and leisure- maintain and enhance the appearance and upkeep of the village green.
- 7.4 Encourage healthy activities by keeping access to the countryside open on footpaths and promote the development of new permissive rights of way.
- 7.5 Preserve the play areas within the village.
- 7.6 Encourage the upkeep of allotments.

PLANNING POLICY W&F1: ST ANDREW'S CHURCH

Proposals for St. Andrew's church which seek to extend the use of the church for cultural diversity and spiritual activities will be encouraged.

Alterations to St. Andrew's church that enable greater village participation in cultural and spiritual activities will also be encouraged, provided that they do not harm the overall significance of the Grade 1 listed building and they meet other criteria required by of the Diocesan Advisory Board.

PLANNING POLICY W&F2: FOOTPATHS

The network of the existing footpaths and green infrastructure in the Parish should be safeguarded, retained and enhanced.

Development proposals which include establishment of new permissive footpaths that would help to achieve a more circular route around the villages will be encouraged and will be considered to offer a significant community benefit when determining planning applications.

PLANNING POLICY W&F3: ALLOTMENTS

Development proposals resulting in loss of allotments will be permitted only if alternative land of equal or greater size, not more than half a mile distant from the existing site, is made available and is in a readily accessible location.



COMMUNITY ASPIRATIONS CA7: ST PETER'S CHURCH

Improvements to St. Peter's churchyard and surroundings will be encouraged. The Parish Council will support and encourage the further restoration of the interior of St. Peter's which would lead to better community use.

COMMUNITY ASPIRATION CA8: PLAY AREAS

The two play areas shall be preserved for these purposes and community resources will be regularly allocated to their preservation, upkeep and enhancement.

8. Getting around

Introduction

Residents of the parish need to be able to access work, education and other facilities and services. The plan would like to improve access to services, especially by sustainable means and in safety.

The evidence shows that the bus service is not very frequent, although it does enable journeys to be made at peak times and so provides for some work and education related trips. Services and facilities within the village are only sufficient to meet some daily needs. Combined, these factors at least partly explain why most journeys by residents are undertaken by car, and very few, except for high school related trips, use the bus. Indeed, as with most rural communities in Norfolk, there is a large degree of car dependency in the village which of course leads to a considerable amount of traffic when combined with that of visitors and through traffic.

In addition, the evidence suggests that in places within the village the average traffic speed exceeds the 30mph speed limit, whilst some vehicles have been recorded as travelling as fast as 95mph. The evidence shows that the speed of traffic is a great concern. Traffic safety is therefore a community priority. Although some natural features of the village restrict traffic speeds, such as the narrowness of some roads, observational evidence suggests that on street car parking also tempers traffic speed by acting as an informal traffic calming scheme. The plan therefore allows for on-street car parking, unless it is replaced by more formal traffic calming measures, where the natural traffic speeds would exceed 20mph.

The plan also aims to make walking and cycling within the village more attractive, in part to reduce reliance on the car for short journeys, but also for reasons of health and well-being. It is believed that lower traffic speeds will be supportive of this.

Local bus services are infrequent and the destinations are limited. For some residents, especially our older and less mobile residents, the use of public transport presents considerable difficulties. Evidence shows that some people find it difficult even to leave the village. It is also clear that this will become a bigger issue as the population ages. Community transport could have a role to play. There is many community transport schemes across Norfolk. These provide people with access to services that otherwise would be inaccessible. The community will hold discussions with the Norfolk Community Transport Association, an umbrella group set up to help community transport operators, and will aim to 'buddy' with existing schemes to help determine whether a local scheme is viable. Furthermore, proposals for such schemes will be considered very favourably, especially those that provide access to healthcare, which the evidence suggests is particularly dependent on the car.

Policies

Policies and aspirations in this section aim to meet the following **Objectives**:

- 8.1 Improve road safety by the introduction of traffic calming schemes.
- 8.2 Improve accessibility to local towns by trying to increase public transport.
- 8.3 Improve accessibility to medical and other services by supporting community volunteer schemes.

PLANNING POLICY T1. TRAFFIC CALMING

New development promoting and protecting highway safety will be encouraged. It is expected that traffic from new commercial/ industrial developments, and new residential developments comprising five or more dwellings, will generally contribute to traffic calming measures within the settlement boundary where the Parish Council deems it necessary.

PLANNING POLICY T2. CAR PARKING

Planning applications directly affecting roads that are not part of the County Council's Route Hierarchy and that make a lower provision for car parking than set out in the Core Strategy Car Parking Standards may be acceptable if this results in safe on-street car parking which acts as an informal traffic calming scheme.

PLANNING POLICY T3. PUBLIC TRANSPORT

New developments within 600m of a bus stop, that provide access to a bus service enabling journeys to work or education at peak times, will be considered favourably. Such developments will be expected to upgrade, where necessary, the nearest bus stops to make them more attractive to use and more accessible.

To ensure improved use of the bus stops there will be an expectation that the nearest bus stops will be brought up to a good standard.

COMMUNITY ASPIRATION CA9: COMMUNITY AND VOLUNTARY TRANSPORT

The community will investigate setting up and running a community transport scheme to provide improved access to key services such as health care. Schemes which promote volunteer transport or other appropriate initiatives will be encouraged.

8 SUSTAINABILITY APPRAISAL MATRIX

The policies in this Neighbourhood Plan have been cross referenced against North Norfolk District Council Core Strategy Sustainability Assessment Criteria (https://www.north-norfolk.gov.uk/media/2644/core_strategy_policy_h09_final_sustainability_appraisal.pdf).

Table 3: Sustainability Appraisal Matrix

Sustainable Appraisal Objectives	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	ENV12	ENV13	ENV14	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	EC1	EC2	EC3	EC4
Policies																												
Overarching policy 1 New settlement boundary																												
Overarching policy 2 Green space protection																												
Overarching policy 3 Residential density																												
Housing																												
H1 New development																												
H2 Affordable Housing																												
H3 Housing for the elderly																												
H4 Infill Housing																												
Natural Environment																												
E1 Agricultural land																												
E2 Preserve the Bure Valley																												
E3 Preserve wildlife																												
E4 Renewable energy																												
E5 Insulation and Low Carbon																												
Historic environment																												
HE1 Archaeology																												
HE2 View of the churches																												
Design and Character																												
DC1 Overall character																												
DC2 Open Space																												
Making a living																												
B1 Small business																												
B2 Heavy goods vehicles																												
Education																												
ED1 Primary school																												
ED2 Travelling library																												
ED3 Adult education																												
Wellbeing and Flourishing																												
W&F1 St Andrew's Church																												
W&F 2 footpaths																												
W&F 3 Allotments																												
Getting around																												
T1 Traffic calming																												
T2 Car parking																												
T3 Public Transport																												

9 THE SUSTAINABILITY MATRIX

Table 4 below shows a sustainability matrix for auditing the translation of original aims and Objectives into Policies in a transparent manner. The purpose of this matrix is to demonstrate that the community generated objectives and aims have been translated into policies in a transparent manner.

Table 4: Sustainability matrix Policies and Original Aims Compared

	Aims						
	a) Engender a vibrant, inclusive and caring community	b) Enhance and not devalue the architectural and landscape character of the villages and improve the quality of the housing	c) Increase the number of young families	d) Improve and support services for an elderly population	e) Increase economic activity in the parish	f) Take account of the nature and capacity of the roads within the parish	g) Take account of the effect of public transport on the village
Policies							
Overarching Policy 1 the new envelope	+	+	+	+	+	+	
Overarching policy 2 green space	+	+					
Overarching policy3 residential density	+	+	+	+		+	
Housing H1 New development	+	+	+	+	+	+	
H2 Affordable Housing	+	+	+	+	+	+	

H3 Housing for the elderly	+	+		+	+	+	
H4 Infill Housing	+	+	+	+	+	+	
Natural Environment	+	+			+	+	
E1 Agricultural land							
E2 Preserve the Bure Valley	+	+			+	+	
E3 Preserve Wildlife	+	+			+	+	
E4 Renewable energy	+	+	+	+	+	+	+
E5 carbon neutral new properties	+	+	+	+	+		
HE1 Archaeology		+					
HE2 The views and settings of the churches	+	+				+	
Design DC1 Type and Size of dwellings	+	+	+	+	+	+	
DC2 Open Space	+	+	+	+			
Making a living	+	+	+		+	+	+
B1 Development of new sites for light industry							
B2 Increased traffic from heavy vehicles will be discouraged	+	+				+	

Education	+	+	+		+	+	
Ed1 Primary school							
Ed2 Travelling library	+		+	+		+	+
Wellbeing and Flourishing W&F1	+	+		+			
St. Andrew's Church							
W&F 2	+	+	+	+	+	+	
Footpaths							
W&F 6	+	+	+	+	+		
Allotments							
Getting around	+	+	+	+		+	+
T1 Traffic calming schemes							
T2 Car parking	+	+				+	
T3 Public transport	+		+	+	+	+	+



10 RISK ASSESSMENT

The Plan has been subjected to a risk assessment by the Parish Council in order to identify threats that could destabilise the Parish's Vision for Corpusty & Saxthorpe and affect its delivery.

Most of these are outside the control of the Parish.

1. Changes in planning policies at national and district level before the end of the planning period in 2036.
2. Ad hoc changes to current national policy which prioritise development in determining plan applications will over-ride local planning policies.
3. Inconsistent interpretation of national and local planning policy by decision makers.
4. The use of imprecise language leading to ambiguity in neighbourhood planning policies that obscure the intentions of the Plan or allow unintended interpretation.
5. Failure to relate the Neighbourhood Plan adequately to the NNDC Local Development Framework, County level plans and the National Planning Policy Framework.

11 MONITORING AND REVIEW

The Corpusty & Saxthorpe Neighbourhood Plan covers the period 2017 to 2036.

Development will take place during this time, both in the parish and outside it, and will have an impact on the community, as well as on the physical fabric of the village.

Each new development will influence what happens next and where.

It is essential to the long-term success of the Plan that developments in Corpusty & Saxthorpe are monitored and activities by neighbouring parishes are reviewed against the Plan's objectives and against the policies designed to implement them.

North Norfolk District Council will determine planning applications in the Neighbourhood Development Area in accordance with the whole development plan

The Parish Council in its role as the executive agency for the Corpusty & Saxthorpe Neighbourhood Plan will also make arrangements to monitor developments and carry out an Annual Review. Assistance will be sought from parishioners and other interested parties in maintaining these review processes.

12 APPENDICES TO THIS REPORT: THE EVIDENCE BASE

All Appendices to this report are available on the Corpusty and Saxthorpe website at:

<https://corpustyandsaxthorpeparishcouncil.wordpress.com/community-led-plans-neighbourhood-plans/>

APPENDIX 1: DESIGNATION OF CORPUSTY & SAXTHORPE AS A NEIGHBOURHOOD PLAN AREA

APPENDIX 2: CORPUSTY AND SAXTHORPE COMMUNITY PLAN SURVEY REPORT

APPENDIX 3: VILLAGE ENVELOPE CONSULTATION

APPENDIX 4: DEMOGRAPHY

APPENDIX 5: DESIGN GUIDE

APPENDIX 6: OVER 60S FOCUS GROUP CONSULTATION

APPENDIX 7: WATER, DRAINAGE AND GREEN ISSUES

APPENDIX 8: CORPUSTY AND SAXTHORPE TRAFFIC SURVEYS

APPENDIX 9: COMMUNITY CONSULTATION

APPENDIX 10: SEA (STRATEGIC ENVIRONMENTAL ASSESSMENT) SCREENING REPORT 1 MARCH 2017

APPENDIX 11: CONSULTATION WITH LOCAL LARGE LANDOWNERS

APPENDIX 12: LIST OF PEOPLE AND ORGANISATIONS CONSULTED FOR THIS PLAN

APPENDIX 13: COMMUNITY CONSULTATION ON NEIGHBOURHOOD PLAN OBJECTIVE

APPENDIX 14: MINUTES FROM PROCEEDINGS OF CORPUSTY AND SAXTHORPE PARISH COUNCIL RELEVANT TO DECISION TO PURSUE A NEIGHBOURHOOD PLAN

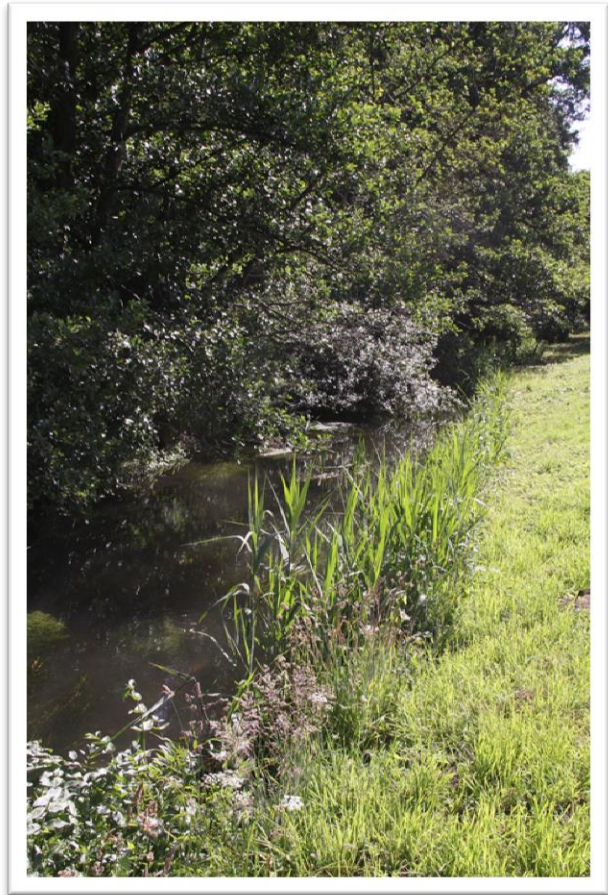
APPENDIX 15: ENVIRONMENT

APPENDIX 16: LOCAL ARCHAEOLOGY

APPENDIX 17: DIARY AND LIST OF CONSULTATIONS COMPLETED IN MAKING THE CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN

APPENDIX 18: ASSESSMENT FOR GREEN SPACE DESIGNATION

APPENDIX 19: STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION



Corpusty and saxthorpe Neighbourhood Plan.

June 2017 - Pre submission consultation, 5th June- 17th July 2017

NNDC Draft response

Thank you for the opportunity to comment on the emerging Neighbourhood Plan. The council have previously provided detailed comments on emerging versions covering the structure of the document and specific policy areas and provided financial support and ultimately undertaken a number of individual workshop/review sessions with the Neighbourhood Plan group on the emerging consultation document. These comments now form the council's formal comments at regulation 14 stage of the Neighbourhood Planning ((General) Regulations 2012 where there is an opportunity for statutory bodies, residents of the Neighbourhood Plan Area and those that have an interest in the Neighbourhood Plan to submit formal comments on the Pre Submission Draft Plan.

The comments form part of the formal response by the council, have been discussed at the Planning Policy and Built Heritage Working Party and ratified by the cabinet.

Summary

The production of the Neighbourhood Plan is to be broadly welcomed on the basis that is to bring more local land use matters into consideration in the determination of any planning applications and has undoubtedly raised awareness on the importance of the built environment within the parish. It is recognised that considerable time has been spent in the production of this emerging plan mainly by a limited number of volunteers with limited planning knowledge.

The plan seeks to provide an extensive framework over a number of key objectives and as ever with such a broad approach runs the risk of general conformity issues with the adopted Local Plan of the Council, along with potential overlap with the emerging Local Plan. In order to remain effective and useful in the determination of applications it is recommended that wherever possible neighbourhood plans are kept as simple and focused as possible. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan". Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area as long as they do not seek to duplicate existing non-strategic process and policies. Any repetition of national and local policies should therefore be removed.

Although considerable efforts have been made through ongoing dialogue there remain a number of areas of concern, specifically that there are areas that may not be totally justified through evidence or be in conformity with the Local plan and legislative process. It is recognised that at this stage the inclusion of such matters may be in response to community aspirations, but never the less going forward this will have to be addressed. Following the

regulation 14 consultation there is an opportunity for the neighbourhood Plan group to review and adjust the plan and the opportunity to document specific evidence before submission to the council under regulation 15 &16. It is at this stage that the Council will review the Draft Neighbourhood Plan and submission documentation for conformity to the entire legal framework. Comments at this stage are intended to be specific to the overall emerging plan and each policy area. The comments summarised in the attached schedule have been collated from across relevant departments and are intended to be informative and constructive to aid the formation of a sound document and the effective formation of and use of policies and complement the wider existing and emerging Development Plan Framework.

Next stages

Following the pre submission stage the Pre submission Neighbourhood Plan should be reviewed and updated to form the proposed Neighbourhood Plan. A schedule of comments is required in order to show how all the comments have been used to inform the preparation of the plan. Upon submission the proposed plan is required to be accompanied by a number of legislative documents:

- A map which identifies the proposed Neighbourhood Area
- A consultation Statement -detailing the details of people and organisations consulted, how they were consulted, a summary of the main issues and concerns raised through the consultation process and descriptions of how these were considered and addressed in the proposed Neighbourhood Plan.
- A basic Conditions Statement - a statement that explains how the plan has had appropriate guard to national policy, how it contributes to the achievement of sustainable development, how it is in general conformity with the strategic policies in the development plan for the local area and how the plan is compatible with EU obligations, including human rights requirements.

To aid this process the council has undertaken a habitat scoping report on an emerging version and this will need to be reviewed against the final proposed plan by the neighbourhood group.

At this next stage and only then will the council review the proposed plan and submission documents against the required Legal Framework. Once the council is satisfied that this has been followed it will then invoke regulation 16 which consists of publishing the proposed Neighbourhood Plan and seek representations on it from those who live, work or carry on business in the Neighbourhood Area. The council will also at this period consider nominations and select an independent examiner.

Regulation 14 Corpusty and Saxthorpe Pre Submission Draft consultation

Schedule of Comments.

Page and Policy/ Paragraph No	Comment
1	General Pleased to see that many of the detailed comments previously given around structure and policy content have now been taken on board. We recognise that it remains important to the NP group to reflect community aspirations however guidance is clear that Neighbourhood Plans do not seek to duplicate existing statutory and non-statutory policies or seek to introduce non land use planning matters.
2	General We have previously commented re reference to evidence being included as appendices in the text and policy areas. At this stage as it draws attention to these documents. However going forward much of these evidence appendices will need to be separated out from the plan in order to form the basic conditions statements and sit separate from the plan. Where an appendix is intended to act as a guide text in the NP should be amended to refer to the guide. All documents need to be on the C&S web site.
3	General Conformity – throughout the plan there are references to the Core Strategy, Local Plan and Development Plan of the district. The Neighbourhood Plan is being brought forward ahead of the emerging new Local Plan and although the dates now align in order to future proof the NP it is recommended that consideration is given to amending text and in places policies so that the reference is to not only the Core Strategy but its subsequent revision or simply the development plan . for example 4.1.1 (f) the plan needs to be in general conformity with the existing development and <i>also have regard to the emerging Plan.</i> Policy H3 - referrers directly to Core Strategy Policy on mix of homes . This policy will be reviewed in the emerging Local Plan . In these circumstances consideration should be given to adding or <i>subsequent revision</i> or simply replace NNDC Core Strategy <i>with NNDC Development Plan</i>
4	7.1 References to the village envelope need to be replaced with correct terminology – the settlement boundary.
5	7.1 General – the settlement boundary is a policy line that differentiates between policy approaches, proposals that are inside the boundary and those that are outside. The text should be changed to make clear that although the preference is for development to be inside the boundary development outside will be strictly controlled through policies contained in this neighbourhood plan and the districts’ development plan – reference to not allowing development outside the boundary is an aspiration. Technically development outside the boundary is limited to that which is required for a rural location <i>outside Corpusty and Saxthorpe and the development plan new housing should be located where there will be a low or less than significant impact upon the landscape, character of</i>

		<i>the area and countryside. Development will be expected to appear as a natural continuation of the Built up areas or result in in-fill development, unless it can provide significant benefits that outweigh the level of impact.</i>
6	Overarching policy 1	<p>It is taken that the enlarged settlement boundary is required in order to fulfil the aims/objectives of the plan and community aspirations however there should be clear justification for the preferred option and the rejection of alternative option b. An assessment based on a set of criteria would strengthen the proposed approach.</p> <p>4th bullet – delete. There is no need to reference in the policy that the site has been previously allocated.</p> <p>5th bullet – <u>add minimum of 0.15 hct</u> of open space – conformity with the development plan.</p> <p>5th and 6th bullet are site specific and could be combined into policy three – see notes below</p>
7	7.3 & overarching policy 3	<p>NPPF encourages policies to make effective use of land by re using land that has been previously developed and in para 47 set out their own approach to housing density to reflect local circumstances. This is set in the context of “In order to boost significantly the supply of housing, national planning policy requires local planning authorities to set out their approach to housing density to reflect local circumstances.</p> <p>The district development plan policy Ho7 sets out the strategic approach to density and aligns with the NPPF and the NP should be seeking to be in general conformity with it. The NP correctly identifies that this is a requirement for 30 dph however the NP then seeks to change this policy to a lower threshold of 25. Our previous advice was that any policy wording should seek to align with the overarching policy context and be more general</p> <p>In addition it is taken that this policy is referring to priority sites 1, 2 and 3 rather than over all density. The title of the policy is misleading and should be changed to reflect development requirements of priority areas 1, 2 and 3. In addition and for simplicity this policy could be combined with overarching policy 1 and bullets 5 and 6 of policy 1 should be moved into this new policy – that way all the requirements of priority areas are in one place.</p> <p>Consider the below:</p> <p>New residential development should have a density that is consistent and compatible with the existing prevailing density in the immediate area in order to reflect the local character and appearance. Proposals should respond positively to the existing appearance and character of the immediate neighbouring residential architectural style and type. Buffer planting within defined residential development areas will be encouraged to address and reduce visual impact and landscape issues. Developers will be required to provide suitable public open spaces and provide public access through them.</p> <ul style="list-style-type: none"> - Open space in site 1 should be provided in the north of the site, providing a minimum of 0.15 hts of public open space. - All hedgerows in sites 1 and 2 should be preserved or replaced by appropriate alternative planting <p>Notwithstanding the above point 1 in policy 3 is not a policy but a definition this should be removed</p> <p>The remaining points 2 and 4 should be combined into a suitably worded policy as above</p>

8	Policy H1	<p>It is not clear why this policy refers to appendix 13. In the information provided this is a consultation document seeking views on developing a vision. These references should be removed.</p> <p>As previously advised the policy should reference the C& s Design guide and also the NNDC design guide which is part of the development plan</p> <p>Bullet 2 references requirement for archaeological investigations. This is a similar requirement to the NNDC development plan contained in EN8</p> <p>There needs to be greater justification on the requirement for space standards in the first place and then the appropriateness for the London standards to be applied to the rural setting of Corpusty and saxthorpe .</p> <p>The council consider that this view has not been adequately explained and the justification required for the departure of from building regulations has not been given.</p>
		<p>As in point 5 above - Technically development outside the settlement boundary is limited to that which is required for a rural location. We have previously commented that the council's development plan sets the policy context for development outside the settlement boundary and that this is a strategic policy which the NP is required to be in conformity with. <i>this section of the policy should be deleted</i></p>
		<p>The last section of this policy conflicts explicitly with section 7.1 where it states that development will NOT be permitted outside the settlement boundary. See note 5 above. The last bullet is a repeat of LGS and in not required.</p> <p>For simplicity and to avoid confusion of applying this policy it is recommended that this section – bullet 10,11,12,13 are deleted.</p> <p>A separate policy requirement that seeks to limit additional growth of the settlement to 10% of the existing size of the settlements could be introduced (bullet 11&12) however at this stage the council considers that no justification has been provided for this approach and or an explanation as to how the figure of 10% has been arrived at. – how may dwellings would this entail? And how does this fit into the objectives of increasing homes? In addition there needs to be some consideration in how this policy would conform with the NNDC policy SS3 that allows for the flexible provision of dwellings across all 16 service villages</p>
9	Policy H2	<p>The policy is slightly confusing and would benefit from re wording and re structure. The policy mixes up the requirements for affordable housing and technical standards and could be simplified.</p>
9	Policy H2	<p>Bullet one - is a duplication of national and local policy and could sit outside the policy box. It also needs to be changed to a positive – affordable housing contributions will be required on schemes of 10 or more.</p> <p>The indented Bullet 2 is not required - delete</p> <p>Third bullet (indented) is a policy requirement in its own right and needs to be a main bullet.</p> <p>The 4th bullet should come above the 3rd</p>

		<p>The criteria approach to the requirements for the increased technical standards is welcomed.</p> <p>Notwithstanding the above, although the aim of accessible and adaptable homes is generally supported there needs to be a reasoned justification in the text and the requirement and proportions evidenced. As it reads the policy requires adaptable and accessible housing standards to be applied only to affordable housing. WHY? – What about market housing?</p> <p>Although the demographic projections are footnoted in the policy It is considered that further justification is evidenced in the NP or in a specific evidence document and that the technical standards element is separated from the affordable housing policy. A Technical Standards policy could be inserted covering market and affordable housing as long as it can be supported and evidenced.</p> <p>The strategic policy of the development plan HO1 already stipulated that 20% of dwellings should be suitable or easily adaptable – although this pre dates the new Technical standards / Building Regulations options the Neighbourhood Plan policy could seek to conform with this and by adding text clarifying suitable and adaptable now means the new technical standards contained in Building regulation.</p> <p>The main aspect of the affordable housing policy is to ensure that the percentage requirement does not fall below 25%. The existing Strategic policy of the Council seeks 50% affordable housing contribution and the policy references this. Affordable housing contributions are negotiated in relation to the complete development plan "ask" the risk with this approach is that : the starting position is reduced to 25% rather than 50% and no viability justification has been provided for this. Although this may mean other monies are available for other obligations such as education contributions etc it does mean that one of the main aims of the Neighbourhoods Plan which is to increase the quantity of Affordable Housing and increase the availability of housing for young families is compromised by this policy.</p> <p>The council consider that the percentage of affordable housing required is best evidenced through the Local Plan and emerging Local Plan where additional viability evidence has been commissioned. Never the less if the NP group seek to stipulate a minimum threshold for affordable housing the policy should seek proposals for anything less than the strategic policy requirement to substantiate the affordable housing percentage through a viability assessment in a format suitable to the Council. This requirement should be added to the policy</p>
10	Community Aspiration CA1	<p>The aspiration is noted. The council have previously advise that the statutory provision of housing is implemented through the Choice based lettings scheme and the council's allocations policy. This is a statutory requirement and will take precedent over the aspiration.</p> <p>The council have previously advised that aspects of this Aspiration have the potential for direct discrimination on the grounds of ethnicity and race. The plan therefor is at risk from failing to comply to the basic conditions. Local connection requirement includes employment where there is an</p>

		<p>essential or functional need to live close to the place of work in Corpusty parish or an adjoining parish. However, potential occupiers with a protected characteristic of race or ethnicity are more likely to qualify under employment than residence or family connection. Only employment connection includes a need to live in the area. The aspiration should be amended - so discrimination is removed – so delete reference to needing to live in the parish or adjoining parish for work.</p> <p>Also add in comment that in relation to those with essential need must need to live near someone living in Corpusty parish or an adjoining parish, as currently anyone with an essential need to live anywhere would qualify</p>
11	Policy H3	<p>The policy could be simplified and focus only on the mix and type of housing. In general this is a repetition of policies that are already included in other plans and adds little or no local distinction, other than giving an element of support to bungalows.</p> <p>To be an effective policy the policy needs to stipulate what is required – at the same time as being in conformity with the development plan - currently policy HO1 Consider making the requirement to accord with the development plan policies the first bullet and the second bullet replaced with the current fist para</p> <p>The remainder of the wording in the policy does not inform how a proposal should be determined. The reference to the non acceptability of uniform design and the use of the intention to provide characterful development through the reference to the Design guide in Appendix 5 and repeated latter in the Neighbourhood Plan is an aspiration and could be re packaged as such. This is also covered in the design section and for simplicity and clarity could be removed from this section.</p>
11	Policy H4	<p>This policy is a continuation of policy H1 and covers some similar areas. For clarity in interpretation and effectiveness of the Neighbourhood Plan there should only be one policy covering development inside and outside the settlement boundary and policy requirements should not be repeated. Repetition with other polices should be removed. The last section of this policy should be combined with policy H1.</p> <p>Bullet 3 & 4 could refer to other designations, while clarity needs to be given around what is meant by non-greenfield sites.</p>
12	Policy E1	<p>This policy area is covered in the NPPF NPPF para 112 /G - Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</p> <p>Plans should not duplicate other plans</p> <p>The policy requirement is therefor only to provide the Grade 3a/3b assessment</p>

13	Policy E3	<p>It is recognised that this proposed policy has been amended to reflect previous advice specifically around the existing legislation however The NPPF is explicit in that development must follow the 'mitigation hierarchy' (para 118).</p> <p>There is a danger that elements of this policy duplicate the general NPPF policy requirement. Protected species and habitats receive strict protection through various legislation, the plan and policies should not attempt to reproduce these or counteract these laws and policies.</p>
14	Policy E5	<p>Reference to Design policies in Appendix 5 – clarity is sought previous references have been to design guidance.</p> <p>It is considered that you may accidentally introduce a policy that conflicts with your policies on conservative approach to character as carbon neutral and zero carbon houses tend to be on modern design. – how would you like any such conflict to be considered? Some explanation around this issue should be included in the design section.</p>
15	Policy HE1	<p>The requirement of all application within 250m of an existing Historic Environment Record to consult with Norfolk Historic Environment Service is thought to be restrictive. NHE service already receive NNDC weekly application list and it is recommended that their specific view on proposed policy is sought.</p>
16	Policy HE2	<p>The policy concentrates on the views of the two churches and fails to recognise the wider issue of 'setting'. To be effective the policy should reference the wider setting of the church. See advice contained in Historic England's note on "Settings and Views of Heritage Assets" which mentions, the historic relationship between places can be equally as important as can environmental factors</p>
17	Design Guidance	<p>It is assumed this section is to provide further guidance on the existing design characteristics of the Neighbourhood Plan Area to inform earlier policy references.</p> <p>Previous advice advised around the potential for this guide to be too restrictive, steering developers towards pastiche reproductions of existing built forms and detailing. No mention of the benefits of good quality contemporary architecture. This could lead to non conformity with the NPPF and strategic policies (EN4).</p> <p>It is noted that the guidance now includes a reference to carbon neutral and innovative architecture which closer aligns the guidance to the councils design guidance which offers some encouragement to appropriate innovative design.</p>
18	DC1	<p>Foot note is incorrect and should be removed</p> <p>Policy and or text would benefit from referencing the development plan strategic policies on design as well as the NNDC design guide; however this can be done in the pre text to the policy.</p> <p>Reference to density is a repetition with overarching policy 3 and should be removed from one or the other.</p> <p>The policy element does not include reference to the NP design guide or</p>

		character examples - is this the intention
19	Policy DC2	The policy is not necessary as it is a reference to national and local policy
20	Policy B1	Add <i>priority</i> Areas 3 - clarity
		It would be helpful if “employment generating “ was defined - The core strategy defines as: Use Class B1, B2 and B8, petrol filling stations, car / vehicle hire, the selling and display of motor vehicles and builders yards. I
		The NPPF test for refusal on highway grounds would be where the residual cumulative impacts of development would be server – see para 32 . as written the policy that calls for applications to be refused due to significant increase in heavy goods vehicles is not in accordance with the NPPF.
21	Policy B2	The NPPF states in para 32 that all development that generate a significant amount of movement should be supported by a transport statement or assessment and details what should be included see para 32. Perhaps this policy should reference the national requirement but add a local requirement around the requirement of the transport assessment to set out how the proposal will seek to minimise conflict with other road uses and maximise safety . See also CT5 of the development plan
22	Policy ED2	This policy requires all development to contribute to the library service. This is below the current threshold of 20 dwellings used by NCC. Although this is a local distinction it is recommended that a view is sought by the responsible authority.
23	W&F1	It is noted that this policy has been changed to reflect previous comments around the requirement for consent, however it is considered that the use of the church is not a land use matter rather a matter for the religious authorities. The first part of this policy should be deleted.
24	T1	NCC are the Highway Authority and advise on highway safety. Matters around highway safety and development proposals will be determined with regard to statutory requirements from the Highway Authority. Contributions as deemed by the parish Council should be seen as an aspiration.
25	T2	In order to assist in future proofing this policy it should refer to the Development Plan rather than the Core Strategy
26	T3	Why limit contributions to improve bus shelters to proposals of less than 600m from a bus stop. Would it not support the provision of public transport and local facilities if all development were to contribute to improving the public realm especially those in relation to public transport?
27	Sustainability Appraisal	As per previous advice it is considered that the SA remains incomplete and needs more work. It needs to refer to the full SA framework. Review policies against the possible positive, negative and neutral impact and measure the policies against the SA objectives. It should conclude objectively how each policy performed against the SA objectives. This then helps to demonstrate how the NP policies contribute to achieving sustainable development and will be useful in helping the NP group to fulfil one of the Basic Conditions at submission where it is necessary to demonstrate how the NP contribute to sustainable development