

# THE CONSULTATION STATEMENT FOR CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN



## The Consultation Statement

1. THIS CONSULTATION STATEMENT HAS BEEN PREPARED TO FULFILL THE LEGAL OBLIGATIONS OF THE NEIGHBOURHOOD PLANNING REGULATIONS 2012. SECTION 15(2).

Part 5 of the Regulations requires that Consultation Statement should:

- (a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) explain how they were consulted;
- (c) summarize the main issues and concerns raised by the persons consulted;
- (d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

2.

- (a) Persons and bodies who were consulted about the proposed neighbourhood development plan the following list also explains how people were consulted and
- (b) explain how they were consulted.

### DIARY AND LIST OF CONSULTATIONS COMPLETED, INDIVIDUAL PERSONS AND STATUTORY AND OTHER CORPORATE BODIES CONSULTED IN MAKING THE CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN (NP)

Before the Neighbourhood Plan was conceived the Parish Council had undertaken a major consultation exercise which resulted in the Community Plan. This was used as the basis for developing the Aims and objectives of the NP

- Community Plan 2009-2011
- Summer 2009, Corpusty and Saxthorpe Parish Council decides 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 Parish Magazine.
- Autumn 2009, public consultation in the Village Hall, high attendance, 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 values, facilities and future developments.

- Establishment of working group and development of detailed survey with aim of understanding structure, facilities and aspirations of village population
- July – September 2010, census of village by property and household. 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 researcher.
- May/June 2011, Presentation of preliminary results to C&S Parish Council followed by public 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 Steering Group and accompanied by small group discussions and deliberations with different interest groups and constituencies in the villages
- August 2011, Publication and circulation of Community Plan questionnaire 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
- **Neighbourhood Plan 2012 – present time**
  - March 2012 – April 2013: Corpusty & Saxthorpe Parish Council in consultation with the community resolves to undertake Neighbourhood Planning process and initiate discussions with NNDC Planning Department
  - Consultation with NNDC planning department about possibility of NP
  - May 2013 PC approval of the NP process
  - Designation of Corpusty and Saxthorpe as an area for NP by NNDC following NNDC on-line consultation December 13, 2013
  - Grant application to Locality successful December, 2013
  - 2013 NP steering committee develops objectives for the Neighbourhood Plan
  - 2014 Objectives accepted by C&S Parish Council as appropriate framework for the NP process 2014
  - Consultation with all households in Corpusty and Saxthorpe by questionnaire distributed to every household on their attitudes and additions to objectives via Parish Newsletter with follow up house visits to outliers; this was supplemented by an on-line consultation. 320 questionnaires were distributed. 60 completed questionnaires were returned.
  - Analysis of replies from questionnaires spring 2014
  - 31<sup>st</sup> 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 film.
  - Analysis of open day interview qualitative responses by Rafael Barnett-Knights (then of Reepham College, now of Warwick University), writing of consultation report.

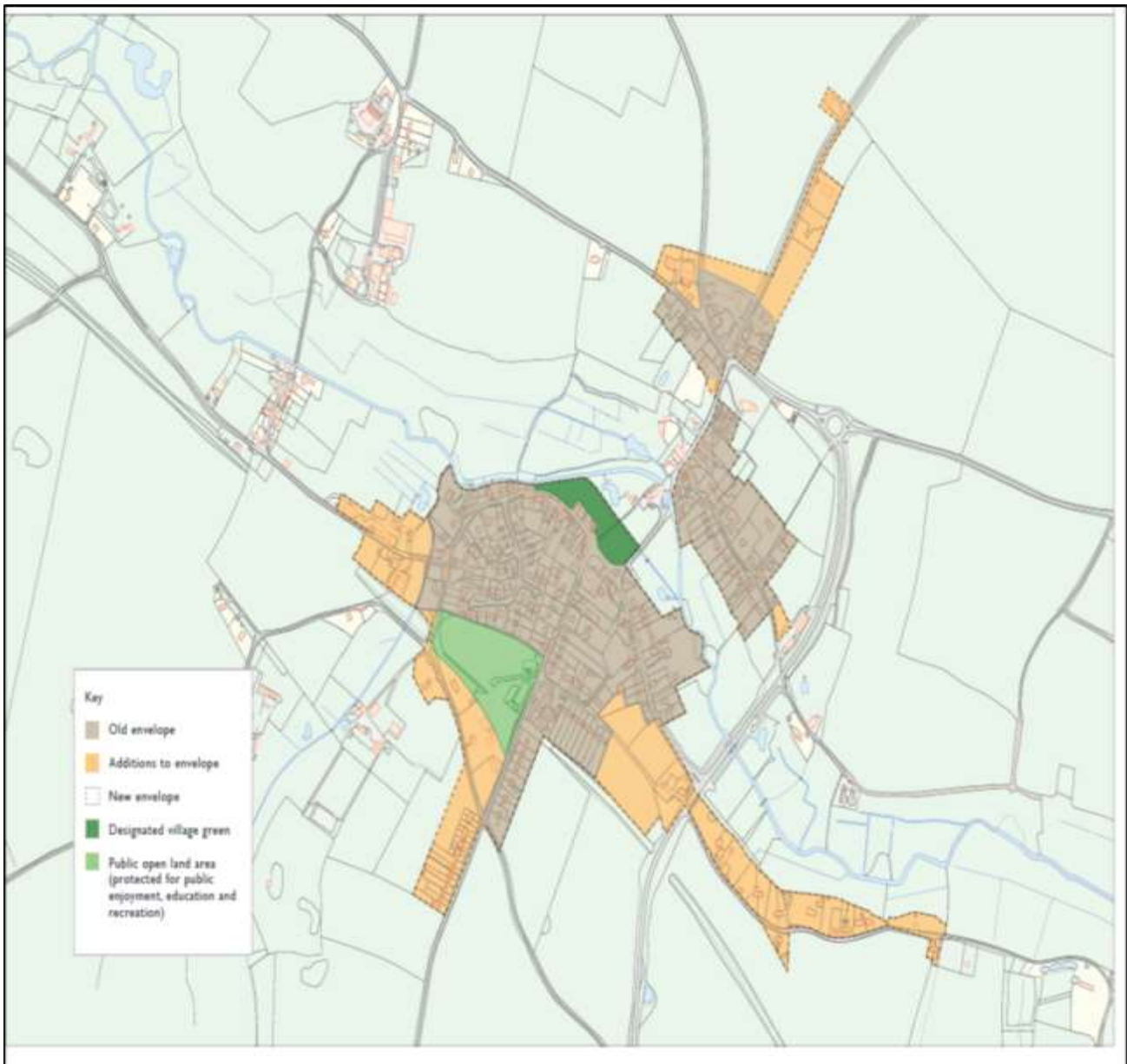
- Autumn 2014 Commissioning of experts to deliver reports on many aspects of the village e.g. heritage, environment, water and sewerage, demography. Plus additional traffic survey on key sites to identify speed infractions including diurnal frequency and mean and maximum speeds plus incidence.
- Consultation with over 60s tea at village hall 25 September 2014
- Consultation with young families at the Duke's Head 1st October 2014
- Consultation with villagers on walks round the village September 2014-December 2014
- Consultation with landowners 2014-2016
- First letters to statutory consultees.
- Initial responses from statutory consultees.
- Budget report to locality December 2014
- On-going discussions with NNDC planning department throughout the process 2013-2018 grant given by NNDC to continue the work on the NP
- Analysis of open day interview qualitative responses by Rafael Barnett-Knights (then of Reepham College, now of Warwick University), writing of consultation report.
- Autumn 2014 Commissioning of experts to deliver reports on many aspects of the village e.g. heritage, environment, water and sewerage, demography. Plus additional traffic survey on key sites to identify speed infractions including diurnal frequency and mean and maximum speeds plus incidence.
- September – October 2015: Village envelope consultation by public notices and 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.
- 2015-2016 write up of the Neighbourhood plan with on-going consultations with NNDC planning department
- 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.
- Having undertaken a screening exercise and taking account of the views of the statutory consultees North Norfolk District Council has concluded on the basis of the emerging plan content and supporting information that Strategic Environmental Assessment is not required.
- September – October 2015: Village envelope consultation by public notices and 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.
- 2015-2016 write up of the Neighbourhood plan with on-going consultations with NNDC planning department
- 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.
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- May 2017: extensive revision of draft report with advice from NNDC Planning Department, to produce Pre-Submission Draft.
- Statutory consultation with all statutory consultees June-July 2017

### 3 Examples of different consultations held

#### 3.1 Information about the Parish boundary and designation

#### 3.2 The Village Development Boundary Consultation with map showing the existing envelope boundary and the proposed changes.



The development boundary consultation was publicised by poster in the church and by notices on the village notice board and leaflets in the village shop. Villagers were asked to leave comments. These were later analysed.

Information as displayed by poster and leaflet is shown below.

### CONSULTATION ABOUT PROPOSED CHANGES TO THE VILLAGE ENVELOPE FOR THE NEIGHBOURHOOD PLAN 2015



*Existing and proposed new village envelopes*

You can see very large maps and give your comments by popping into Saxthorpe Church. Please bring your reading glasses if you use them!

#### AT SAXTHORPE CHURCH

**EVERY DAY FROM 19 SEPTEMBER UNTIL 3 OCTOBER BETWEEN 9 O’CLOCK AND 4 O’CLOCK.**

See also Appendix 13.

THE PARISH COUNCIL WOULD WELCOME YOUR COMMENTS

**As part of the Neighbourhood Plan, we propose to redraw the village boundary. This is known as the “village envelope”.**

Inside the village envelope, new developments can take place – subject to planning permission. Outside the envelope, any new development would be very difficult. Our aim is to protect the village surroundings, to meet central and local government requirements for more houses, and to keep the village a beautiful place surrounded by lovely countryside.

### 3.3

#### CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN: FOCUS GROUP >60S

25 SEPTEMBER 2014: 36 PARTICIPANTS PLUS RECORDERS

LOCATION: C&S VILLAGE CENTRE

TIME: 1500-1730

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Things people mentioned in the meeting

A gravel/paved route for older people with mobility problems/scooters/slow pace to move safely from Little London to the shop &c – prolongs physical/mental and social vitality.

Could the old rail line be a way to develop a route from Little London to the centre of the village?

Strong demand for speed limits in the village, footpaths, traffic calming

Car parking problem around the green and near school and in particular near the play area opposite the Gallery.

Parking seen as a repeated issue: singular points include opposite Marty Jacob's home, opp gallery,

Poss of making non-parking "gaps" in parking areas beside the road so as to permit passing and pedestrians to keep away from vehicles.

Any new developments – particularly if infill, must have integral parking – strongly felt

Floral boxes as per Holland and Wymondham, mobile to permit cleansing lorries, a clear traffic calming effect if placed along the road in Little London and indeed in the village – a community initiative and pleasant to see.

A survey of public rights of way to make sure they are kept open for older and less able people

Possibility of an **emergency** scheme with phone tree to help people needing to get to hospital or doctor

Need for a focal social point in the village – the Old Bakery not available, the shop too small. How about in the pub?

Ann Poberefsky prepared the following very useful document:

Emotional wellbeing: befriending, outings, groups (hobbies, afternoon tea, lunch club, coffee club with proper coffee) [facilitators require CRB checks; need drivers, insurance, possible minibus.

Practical help: shopping, gardening, minor house repairs, lifts in vehicles to medical appointments and others [practical considerations: insurance, coordinators, willing craftsmen, drivers, volunteers – CRB checks]

Exercise equipment outdoors by village hall

More benches around the village

See also Appendix 12.



**THE FOLLOWING BODIES AND ORGANISATIONS WERE CONSULTED AT THE BEGINNING OF THE PROCESS OF CREATING A NEIGHBOURHOOD PLAN in 2015.**

**THEY WERE SENT THE PROPOSED OBJECTIVES FOR COMMENT AND SUGGESTED AMENDMENTS.**

The local planning authority, county council or parish council: Any parish whose area is in or adjoins the area of the local Planning authority viz:

NNDC North Norfolk District Council  
Council Offices Holt Road Cromer Norfolk NR27 9EN

Norfolk County Council  
Norfolk County Council County Hall Martineau Lane Norwich Norfolk NR1 2DH

Briston Parish Council

Edgefield Parish Council

Little Barningham Parish Council

Itteringham Parish Council

Heydon Parish Council

Other interested parties:

The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG

The Homes and Communities Agency  
Homes and Communities Agency Eastbrook Shaftesbury Road Cambridge CB2 8BF

Natural England  
Natural England Block B, Government Buildings, Whittington Road Worcester WR5 2LQ

The Environment Agency  
National Customer Contact Centre PO Box 544  
Rotherham S60 1BY

The Historic Buildings and Monuments Commission for England (known as English Heritage)

English Heritage Brooklands 24 Brooklands Avenue Cambridge CB2 8BU

Network Rail Infrastructure Limited

Network Rail Kings Place 90 York Way London N1 9AG

The Highways Agency  
Department for Transport Great Minster House 33 Horseferry Road  
London SW1P 4DR

The Marine Management Organisation?  
Lancaster House Hampshire Court Newcastle upon Tyne  
NE4 7YH

Any person: to whom the electronic communications code applies by virtue of a  
Direction given under section 106(3)(a) of the Communications Act 2003  
Who owns or controls electronic communications apparatus situated in any  
Part of the area of the local planning authority where it exercises functions in any  
part of the neighbourhood area—

A Primary Care Trust established under section 18 of the National Health  
Service Act 2006(a) or continued in existence by virtue of that section;

Norfolk Community Health and Care  
Head Office, Elliot House, 130 Ber Street, Norwich, Norfolk, NR1 3FR

a person to whom a licence has been granted under section 6(1)(b) and (c) of the  
Electricity Act 1989(b);

a person to whom a license has been granted under section 7(2) of the Gas Act  
1986(c);

a sewerage undertaker:  
Anglian Water Customer Services PO Box 10642 Harlow CM20 9HA

a water undertaker  
Anglian Water Customer Services PO Box 10642 Harlow CM20 9HA

Voluntary bodies some or all of whose activities benefit all or  
Any part of the neighbourhood area viz: Brownies LinC  
village hall Committee, Knitting Circle

Bodies which represent the interests of different racial, ethnic  
Or national groups in the neighbourhood area;

Bodies which represent the interests of different religious groups in the  
neighbourhood area; Church of England (Area Dean)

Bodies which represent the interests of persons carrying on  
Business in the Neighbourhood Area.

Bodies which represent the interests of disabled persons in the Neighbourhood area.

**February 2015: an initial approach to statutory bodies, local government bodies, utilities and others in 2015 to gain some preparatory idea as to their views about the Corpusty and Saxthorpe Neighbourhood Plan. 50 such bodies were approached by means of the following letter:**

1st February 2015

Dear Sir/Madam,

I write on behalf of the Saxthorpe and Corpusty Parish Council in North Norfolk. We are creating a Neighbourhood Plan under the provisions of the Localism Act (2011). Under Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 we are required to consult with any bodies, organisations or groups that may be affected by any development policy engendered by our Neighbourhood Plan. We believe that your organisation is one that we may be required to consult. For this reason we would be grateful for any generic observations or comments you may have on any future policy for development in the village of Corpusty and Saxthorpe which may affect your organisation. A PDF map of the designated Neighbourhood Area is attached to assist you. Should you have any comments or observations, we would be very grateful to receive your formal written response within 28 calendar days of the date of this letter. If we do not hear from you within that time period, we will assume that you have no substantive comment, observation or objection which might be relevant to your organisational interests in relation to the development of our Neighbourhood Plan.

You will understand that this is largely a formal enquiry which forms part of the planning process: as yet there is no plan. We are merely seeking advice as to any matters you consider might be important for us to take into account in creating our Neighbourhood Plan. If there are informal questions or more information is needed to help you formulate your organisation's response, please get in touch with Dr Imogen Waterson at The Old Rectory, Saxthorpe, Norfolk NR11 7AH, email address: imogen.waterson@btinternet.com, telephone 01263587610 and to whom the formal response should be addressed.

Thank you very much indeed for your help.

Yours faithfully,

Richard Lynam  
per pro  
Imogen Waterson  
Saxthorpe and Corpusty Parish Council

The following individuals and organisations were consulted.

Reg	Group	Organisation	T
1 (b)	Local Authority	North Norfolk District Council	N
1 (b)	Local Authority	Norfolk County Council ( central point for all departments)	N
1 (b)	Parish and Town Councils	Briston Parish Council	N
1 (b)	Parish and Town Councils	Edgefield Parish Council	N
1 (b)	Parish and Town Councils	Itteringham Parish Council	N
1 (b)	Parish and Town Councils	Little Barningham Parish Council	N
1 (b)	Parish and Town Councils	Thurning Parish Meeting	N
1 (b)	Adjoining Parish and Town Council	Heydon Parish Meeting*	N
1 (b)	Adjoining Parish and Town Council	Oulton Parish Council*	N
1 (d)	Other	Homes & Communities Agency (HCA)	N
1 (e)	Environment	Natural England (consultaions)	S
1 (e)	Environment	Natural England	N
1 (f)	Environment	Environment Agency (local)	N
1 (f)	Environment	Environment Agency ( national and consultaions)	S
1 (g)	Historic Environment	Historic England ( consultaions)	S
1 (g)	Historic Environment	Historic England (East of England)	S
1 (h)	Transport	Network Rail (Infrastructure) Ltd	N
1 (j)	Coastal	Marine Management Organisation	N
1 (k/l)	Electricity / Gas Company	British Pipeline Agency Ltd	N
1 (k/l)	Electricity / Gas Company	British Pipeline Agency Ltd (North Walsham Terminal)	N
1 (k/l)	Electricity / Gas Company	EDF Energy	N
1 (k/l)	Electricity / Gas Company	EDF Energy (East of England Office)	N
1 (k/l)	Electricity / Gas Company	Eon UK	N
1 (k/l)	Electricity / Gas Company	N Power Renewables	N
1 (k/l)	Electricity / Gas Company	National Grid (Electricity & Gas Transmission)	N
1 (k/l)	Electricity / Gas Company	National Grid (Gas Distribution)	N
1 (k/l)	Electronic Communications	Atkins OSM (Cable & Wireless)	S
1 (k/l)	Electronic Communications	BT Openreach	S
1 (k/l)	Electronic Communications	Mobile Operators Association (MOA)	S
1 (k/l)	Electronic Communications	Vodafone	S
1 (k/l)	Electronic Communications	o2	S
1 (k/l)	Electronic Communications	EE	N
1 (k/l)	Electronic Communications	Three	N
1 (k/l)	Electronic Communications	Arqiva	N
1 (k/l)	Electronic Communications	Wireless Infrastructure Group	N
1 (k/l)	Electronic Communications	UK Broadband	S
1 (k/l)	Electronic Communications	Mobile Broadband Network Ltd (MBNL)	S
1 (k/l)	Electronic Communications	Cornerstone Telecommunications Infrastructure Ltd (CTIL)	N
1 (k/l)	Environment	Anglian Water	N
1 (k/l)	Health	NHS North Norfolk Clinical Commissioning Group (CCG)	N

Additional recipients included:

Reepham College, Reepham; Oulton Parish Council, Norman Lamb, constituency MP, Marine Management Organisation, Highways Agency, Heydon Parish Council, Environment Agency, English Heritage, Edgefield Parish Council, Corpusty Primary School, Coal Board, Homes and Communities Agency, Briston Parish Council, Network Rail Infrastructure, Norfolk Primary Care Trust, the Church of England.

**Seventeen responses were received; most responses were generic, some offered excellent additional resources and – as in the case of the Environment Agency - provided excellent maps, others offered advice which was considered in preparing early drafts of the plan.**

**Examples of such responses appear below:**

*Good morning,*

*I am responding on behalf of Oulton Parish Council. Firstly, the Parish Council would like to thank you for consulting us; it is greatly appreciated. Despite the fact that we are neighbouring parishes, your District Council does not always communicate with our Parish Council which can be a drawback.*

*The Parish Council does not have any specific comments. Obviously, it is important that there is no new building anywhere near the river and your four suggested sites cover that point. We assume*

*you will be looking at the infrastructure, ie. the sewerage plant, to ensure there is sufficient capacity for any new houses.*

*We wish you luck with all the paperwork which will be involved! Once again, thank you for consulting us.*

*Jacinth Rogers, Clerk, Oulton Parish Council*

Ollands Farm  
Heydon  
Norwich  
Norfolk  
NR11 6RB  
Tel: 01603 871439

Ref: CWLB/EK

Dr I Waterson  
The Old Rectory  
Saxthorpe  
Norfolk  
NR11 7AH

By Post & email to: imogen.waterson@btinternet.com

9<sup>th</sup> March 2015

Dear Imogen

**Proposed Corpusty and Saxthorpe Neighbourhood Plan**

Further to our discussion on the telephone today following Richard Lynam's email to me, I confirm the facts you gave to me. If I have these wrong will you please contact me as soon as possible, as we have a Parish meeting in Heydon on 14<sup>th</sup> April.

- 1) Under a recent act of Parliament "Localism Act 2011"
- 2) Smaller authority Parish Councils can be formed, to add strategy to the District Council Planning plans, which in your case is:  
"North Norfolk District Council"  
(in Heydon's case it is Broadland District Council).
- 3) Corpusty and Saxthorpe now feel it would be sensible to increase the size of the village by approximately a further 50 houses, for the sustainability of:  
The Pub  
The Post Office  
The School  
etc. (but not necessarily in that order!)  
otherwise the average age of the village could finish up at 80!
- 4) Saxthorpe and Corpusty is therefore writing a  
Neighbourhood Plan  
considering:  
Houses to the left of the Bypass, below the railway cutting, and "infill", and conversion of barns for light industrial use.

Dear Imogen,

**Edgefield PCC** seemed quite happy with your Neighbourhood plan. Yours, Angela.

Herewith the formal consultation response from the **Governing Body of Corpusty School**.

The Governing Body of Corpusty School are grateful for the opportunity to express their views about possible developments in the villages of Saxthorpe and Corpusty. We are very proud of our school and value the happy family atmosphere a small school brings. Our constant ambition is to offer high quality education to local children. We recognise that this might lead to change and we are prepared to consider changing our intake, moving site and developing into a larger school in order that the village maintain a school in its midst.

A vibrant village needs facilities such as a pub, a school, a church and a shop. Our school is a very important part of Corpusty and Saxthorpe and we will fight hard to keep it.

Dear Dr Waterson

Thank you for your e-mail of 1 February to the Highways Agency Information Line (HAIL) inviting observations or comments that you might wish to take into account in developing a Neighbourhood Plan for Saxthorpe and Corpusty. Your e-mail has come to me for reply because the nearest Highways Agency road to the village is the A47, which is managed out of the Highways Agency's Bedford office.

As a general response to an invitation to comment at the development stage of a Neighbourhood Plan, we would request that you consider potential impacts on the safety or operation of any of our roads in the vicinity. In your case, however, you will probably not need to consider this. Saxthorpe and Corpusty is at some distance from the A47 (our nearest road), and I am assuming that you will not be proposing development of such scale that it would have a significant impact on a road so far away.

For your own purposes, you might like to be aware of recently announced Government plans for a Roads Investment Strategy (RIS) for England. This includes widening stretches of the A47 to dual carriage from North Tuddenham to Easton and Blofield to North Burlingham, with work due to start by the end of financial year 2019/2020. Here is link to information about the RIS <https://www.gov.uk/government/collections/road-investment-strategy>.

If you have any further queries or need to contact us again in the course of putting together your plan, we have a separate Inbox for planning issues that would be a more direct route for you than going through HAIL. It is [planningEE@highways.gsi.gov.uk](mailto:planningEE@highways.gsi.gov.uk).

Yours sincerely

**Simon Evans**

NDD East – Area 6

Highways Agency | Woodlands | Manton Lane | Bedford | MK41 7LW

**Tel:** +44 (0) 1234 796621

**Web:** <http://www.highways.gov.uk>

**GTN:** 3013 6621



ENGLISH HERITAGE  
EAST OF ENGLAND REGION

Dr Imogen Waterson  
Saxthorpe and Corpusty Parish Council  
The Old Rectory  
The Street  
Saxthorpe  
NR11 7AH

Direct Dial: 01223 582717  
Direct Fax: 01223 582701

Our ref: DG/INP/Saxthorpe/01

10 February 2015

Dear Dr Waterson

**Ref: Proposed Neighbourhood Plan for Saxthorpe and Corpusty Parish**

Thank you for your e-mail sent to our Customer Services team concerning your proposed Neighbourhood Plan for Saxthorpe and Corpusty Parish.

A preliminary desktop study of the area covered by the proposed Neighbourhood Plan has shown the parish includes a modest number of designated heritage assets comprising 5 listed buildings. These are made up of the Grade I listed Church of St Andrew (which dates from the 12<sup>th</sup> to the 15<sup>th</sup> centuries), the Grade II\* listed Church of St Peter (a medieval church restored in 1891 and now in the care of the Friends of Friendless Churches), the Grade II listed Manor House and attached garden wall (a 15<sup>th</sup> century house) the Grade II listed Little London farmhouse (which dates from the 18<sup>th</sup> century) and the Grade I listed watermill and attached house (dated 1699 with c 1880 alterations). In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. In doing this it should be noted that paragraph 132 of the National Planning Policy Framework identifies that a heritage asset can be harmed or lost both through alterations or destruction of the asset or by development within its setting. Setting a heritage asset is defined in the Framework as the surroundings in which an asset is experienced.

We consider that the planning team and historic buildings conservation officer at North Norfolk District Council will be best placed to assist the parish in the development of their Neighbourhood Plan and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of this plan, but we would welcome the opportunity to comment on a draft in due course.

Furthermore, we would recommend that the Parish consult the Historic Environment Record held by Norfolk County Council to gain advice on designated heritage assets



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU  
Telephone 01223 582 700 Facsimile 01223 582 701  
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.





ENGLISH HERITAGE  
EAST OF ENGLAND REGION

and archaeological matters, together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). It may also be useful for the Parish to involve local voluntary groups such as the local Civic Society or local historic groups in the production of their Neighbourhood Plan.

English Heritage has produced a number of documents which the parish might find helpful in helping to identify what it is about their area which makes it distinctive and how they might go about ensuring that the character of the area is retained. These can be found at:-

<http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/>

The Parish Council may also find the advice in "Planning for the Environment at the Neighbourhood Level" useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information.

If you require any further advice on this matter, please let me know.

Yours sincerely,

**David Grech**  
Historic Places Adviser  
E-mail: [david.grech@english-heritage.org.uk](mailto:david.grech@english-heritage.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU  
Telephone 01223 582 700 Facsimile 01223 582 701  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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Marine  
Management  
Organisation

Lancaster House  
Hampshire Court  
Newcastle upon Tyne  
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T +44 (0)300 123 1032  
F +44 (0)191 376 2689  
[www.gov.uk/mmo](http://www.gov.uk/mmo)

By email:  
[imogen.watson@btinternet.com](mailto:imogen.watson@btinternet.com)

Our reference: 957

6 February 2015

Dear Dr Waterson,

**Re: Saxthorpe and Corpusty Parish Council Neighbourhood Plan**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation.

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website [www.gov.uk/mmo](http://www.gov.uk/mmo)

Yours sincerely

Angela Gemmill  
Relationship Manager

E [stakeholder@marinemanagement.org.uk](mailto:stakeholder@marinemanagement.org.uk)



**All the statutory consultees were again consulted about the draft Neighbourhood Plan during the statutory consultation period of June-July 2017. A more detailed document outlining all their responses and the changes made to the NP is contained in a separate document see Appendices 20 and 20A.**

### **Statutory Consultation June-July 2017**

This section summarises the statutory consultation period in June –July 2017.

The first part is the letter to statutory consultees and the second, a table summarising the responses and the authors' corrections in the text. The text of the letter is as follows:

Dear Madam/Sir or other appropriate form of address,

#### **Notification of Formal Consultation on the Pre-submission Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012**

We are formally consulting on the pre-submission Neighbourhood Plan for Corpusty & Saxthorpe. This consultation lasts for a **six week period between 5<sup>th</sup> June 2017 and 24<sup>th</sup> July at 5pm.**

We would like your views so as to inform future preparation of the proposed Neighbourhood Plan prior to its submission to North Norfolk District Council and onward for formal examination.

The document is attached to this email and may also be found (together with numerous appendices) on our website at the following URL:

<https://corpustyandsaxthorpeparishcouncil.files.wordpress.com/2015/05/draft-neighbourhood-plan.pdf>

It is also available on the website of North Norfolk District Council at <https://www.north-norfolk.gov.uk/media/3264/corpusty-and-saxthorpe-neighbourhood-plan-pre-submission-version.pdf>

Hard copies may be obtained from: The Planning Department, North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN but please consider the environmental impact before making such a request.

You may also request a print copy and/or send comments on the draft plan via email to:

[tony.barnett6@btinternet.com](mailto:tony.barnett6@btinternet.com) or [imogen.watson@btinternet.com](mailto:imogen.watson@btinternet.com)

Or you may request a copy or send comments by post to:

The Clerk to Corpusty and Saxthorpe Parish Council, Bodgers Field, Norwich Road, Briston, Norfolk, NR24 2BB.

**Should you believe that this draft plan may be of interest or concern to any individual, corporate entity, other legally constituted person or agency, we would be most grateful if you were to forward this message and the attached file to such individuals or entitiesto assist us in fulfilling our goal of achieving the widest possible appropriate consultation on the plan.**

Yours sincerely,  
Tony Barnett

This letter was sent to all of the following:

stephen.faulkner@norfolk.gov.uk; parish-council@briston-norfolk.org.uk;  
edgefieldpc@yahoo.com; halandisabel@hotmail.com; harry.betts@tiscali.co.uk;  
sarahgarnier@btinternet.com; teresa66.rogers@gmail.com; oultonpc@gmail.com;  
Nick.Lockley@hca.gsx.gov.uk; consultations@naturalengland.org.uk;  
tamara.rowson@naturalengland.org.uk; planning.ipswich@environment-agency.gov.uk;  
graham.steel@environment-agency.gov.uk; enquiries@environment-agency.gov.uk;  
customers@historicengland.org.uk; eastofengland@historicengland.org.uk;  
Steven.King@HistoricEngland.org.uk; Pamela.Butler@networkrail.co.uk;  
property@networkrail.co.uk; lowestoft@marinemanagement.org.uk;  
stacey.clarke@marinemanagement.org.uk; adamcanning@bpa.co.uk;  
simonashdown@bpa.co.uk; nwalsham@bpa.co.uk; alex.sturge@edfenergy.com;  
john.pereira@edfenergy.com; Mark.Maisey@eon-uk.com; kim.gauld-clark@npower-  
renewables.com; n.grid@amecfw.com; laura.kelly@nationalgrid.com;  
osm.enquiries@atkinsglobal.com; newsitereceptioneastofengland@openreach.co.uk;  
info@ukmoa.org; emf.enquiries@ctil.co.uk; emf.enquiries@ctil.co.uk;  
public.affairs@ee.co.uk; jane.evans@three.co.uk; darren.fradgley@arquiva.com;  
phughes@wirelessinfrastructure.co.uk; info@mbnl.co.uk; brian.truman@ctil.co.uk;  
Planningliaison@anglianwater.co.uk; [ncccg.contactus@nhs.net](mailto:ncccg.contactus@nhs.net)

### **Substantive Responses**

All substantive responses are listed together with details of emendations made to the plan in the light of these responses. They can be seen in both the Consultation Statement which forms part of this plan and in Appendix 20A.

### **c) Results of the various consultations and**

#### **d) how the issues raised were addressed.**

- Following the first objectives consultation the objectives were amended. Policies were written as a result of the amended objectives. 320 questionnaires were sent out with the monthly Parish newsletter to reach all households in the Parish including outliers who do not normally receive the newsletter. 60 responses were received. The overwhelming responses were very positive towards making a NP and there were some helpful suggestions about minor amendments to the objectives which were incorporated into the final version of the objectives.
- Following the village green consultation the three sites for development were finalised and proposals for infill housing were developed. The event was attended by approximately 50 people who had a range of views. The three major sites for development were chosen as a result of this consultation where the vast majority of those questioned wanted development.
- Following the families' consultation the need for affordable housing was highlighted and this was incorporated into the policies. Questionnaires as well as direct interviews all showed the need for more housing for young families. Several of those interviewed had been brought up in the village and wished to return but currently lived outside the village.
- Following the over 60s consultation the proposal that an old people's home might be needed was dropped. Several people commented on the lack of public transport to GP's surgeries and shopping. Unfortunately public transport was outside the remit of the NP but an aspiration was included in the policy section. Most old people said they would probably move out of the village rather than wanting an old peoples' home in the village. Better facilities for disabled people to stay in their own homes were requested. This was incorporated into the housing design policy.
- Following the village envelope consultation the area around the village hall was designated. Several written responses were received which showed positive approval for the new development boundary. The only negative comments came from people wishing to have a tighter protection for the green area around the village hall. This was adopted in the NP.

Consequent to the statutory consultation about the draft NP,

**For six weeks between 5 June and 17<sup>th</sup> July 2017, a formal pre-submission consultation process was initiated. The Pre-Submission Draft Neighbourhood Plan was sent out to the following:**

<b>1.</b> Chair, Corpusty and Saxthorpe Parish Council	<b>19.</b> Eon electricity
<b>2.</b> Norfolk County Council	<b>20.</b> Orange/EE
<b>3.</b> North Norfolk District Council	<b>21.</b> Vodafone
<b>4.</b> Briston PC	<b>22.</b> T Mobile
<b>5.</b> Edgefield PC	<b>23.</b> Dong Energy
<b>6.</b> Itteringham PC	<b>24.</b> National Grid
<b>7.</b> Oulton Parish Council	<b>25.</b> Atkins Global
<b>8.</b> Ferndale Norfolk Farmhouse Cheeses	<b>26.</b> Arquiva PLC
<b>9.</b> Thurning PC	<b>27.</b> Atkins Global
<b>10.</b> Heydon PC	<b>28.</b> BT/BT Open Reach
<b>11.</b> Environment Agency	<b>29.</b> DEFRA
<b>12.</b> Natural England	<b>30.</b> Cornerstone Telecommunications Infrastructure Limited (CTIL)
<b>13.</b> Historic England	<b>31.</b> Three Co UK
<b>14.</b> Network Rail	<b>32.</b> Anglian Water
<b>15.</b> Marine Management Organisation	<b>33.</b> Saltcarr Farms Ltd
<b>16.</b> Npower	<b>34.</b> Ashtree Electricals
<b>17.</b> British Pipeline Agency Ltd	<b>35.</b> Simon Waller, Plumber and Electrician
<b>18.</b> EDF Energy	<b>36.</b> Ms Georgina Perry-Warnes, District Councillor
<b>37.</b> C G Lee (Saxthorpe) Ltd	
<b>38.</b> Sew Creative Ltd	

**Each of the above organisations or individuals received at least one version of the following message and an attached copy of the draft pre-submission version of the Corpusty & Saxthorpe Neighbourhood Plan by email. Each email was tagged to ensure an automatic delivered response and a read response.**

In addition, the following poster was exhibited for the entire consultation period in the Village Shop and on posters at several sites around the villages.

## **CORPUSTY & SAXTHORPE NEIGHBOURHOOD PLAN – THE NEXT STAGE .... READ ON:**

### **Notification of Formal Consultation on the Pre submission Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012**

We are formally consulting on the pre-submission Neighbourhood Plan for Corpusty & Saxthorpe. This consultation lasts for a six week period between 5th June 2017 and 17th July 5pm.

We would like your views so as to inform future preparation of the proposed Neighbourhood Plan prior to its submission to North Norfolk District Council and onward for formal examination.

The document is available on the Parish Council website at: <https://corpustyandsaxthorpeparishcouncil.wordpress.com> and on North Norfolk District Council's website at <https://www.north-norfolk.gov.uk/media/3264/corpusty-and-saxthorpe-neighbourhood-plan-pre-submission-version.pdf>

Hard copies may be obtained from: The Planning Department, North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN but please consider the environmental impact before making such a request.

You may also request a print copy and/or send comments on the draft plan via email to: [tonybarnett6@btinternet.com](mailto:tonybarnett6@btinternet.com) or [imogen.watson@btinternet.com](mailto:imogen.watson@btinternet.com)

Or you may request a copy or send comments by post to:

The Clerk to Corpusty and Saxthorpe Parish Council, Bodgers Field, Norwich Road, Briston, Norfolk, NR24 2BB.

**SHOULD YOU BELIEVE THAT THIS DRAFT PLAN MAY BE OF INTEREST OR CONCERN TO ANY INDIVIDUAL, CORPORATE ENTITY, OTHER LEGALLY CONSTITUTED PERSON OR AGENCY, WE WOULD BE MOST GRATEFUL IF YOU WERE TO FORWARD THIS MESSAGE TO SUCH INDIVIDUALS & C TO ASSIST US IN FULFILLING OUR GOAL OF ACHIEVING THE WIDEST POSSIBLE APPROPRIATE CONSULTATION ON THE PLAN**

A summary of the formal responses to the statutory consultation in June-July 2017 are shown in the following table. Emendations are shown in column 3 of the table.

POLICY	ORIGINATOR AND SUMMARY OF RESPONSE REFERS TO NUMBERING IN PRE-SUBMISSION CONSULTATION JUNE 2017	COMMENTS/RESPONSES AND CHANGES TO TEXT IN RED EMENDATIONS REFER TO CURRENT NUMBERING IN FINAL DRAFT
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	NNDC	
<b>Generic Responses: these are comments received from bodies where the response is generic.</b>	For detailed responses from NNDC, see Appendix 12A.	
<b>general 1</b>	Broadly welcomed but must not duplicate existing non-strategic policy. No repetitions of national or local policy	this comment is welcomed and the authors have endeavoured to meet its requirements subject to the need to contextualise the NP and explain its relationship to broader national and local policy.
<b>general2</b>	1document specific evidence; 2 make a schedule of comments; 3.have consultation statement; 4. have basic conditions statement	1. insert to relevant appendix 2. <b>Schedule of comments completed.</b> 3. <b>Consultation statement completed</b> 4. <b>Basic conditions: completed section 4.1 removed and made into separate document. See Appendix 18</b>
<b>general3</b>	Habitat scoping report from NNDC must be reviewed against final text. Must have conformity of labels ie Development Plan	<b>Nomenclature changed re development boundary.</b> Core Strategy: this is an iterative process the NPA will request support and updating from NND and NNDC will advise. The policy has not changed.



<p><b>7.1 Overarching policy 1: Development Boundary</b></p>	<p>Replace references to village envelope with settlement boundary. Development outside the boundary will be controlled through policies in the NP and in conformity with Strategic policy SS2. Justify preferred option for new boundary. Delete 4th bullet. 5th bullet add minimum of 0.15 hct of open space. 5th and 6th bullet are site specific could be combined with policy 3.</p>	<p>7.1 bullet 5 add "at least 0.15 ha public open space provided as one block." <b>Corrected as advised</b> consider removing bullet 6 of policy 1 which is duplicated in policy 3 <b>retained. No change to justification of Development Boundary changes as these would not be in line with intention of NP.</b> Justification of new boundary may be seen in original text based on survey of community opinion and other local consultations. Re deletion of bullet 5, <b>left as is to aid clarity;</b> 5th and 6th bullets <b>left as is to assist local community understanding of intention.</b></p>
<p><b>Priority Development Areas</b></p>	<p>Reference how many dwellings must not conflict with density requirements; suggested removal of reference to London Housing Design Guide.</p>	<p>SUGGESTED INSERTION: "It will be up to any developer to agree the appropriate balance between density and number of dwellings" <b>Alternative wording suggested, Detail concerning actual numbers of dwellings has deliberately not been inserted as this depends on proposed mix of dwelling in proposed scheme.</b> Suggested wording accepted and inserted in document at 6.5. Reference to London Housing Design Guide remains as offers higher standard and more clarity. In addition, recent central government guidance suggests that housing design guides will be widely reconsidered.</p>
<p><b>7.2 Overarching Policy 2: Protection of Green Spaces</b></p>		

<b>7.3 Overarching Policy 3 Residential Density</b>	align with NPPF 30 dph as in Ho7 Add that this policy applies to sites 1, 2, and 3 change title of policy combine with bullets 5 and 6 of policy1	The net effect of this is a more realistic density of 25 dph. <b>No change.</b>
<b>H1 scale and location of new residential development</b>	Why does this refer to appendix 13; reference C&S design guide see other notes Do not put development will not be permitted outside development boundary	<b>Appendix 13 changed to A9; "development boundary" - now edited. Bullet point 11 deleted as advised. Addition of sentence at H1.4 refers to Design Guide, Appendix 5: re "outside development boundary", H1.10; points 11, 12, 13 - these have been removed on advice from NNDC; no additional suggestions added.</b>
<b>H2 Affordable housing</b>	Don't mix technical standards with requirements Bullet 1 could sit outside policy box as it is national and local policy bullet 4 should read 10 or more not 11 See further notes	<b>Bullet 3 amended; other suggestions accepted in total and text amended. See in particular wording of bullet point 4 in box H2.</b>
<b>CA1</b>	Check compliance with ethnicity discrimination too wide a brief for local connection	<b>we have checked compliance and CA1 will remain.</b>
<b>H3 Mix and type of housing</b>	Simplify see notes	<b>Amended and renumbered; add "and development should accord with the design guide" change bullet point 5 of H3; no other changes made as text is sufficiently clear and understood.</b>
<b>H4 further housing within the settlement boundary</b>	Too similar to Policy H1	<b>not accepted, deals with specific case of specifically <i>smaller</i> infill housing and as this is a potentially contentious in the community and clarity is required.</b>
<b>E1 Agricultural land</b>	Only needed to provide grade 3a/3b assessment	<b>understand this but left in to satisfy local concerns and transparency.</b>

<b>E2 River Bure and valley</b>		
<b>E3 protection of local biodiversity</b>	Possible duplication of NPPF	acknowledge and no change so as to preserve clarity for local community understanding
<b>E4 Renewable energy</b>		
<b>E5 Low carbon development</b>	possible conflict with modern design	acknowledge and changed - "modern design"
<b>CA3 Renewable energy</b>		
<b>HE1 Archaeology</b>	Consult with HSE	HSE response indicated no objections
	Reference wider setting of the church	addressed and amended
<b>Design Guidance</b>	Needs more mention of good modern architecture see further notes. Change reference to NNDC guidance reference to density is a repetition of policy 3	reference to "hipped pantile roof" amended to "gable"; figure reference changed. Density - decide which density we are applying - agreed and amended. Design appendix deleted, and its matter contained solely in this section of plan. Reference to Policy 3 retained for sake of clarity and communication in community.
<b>DC1 design and character overall character</b>	Would benefit from referencing strategic policies on design in NNDC; query re footnote; query re density	Footnote corrected, policy now references NNDC development plan. Repetition of density to clarify the mixed provision character of the proposed development.
<b>DC2 Open space</b>	This policy not necessary as it is a reference to national and local policy.	understand this but left in to satisfy local concerns and transparency.
<b>B1 Small business and light industry</b>	priority Area 3-clarity define employment generating see notes; heavy good vehicles	Priority area 3 - done; inserted detailed reference to types of use together with footnote to gov.uk portal; heavy goods vehicles, restriction intended in light of

		emergent national vehicular transport policy.
<b>B2 Heavy goods vehicles</b>	Reference national requirement but add local requirement	noted and amended
<b>ED1 Primary School</b>		
<b>ED2 Mobile Library</b>	Only applicable for 20 dwellings or more (NCC)	noted with minor emendation
<b>W&amp;F1 St Andrew's church</b>	Not a land use matter delete first part of policy change wording -see notes	emendation as suggested
<b>W&amp;F2 Footpaths</b>		
<b>W&amp;F3 Allotments</b>		
<b>T1 Traffic calming</b>	Add a specific traffic calming scheme in consultation with highways	amended after consultation with the Highways authority.
<b>T2 Car Parking</b>	refer to development plan not Core strategy	removed policy as no longer relevant
<b>T3 Public transport</b>	All developments should contribute to provision of public transport, bus stops and shelters	agree and amended
<b>Sustainability appraisal</b>	Feels this is incomplete need to demonstrate how the NP contributes to sustainable development	A sustainability appraisal with that degree of detail is not required in a Neighbourhood Plan for a very small community. Using the NNDC sustainability appraisal as a guide all policies in this document have been cross-referenced in relation to it. See Sustainability Appraisal matrix.
	<b>NCC</b>	<b>RESPONSES</b>
<b>Generic Responses: these are comments received from</b>		

bodies where the response is generic.		
general 1	Supports vision, aims and objectives especially objective5 and 7	good
general2	<p>proposals should show there is no increase in flooding from an existing flood source. Mitigation measures are implemented to address surface flooding.</p> <p>Comments re fire and rescue service; sprinklers in all new developments; travelling library -&gt; mobile; consistency of ecological terms; maps; "green infrastructure - define; species and hedgerows; define ecological corridor E3; footpaths in W&amp;F2; transport policy T1 traffic calming reword; T2 car parking informal; historic environment; historic England;</p>	<p>Section on flooding inserted under People and Housing</p> <p>3.1. Under heading 7.4 Detailed Policies (page 42) the following should be included. "Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s." this advice taken and inserted under Section 7, Planning Policies and Community Aspirations.</p> <p>3.2. Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new development. This advice inserted into Plan as Planning Policy DC3. Safety.</p> <p>3.3. Whilst Planning Policy ED2. Travelling Library (page 60) is supported. It is suggested that the "Travelling Library" is renamed as the "Mobile Library"</p>

		throughout the policy. Emendation adopted - emendation adopted
<b>General 3</b>		
<b>7.1 Overarching policy 1: Development Boundary</b>		
<b>Priority Development Areas</b>		
<b>7.2 Overarching Policy 2: Protection of Green Spaces</b>		
<b>7.3 Overarching Policy 3 Residential Density</b>		
<b>H1 scale and location of new residential development</b>	add: housing and other development will be expected to contribute towards improving local services and infrastructure through the payment of CIL of Community Infrastructure levy; planning obligations s106 or use of planning conditions see notes	NCC text inserted as above in response to NNDC comment
<b>H2 Affordable housing</b>		
<b>CA1</b>		
<b>H3 Mix and type of housing</b>		
<b>H4 further housing within the</b>		

settlement boundary		
E1 Agricultural land		
E2 River Bure and valley	define green infrastru1	<p>1. As part of Norfolk County Council’s role as statutory consultee, we can only comment on Green Infrastructure in line with the Planning Obligation Standards that are adopted annually by our members. These are published on the NCC website and can be found here:  <a href="https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations">https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations</a>. The Green Infrastructure section is on page 19.</p> <p>2. The government’s definition of Green Infrastructure, at least in terms of its planning advice, can be found on the Gov.uk website:  <a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a>. Scroll down the page and you will see the ‘formal’ definition. - <b>definition inserted at Planning policy E2.</b></p> <p>3. I have attached a PDF which is simply a ‘screen-grab’ of the PRoW that is on our internal mapping browser within your Parish. You will see there is a small insert showing the numbering of the PRoW not shown on the larger map. New maps inserted at Figure 14.</p> <p>4. “We may be able to produce the maps you ask for, but there would be a charge. I recall that you said that might be a problem. I am not sure at the moment what the charge would be; unfortunately, the people I need to ask are on annual leave – always a problem at this time of year. The maps would be produced under the</p>

		county council's OS licence and therefore could be reproduced by your parish, as long as the copyright information is included in the usual manner." <b>done</b>
<b>E3 protection of local biodiversity</b>	Correct environment designations; improve quality of map; rephrase to adverse impact on any species or habitats within designated nature conservation areas; and include areas outside designated areas define ecological corridors see notes	<b>Designations amended, see Figures 4 and 5.</b>  <b>All done.</b>
<b>E4 Renewable energy</b>		
<b>E5 Low carbon development</b>		
<b>CA3 Renewable energy</b>		
<b>HE1 Archaeology</b>	Further work needed on historic England's published guidance	<b>This guidance was of a general nature and does not require any specific changes. However, inserted detailed maps of archaeological finds in the area. See Figures 9 and 10 and Table 1.</b>
<b>HE2</b>		
<b>DC1 design and character overall character</b>	Norfolk fire and rescue advocates use of sprinklers in new developments	<b>dealt with see emendation re sprinklers</b>
<b>DC2 Open space</b>		
<b>B1 Small business and light industry</b>		
<b>B2 Heavy goods vehicles</b>		



<b>CA4 ultra fast broadband</b>		
<b>ED1 Primary School</b>		
<b>ED2 Mobile Library</b>	rename mobile library to travelling library	changed
<b>CA6 Adult education</b>		
<b>W&amp;F1 St Andrew's church</b>		
<b>W&amp;F2 Footpaths</b>	Suggest permissive paths be re-designated public rights of way	change to "increase the number of public footpaths" in W&F2 and elsewhere
<b>W&amp;F3 Allotments</b>		
<b>CA7 St Peter's church</b>		
<b>CA8 Play areas</b>		
<b>T1 Traffic calming</b>	Remove wording where the parish deems it necessary	Emendations made in T1 according to this advice.
<b>T2 Car Parking</b>	Not happy with wording of using car parking as an informal traffic calming scheme	deleted "which acts as ... Scheme"
<b>T3 Public transport</b>		
<b>CA9 Community and voluntary transport</b>		
<b>Sustainability appraisal</b>		
	<b>BIDWELLS</b>	<b>COMMENTS</b>

<p><b>Generic Responses: these are comments received from bodies where the response is generic.</b></p>		
<p><b>general 1</b></p>	<p>Keen to develop sites 1 and 2: Both sites '1' and '2' continue to feature as priority development areas within the Neighbourhood Plan and have been selected as appropriate for infill Development within the Plan, as well as providing much needed housing supply within the North Norfolk District. Whilst specific detail of each of the sites has been removed from the Plan, the Plan still continues to state the sites' basic suitability for development within the existing settlement of Corpusty. We note that an area of public open space has been designated over the existing 'Orchard' located within the site boundaries to reflect the designation within the current North Norfolk District Council site allocation. A point of detail is that the open space is not an Orchard, what is left of that is behind the Claxton's Bungalow. The space is best described as being at the north end of the site. Although we</p>	<p>These comments are noted. With regard to open space and its allocation, there might be a degree of flexibility as to the precise location of the open space. It is however important that it remain a single area of open space as this is an expressed wish of the local community. Our preference for the open space would be at the north end of the site. Reference to orchard removed.</p>

	<p>agree for the provision of some form of public open space (to be in accordance with Local and National Guidelines), we believe that the provision for public open space on the site(s) should be more fluid and not fixed to one particular area of the site. As part of the site layout and design, a series of basic opportunities and constraints would need to be explored, including exploring technical aspects such as ecology, archaeology and utilities etc. By specifically stating here that public open space is to be located, is considered too restrictive and should be adapted to allow greater flexibility on location within site 1. We believe that public open space plays an important part in the development of a site and the future design and layout of the sites will encompass the best location for public</p>	
<p><b>General 2</b></p>	<p>In addition to the above, we note that the site area for site '2' is not reflective of the entire site area as submitted under the North Norfolk Emerging Local Plan Call for Sites Consultation (plan ref: H0041) (see attached submission plan). The small field adjacent to Site 2 is seemingly omitted in</p>	<p>This plan precedes the NNDC emerging plan which is of course unfinished. Any such expansion to site 2 would be contrary to the expressed wishes of the community and also appears to require diversion or re-designation of a PRoW. The new development boundary excludes the shelter belt at the east side of site 2 from any development. The area of green space adjacent to the link road</p>

	<p>the Neighbourhood Plan Figure refs: 11 and 13. We believe these should be consistent to those in the North Norfolk District Council Emerging Local Plan Consultation papers and documents.</p>	<p>is to be retained as a buffer belt. No change to the draft plan.</p>
<b>general3</b>		
<b>7.1 Overarching policy 1: Development Boundary</b>		
<b>Priority Development Areas</b>		
<b>7.2 Overarching Policy 2: Protection of Green Spaces</b>		
<b>7.3 Overarching Policy 3 Residential Density</b>		
<b>H1scale and location of new residential development</b>	<p>Planning Policy H1 – Scale and Location of New Residential Development. The draft Policy refers to the London Housing Design Guide (Interim Edition). We are supportive of this and believe it is reflective of the shift toward modern and sustainable housing design.</p>	<p>We welcome this comment as evidence of willingness for any development to be at the highest standard.</p>

<p><b>H2 Affordable housing</b></p>	<p>Planning Policy H2 – Affordable Housing and Planning Obligations Draft Policy H2 continues to state the provision for affordable housing should be at least 25% for developments of 11 or more dwellings. Whilst we continue to be supportive of this, we also believe that the type and tenure of affordable housing should be assessed at the time of the submission of a planning application, whereby local need can be accurately assessed and considered against potential issues of viability in the event whereby 25% affordable housing is not considered viable, we consider that this percentage should be reviewed and potentially reduced if necessary. The updated Planning Policy H2 also makes reference to the provision for developments less than 10 dwellings do not need to provide affordable housing. We also support this policy provision and believe that this update is reflective of Central Government Legislation changes and movements. Likewise, we suggest that this Policy should include the provision for</p>	<p>it is not clear what this comment means by "viability" - this comment would have to be discussed in detail at the stage of developer's submission. Our goal is certainly not to fall below 25 per cent of "affordable housing" (see draft plan S7.1.(i) and (ii) and we would want to ensure that "affordable" was strictly interpreted in relation to rent/mortgage payment as multiples of local income for the demographic of potential occupants. With regard to "starter homes" as defined in the Ministerial Statement of March 2015, this comment would be a matter for further discussion with the Neighbourhood Planning Authority dependent upon the form of any proposed scheme. No change to plan.</p>
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	Starter Homes within the definition of Affordable Housing.	
<b>CA1</b>		
<b>H3 Mix and type of housing</b>	Agrees with policy for mix and type of housing	this comment welcomed.
<b>H4 further housing within the settlement boundary</b>	Agrees with policy	this comment welcomed.
<b>E1 Agricultural land</b>		
<b>E2 River Bure and valley</b>		
<b>E3 protection of local biodiversity</b>		
<b>E4 Renewable energy</b>		
<b>E5 Low carbon development</b>		
<b>CA3 Renewable energy</b>		
<b>HE1 Archaeology</b>		
<b>HE2</b>		
<b>Design Guidance</b>		

<p><b>DC1 design and character overall character</b></p>	<p>The updated draft Policy now states the provision for the acceptability of a density of up to 25 dwellings per hectare. We are supportive of this increase in density, however, we do also believe that any future development should be reflective of the surrounding character, as well as being a viable scheme. In the instance that a scheme is not viable, based on any site constraints and based on 25 dwellings per hectare, the development should be increased to a more suitable density figure, whilst still ensuring it is reflective of surrounding character through means of design.</p>	<p>We welcome this comment and discussion of "density" would depend on degree to which a proposed development met suggested design and character provisions in this plan in particular the construction of a range types of housing in the development, in particular provision of yards, courts and terraces. This means that the notion of "density" and "viability" might have to be adapted to the overall design and character of the site in relation to the village. No change to plan.</p>
<p><b>DC2 Open space</b></p>	<p>Planning Policy DC2 – Open Space: The updated policy makes reference for Open Space provision to be in accordance with the Local and National Guidance. We support this and further to previous comments within this letter, place great importance on the placement and integration of public open space within the development of the site(s).</p>	<p>These comments are noted. With regard to open space and its allocation, <b>there might be a degree of flexibility as to the precise location of the open space.</b> It is however important that it remain a single area of open space as this is an expressed wish of the local community. Our preference for the open space would be at the north end of the site. <b>Reference to orchard removed.</b></p>

<b>T1 Traffic calming</b>	The updated draft policy states the provision for traffic calming infrastructure to be constructed in the best interests of highway safety. Any future residential development of Site 1 and 2 will ensure that proper Land at Corpusty/Pre-Submission Draft Corpusty & Saxthorpe Neighbourhood Plan Response consideration and implementation of highway safety is considered as part of any future planning application. This would likely be undertaken as part of supporting highways assessments and road layouts. Likewise, Norfolk County Highways would also be consulted as part of the statutory planning process.	Noted. No change to plan.
<b>T2 Car Parking</b>		
<b>T3 Public transport</b>	The updated draft Policy states that any 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. Likewise, any new developments should be expected to upgrade, where necessary, the nearest bus stops to make	Noted. <b>Minor changes to accommodate, see T1 and T2.</b>



	<p>them more attractive to use and more accessible. Whilst we believe it is important for new developments to have sustainable access to public transport, these would be addressed by way of a supporting Highways Assessment which would be submitted with any future Planning Application. The upgrade to any Bus Stop would also be at the discretion of the Norfolk Highways Department and secured by legal obligations.</p>	
<b>STATUTORY AGENCIES</b>		
	<p>NATURAL ENGLAND, SPORT ENGLAND, ENVIRONMENT AGENCY, HISTORIC ENGLAND</p>	<p>We thank these agencies for their considered replies to our draft plan and note that these were generic responses rather than detailed responses to the plan content. We shall insert a note to advise developers and other interested parties to take note of these generic comments, see insertion entitled Note for Developers at S9</p>
<b>PRIVATE INDIVIDUALS</b>		
Private Individual 1	<p>wish for development boundary to be extended north up Matlaske Road</p>	<p>The Development boundary was drawn around already existing buildings. No reason to change this policy as boundary agreed through community consultation.</p>

Private Individual 2	Specific amount of land made available for business development rather than vague "mixed development".	Discussions with the landowner revealed reluctance to commit to any specific percentage allocated as between housing and commercial. However, the landowner is sensitive to the need for business development in the village. <b>The Plan therefore will suggest a "significant" allocation to business use. The Parish Council (in its capacity as Neighbourhood Planning Authority) suggests that the allocation to business activities be "significant" and this be defined as "at least 33 per cent" – this definition. Minuted as a Parish Council Decision on November 21<sup>st</sup>, 2017. See Policy B1.</b>
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**FOR THE FULL RESPONSES RECEIVED, SEE APPENDIX 20A**

1. In addition, a formal presentation about the report was made to elected members of NNDC on 14 July 2017 and a news report about the consultation appeared in the *Eastern Daily Press* and *Dereham Times* on 14 April 2017.
2. The Pre-Submission draft plan together with all Appendices was also made available on the Corpusty & Saxthorpe Neighbourhood Plan website from June 7<sup>th</sup> up to the time of writing.
3. **A Complete Inventory of Consultation Responses is available on the Corpusty and Saxthorpe website at <https://corpustyandsaxthorpeparishcouncil.files.wordpress.com/2015/05/neighbourhood-plan-webbite-draft-for-comment.pdf>**

# Appendix to Consultation Statement (Appendix 20A)

## Chapter 20a: CONSULTATION RESPONSES FROM JUNE – JULY 2017.

- **North Norfolk District Council**

**From:** Iain Withington [mailto:Iain.Withington@north-norfolk.gov.uk]

**Sent:** 10 July 2017 14:06

**To:** tony.barnett6@btinternet.com; Imogen Waterson

**Subject:** Corpusty & Saxthorpe Pre submission NNDC comments.

Dear Mr Barnett,

Thank you for Consulting North Norfolk District Council on the pre submission consultation version of the Corpusty and Saxthorpe neighbourhood plan. The attached schedule of comments represents the Council's formal comments and detailed advice at this time on the emerging neighbourhood plan as formally agreed.

As agreed at the working party meeting of the 19th June and in subsequent correspondence with Imogen we would be happy to schedule a further session to review the Council's formal response, the wider combined feedback from the consultation and also include discussion on the requirements and expectations of the next formal stages required for submission and examination.

Our advice is that this should be scheduled after the closing date of the consultation and following the completion of a summary schedule of comments.

We look forward to hearing from you in due course

Yours sincerely

**Iain Withington**

Planning Policy Team Leader

## **Corpusty and Saxthorpe Neighbourhood Plan.**

### **Pre submission consultation, 5<sup>th</sup> June- 17<sup>th</sup> July 2017**

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. The attached schedule forms the Council's formal comments on the emerging neighbourhood plan at regulation 14 stage of the Neighbourhood Planning (General) Regulations 2012. It is at this stage 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 were discussed at the Planning Policy and Built Heritage Working Party held on the 19th June and subsequently ratified by the Cabinet through delegated authority of the Leader.

### **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 they 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 emerging Neighbourhood Plan should be reviewed and updated to form the proposed Neighbourhood Plan. A schedule of comments is required in order to summarise the comments received and show how all the comments have been used to inform the preparation of the plan. It is this schedule that will form part of your consultation statement and help demonstrate how the plan was been informed by the consultation. An example of how this could be laid out has previously been sent via email on the 26.06.17

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 regard 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. In addition the Council is about to publish guidance notes which among other matters contain guidance around the conformity and the Basic Conditions tests. **This guidance contains the policies which the Council considers to be Strategic and which neighbourhood plans are required to be in general conformity with, forming one of the Basic Condition tests. A submission check sheet has also been written bringing together the legislative requirements around the submission of a neighbourhood plan.** We would encourage the review of these guidance notes and check sheets. These will be made available shortly on the Planning Policy web pages of the Council's web site.

Following submission, the council will formally 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.

Consolidated Officers response - Build Heritage and Local Plan Working Party 19 June 2017.

	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. <b>The council advise that areas of duplication should be reviewed prior to submission</b>
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 is considered that it draws attention to these documents as part of the consultation. However going forward much of these evidence appendices will need to be separated out from the plan and be used to inform the basic conditions statements. Other supporting evidence should still be made publically available but 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 supporting documents need to be available on the Neighbourhood Plan web site.
3	General	<p>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 to the Core Strategy but its subsequent revision or simply the Development Plan. For example 4.1.1 (2) (f) the plan needs to be in general conformity with the existing strategic policies contained in development plan..... Thus this plan is in accordance with the North Norfolk District Council Core Strategy.... ADD and <i>also has regard to the emerging Plan.</i></p> <p>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></p> <p>These slight changes and consistency throughout the NP will help future proof the proposed NP when the local plan is adopted.</p>
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 in conformity with Core Strategy policy SS2 and the text should be amended as such here and elsewhere in the NP for consistency.</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>4<sup>th</sup> bullet – delete. There is no need to reference in the policy that the site has been previously allocated.</p> <p>5<sup>th</sup> bullet – <u>add minimum of 0.15 hct</u> of open space – conformity with the development plan.</p> <p>5<sup>th</sup> and 6<sup>th</sup> bullet are site specific and could be combined into policy three – see notes below</p>
6a	Priority Areas	Consideration could be given to referencing how many dwellings these priority areas could provide. it should not conflict with density requirements detailed separately in the plan
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"> <li>- 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.</li> <li>- All hedgerows in sites 1 and 2 should be preserved or replaced by appropriate alternative planting</li> </ul> <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> <p>In addition the supporting text in 7.3 talks about developments following “modern best practice”. Whilst a laudable aim, it is considered that including references to the London Housing Design Guide and to the Parker Morris space standards will not be helpful going forward.</p> <p>The former, whilst containing 41 useful design standards, provides some quite prescriptive requirements which have clearly been heavily influenced by the higher density schemes of the capital. It is therefore questionable whether it really translates into a North Norfolk context, or indeed whether some of the more detailed guidance actually accords with our own amenity criteria and parking standards. If the standard was to be used, It is clearly incumbent on everyone to be familiar with their contents in any decision making. Given the current guide comes in at 171 pages; I’m not sure how realistic this would be in practice. Therefore, despite it offering some commendable direction for developers (particularly in urban areas), the council would question the credibility or influence of it within this district.</p> <p>The latter, meanwhile, whilst hugely influential back in the 1960/70s, dates from a time when development pressures and planning considerations were significantly different. With occupancy expectations having also changed considerably, it is doubtful whether the inclusion of this reference provides any real value.</p> <p>National policy is also clear that when there is a desire in setting local building standards that they are set in a consistent way with the <b>Governments policy and adopt nationally described space standards. (NPPF para 95)</b>. To avoid the issue of non-conformity with national policy the council consider that the reference to design standards and the London/ Parker Morris space standards should be removed. Any enactment of space standards would also have to be supported by evidence supporting their requirement.</p> <p>Please see additional commentary on this specific policy requirement on contained in the response to policy H1 below. ( comment 8)</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&amp; 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><b>London Housing Design Guide. ( please also refer to comment no 7)</b></p> <p>Notwithstanding the comment above 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 followed by an assessment of viability.</p> <p>The council consider that this view has not been adequately explained and</p>



the justification required for the departure of from the nationally prescribed standards contained in the Building Regulations has not been given. These were introduced after the government's 2012 – 2015 Housing Standards Review. **The reference to the requirement should be deleted.**

As previously advised the [Ministerial Statement of March 2015](#) provides clarification on national policy approach and the interpretation of the NPPF para 95. (See section beginning Housing Standards: streamlining the system). This written ministerial statement sets out the government's new national planning policy on the setting of technical standards for new dwellings. The new system comprises new additional optional Building Regulations on water and access, and a new national space standard and collectively called the "the new national technical standards".

We note that previous advice around this has partially been taken on board and references to the requirements for Lifetime home standards have been removed, however It is not clear why the NP has replaced requirement for lifetime homes standard with an approach that is equally not prescribed through national policy. **It is the council's recommendation that this requirement is withdrawn.**

Furthermore the NPPF requires that plan making requires careful attention to viability and that the costs of polices do not place such a scale of obligations on development that viability is threatened. An assessment of the overall cost in relation to this and other "policy burdens" is not included in the supporting evidence to the NP.

In addition the link that is in the policy takes the reader to the interim standards 2010. It is believed these are these are not the full current standards used across London and further clarity would be required requiring which aspects are required along with further consultation where the NP to persist along this route. Since then key standards for the London Housing Guide, have been incorporated into a new London Plan. In 2012 the Greater London Authority published Supplementary Planning Guidance (SPG) and it is understood that this included the full set of standards from the Interim LHDG, retaining the two-tier status but renaming them Baseline and Good Practice standards, however in practice some of the secondary space standards were not applied across private housing and that the SPG also expanded the London Plan to cover over 77 flat and house types and created minimum gross internal floor area requirements for dwellings for those with bedspaces for 1person up to 12 persons. The SPG is understood to have effectively streamlined the three sets of space standards which were previously in existence but produced separately for the National Housing Federation, NHF, Homes and Community Association HCA, and the GLA over the preceding few years, into a single set. However it remains questionable whether it really translates into a North Norfolk context.

Irrespective of this it is considered that it is pre NPPF and predates the Government's 2015 Housing Standards Review and March 2015 Ministerial Statement where local Planning Authorities are advised to restrict the introduction of local standards unless they are the prescribed "new national

		technical standards” detailed in the Building Regulations and the policy approach set out in the march 2015 Ministerial Statement.
8 cont		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>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 Local Green Space and in not required.</p> <p><b>For simplicity and to avoid confusion of applying this policy it is recommended that this section – bullet 10,11,12,13 are deleted.</b></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&amp;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	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.
	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><b>Bullet 4 is also required to stipulate 10 or more and not 11</b></p>
		<b>The indented Bullet 2 is not required - delete</b>
		Third bullet (indented) is a policy requirement in its own right and needs to be a main bullet.
		The 4 <sup>th</sup> bullet should come above the 3rd
		The criteria approach to the requirements for the increased technical standards is welcomed.
		<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 as that is what the policy is called. WHY? – What about market housing? The policy requires 2 different percentage requirements for M4(2) 20% and 30 % If the intention is to apply a different requirement to market housing then there needs to be reasoned justification and a separate policy outside the affordable housing policy.</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</p>

	<p>supported and evidenced as to why it is required. Combining the 2 policy areas introduces potential conflict and confusions. <b>The council's advice is to separate out the policy requirements into 2 simple policies covering affordable housing and Technical Standards - as long as the approach is evidenced and there is a justification for it.</b></p> <p>The strategic policy of the development plan - Core Strategy - 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 Regulations.</p> <p><b>It is not clear what the purpose and meaning behind Subsection 4 under bullet 3 which says <i>and the provision of 2 or 3 bedroomed properties reflects the existing mix of houses</i></b></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 potentially compromised by this policy.</p> <p><b>It is considered that the policy must include reference to a viability assessment to prevent the intended minimum 25% affordable housing requirement becoming the maximum amount that is delivered.</b></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. <b>This requirement should be added to the policy</b></p> <p><b>The council's strategic policy H02 also stipulates a site size threshold as well as no of dwellings threshold for affordable housing provision. To remain in conformity the neighbourhood Plan policy H2 should reference these thresholds or the requirement to comply with the Core Strategy policy and subsequent revisions.</b></p> <p>Consideration should be given to rephrasing the affordable housing policy element along the lines of:</p> <p><i>"On sites of 10 dwellings or more or of XX hectares, 50% of the dwellings shall</i></p>
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		<i>be provided as affordable housing unless a submitted viability appraisal has been reviewed by the Council or their agent and concluded that the scheme is only viable to provide a lower percentage of affordable housing. The aim is that even when there is a viability issue that at least 25% of all dwellings will be provided as affordable housing.”</i>
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 with the basic conditions. Local connection requirement includes employment where there is an 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>In relation to a local connection the policy says “Has an essential need to live close to another person, due to a proven age or medical reason (such as essential care)” <b>this does not limit the connection to someone who lives locally but allows anyone from across the country who has a need to provide care to an existing relative.</b> It is too wide a criteria for a local connection and it is considered that the aspiration should refer to an essential need to live close to another person in the parish or adjoining parishes.</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 HO.</p> <p>Consider making the requirement to accord with the development plan policies the first bullet and the second bullet replaced with the current first paragraph.</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 later 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> <p>There is the potential for confusion between interpretation of H3 and H2. It is not clear why only a small proportion of bungalows will be accepted when policy H2 requires adaptable properties. A bungalow will generally be</p>

		preferable in meeting these requirements.
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 policies should be removed. The last section of this policy could be combined with policy H1.</p> <p>Bullet 3 &amp; 4 could refer to other designations, while clarity needs to be given around what is meant by non-greenfield sites.</p> <p>The last section of the policy beginning – <i>outside the settlement boundary windfall housing will only be acceptable ....</i> Seems to conflict with the 9<sup>th</sup> bullet point in policy H1 where it states that “<i>development outside the development boundary will not be permitted unless the benefits outweigh any adverse impacts....</i>”</p> <p><b>Recommended that the approach is simplified to allow interpretation and address potential conflicts between policies and conformity issues.</b></p>
12	Policy E1	<p>This policy area is covered in the NPPF para 112 /G - Local planning authorities should take into account the economic and other benefits of the <b>best and most versatile agricultural land</b>. 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 therefore 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. As existing, the LPA does not formally consult the Norfolk HES on any applications, HES service already receive NNDC weekly application list. Currently HES decide what they wish to comment on in accordance with their priorities and available resources. For this reason and</p>

		the fact that HES are not a statutory consultee it is difficult to see how this policy objective would ever come to pass. <b>It is recommended that HSE are specifically consulted for their view on the proposed policy approach.</b>
16	Policy HE2	The policy concentrates on the views of the two churches and <b>fails to recognise the wider issue of ‘setting’</b> . 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
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>The Council acknowledge and welcome some of the revisions which have been made in response to earlier comments. 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> <p>Figure 16 – A minor point but the annotation under the image of Great Yard refers to a “hipped pantile roof”. Surely this incorrect as this row of properties only features gabled roofs. This is also repeated in Appendix 5. Your attention is drawn to the figure used in the NNDC Design Guidance page 26 ref 3.4.9.</p> <p>Paragraph 4.2 The text refers to the NNDC Design Guide but the footnote link directs people to the Government’s housing technical standards (something which is also repeated in Policy DC1 on the following page). It is not clear why this has happened, particularly as no mention is made of the Government guidance within the supporting text. <b>It is recommended that additional text is added around the NNDC guidance and the correct link used.</b>  <a href="https://www.north-norfolk.gov.uk/section/planning/planning-policy/">https://www.north-norfolk.gov.uk/section/planning/planning-policy/</a></p> <p>There remain references throughout the NP to design guidance in the appendices and to that contained in the body of the document. As far as can be seen these remain the same documents and in order to avoid confusion and duplication the NP could choose one place for this guidance to sit.</p>
18	DC1	<p>As above the 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>

		The policy element does not include reference to the NP design guide or 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 of the NPPF. As written the policy that calls for applications to be refused due to significant increase in heavy goods vehicles is not in accordance with national policy and could be seen as restrictive.
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 NPPF 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 policy CT5 of the NNDC 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. <b>Although this is a local distinction it is recommended that a view is sought directly on this requirement by the responsible authority.</b>
23	W&F1	It is noted and welcomed that this policy has been changed to reflect previous comments around the requirement for consent, however it remains that 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.  The last line of this policy is either missing a word between “by” and “of” or one of these words needs to be deleted. Because the Diocese doesn’t actually work to any formal criteria the Council would favour the phrase “ <i>and they are acceptable to the Diocesan Advisory Committee</i> ” at the end. (We not aware the word “Board” has any meaning within a local ecclesiastic context).
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 as determined by the Highway Authority. Contributions as deemed by the parish council should be seen as an aspiration and the policy requirement amended.  It should be noted that contributions can only be collected where it is necessary to make a scheme acceptable and that there are “pooling” restrictions around the collection of monies for specific schemes.  <b>If the requirement for traffic calming measures have been identified as an issue for the NP to address within the settlement boundary of Corpusty and Saxthorpe then a specific calming scheme could be drawn up (in association with Highways) and detailed in this Neighbourhood Plan. This would be</b>

		<b>adding local distinction and approach through Neighbourhood Planning.</b>
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? As previously mentioned the parish council should be aware of “Pooling restrictions” for specific proposals.
27	Sustainability Appraisal	As per previous advice it is considered that the SA remains incomplete and needs more work. It should refer to the full SA framework and review policies against the possible positive, negative and neutral impacts 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 contributes to sustainable development.

To assist in the next stages the Council have produced a submission check sheet along with guidance around conformity with the Strategic Policies and other Basic Conditions tests which the final submission neighbourhood plan will have to refer to and which will be tested against. These will be available shortly on the Planning Policy web pages of the Council’s web site



- **Sport England**

**From:** Planning Central [mailto:Planning.Central@sportengland.org]

**Sent:** 03 July 2017 15:26

**To:** 'tony.barnett6@btinternet.com'

**Subject:** Corpusty and Saxthorpe Draft Neighbourhood Plan

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current

and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration Team

[Planning.central@sportengland.org](mailto:Planning.central@sportengland.org)



Join the conversation #thisgirlcan



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF

- **Environment Agency**

**From:** Abbott, Pat N [mailto:Pat.Abbott@environment-agency.gov.uk]

**Sent:** 29 June 2017 09:51

**To:** tony.barnett6@btinternet.com

**Subject:** Corputsy and Saxthorpe Neighbourhood plan

Hello Tony

Please find our response to the Corputsy and Saxthorpe neighbourhood plan.

Thanks

Pat

**Pat Abbott** | Sustainable Places Planning Advisor  
**Environment Agency** | Icen House, Ipswich, Suffolk IP9 3JD



Mr. Tony Barnett  
Via e-mail

**Our ref:** AE/2015/118828/02-L01  
**Your ref:** \*

**Date:** 29 June 2017

Dear Mr. Barnett

**NEIGHBOURHOOD PLAN - FINAL SUBMISSION: SAXTHORPE AND CORPUSTY**

Thank you for your consultation received 7 June 2017 for the Saxthorpe and Corpusty Neighbourhood Plan. We are unable to provide bespoke comments on the neighbourhood plan; however we would like to draw your attention to the following general comments:

Our principal aims are to protect and improve the environment, and to promote sustainable development, we:

- Act to reduce climate change and its consequences
- Protect and improve water, land and air
- Work with people and communities to create better places
- Work with businesses and other organisations to use resources wisely

You may find the following two documents useful; they provide:

- an overview of our role in development and when you should contact us;
- initial advice on how to manage the environmental impact and opportunities of development;
- signposting to further information which will help you with development;
- links to the consents and permits you or developers may need from us.

Building a better environment: Our role in development and how we can help:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289894/LIT\\_2745\\_c8ed3d.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf)

Environmental Quality in Spatial Planning <http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/>

Please also find attached to this e mail our document "Planning for the environment at the neighbourhood level."

Please note that the view expressed in this letter by the Environment Agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.

We trust this advice is helpful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pat Abbott', is centered on the page. The signature is written in a cursive style with a horizontal line underneath.

**Mr. Pat Abbott**  
**Planning Advisor**

Direct dial 0208 4748011

Direct e-mail [pat.abbott@environment-agency.gov.uk](mailto:pat.abbott@environment-agency.gov.uk)

- **Dong Energy**

Dear Tony

Thank you for your email pertaining to the Corpusty & Saxthorpe neighbourhood plan.

We have reviewed the draft plan and consider that although several sections are of relevance to the Hornsea Project Three Offshore Wind Farm, the proposed requirements set out within the document align with activities already ongoing as part of the consent application process (i.e. preparation of an ecological assessment and landscape and visual assessment etc. which will form sections within the overarching Environmental Impact Assessment).

Therefore, at this stage, we do not have any specific comments to make in respect to the draft Corpusty & Saxthorpe neighbourhood plan. We thank you for your correspondence on this matter.

Kind Regards

Sarah

**Sarah Drljaca**

Onshore Environmental Manager  
Environmental Management UK  
Wind Power

Direct: 0207 811 5841

Mobile: 07787 877442

DONG Energy

**From:** Tony Barnett [<mailto:tony.barnett6@btinternet.com>]

**Sent:** 04 August 2017 11:59

**To:** DONG Energy Hornsea Project Three <[HornseaProjectThree@dongenergy.co.uk](mailto:HornseaProjectThree@dongenergy.co.uk)>

**Cc:** 'Imogen Waterson' <[imogen.waterson@btinternet.com](mailto:imogen.waterson@btinternet.com)>

**Subject:** Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012

Dear Madam/Sir,

We note that you have not availed yourselves of the opportunity to comment on the Corpusty and Saxthorpe Neighbourhood Plan. The consultation period ended at 1700 on 17 July 2017.

We note that the proposed onshore booster station at Little Barningham, occupying an area of up to 25,000 square metres with a height of up to 12.5m, falls wholly or substantially within the Neighbourhood Area. You may inspect the draft Neighbourhood Plan at the Corpusty and Saxthorpe Parish Council website <https://corpustyandsaxthorpeparishcouncil.wordpress.com/community-led-plans-neighbourhood-plans/> and the boundaries of the Neighbourhood Area are exhibited on p.13.

Please acknowledge that you are aware of our interest in this matter.

Yours sincerely,

Tony Barnett

**From:** Dong Energy [<mailto:dongenergy@dongenergy.dk>]

**Sent:** 08 June 2017 12:44

**To:** Tony Barnett <[tony.barnett6@btinternet.com](mailto:tony.barnett6@btinternet.com)>

**Subject:** RE: Notification of Formal Consultation on the Pre submission Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012

DONG Energy har modtaget din mail og den er videresendt til rette afdeling.

DONG Energy has received your mail, and it has been forwarded to the relevant department.

Med venlig hilsen – Best wishes



[info@dongenergy.com](mailto:info@dongenergy.com)[www.dongenergy.com](http://www.dongenergy.com)

**From:** Tony Barnett [<mailto:tony.barnett6@btinternet.com>]

**Sent:** 7. juni 2017 19:14

**To:** Dong Energy <[dongenergy@dongenergy.dk](mailto:dongenergy@dongenergy.dk)>

**Subject:** Notification of Formal Consultation on the Pre submission Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012

**PLEASE NOTE THAT YOU ARE  
PROPOSING TO UNDERTAKE WORK IN  
THE AREA AFFECTED BY THIS  
NEIGHBOURHOOD PLAN. PLEASE  
READ THE ATTACHED AND SEND US  
YOUR COMMENTS**

Dear Madam/Sir or other appropriate form of address,

**Notification of Formal Consultation on the Pre submission Neighbourhood Plan for Corpusty and Saxthorpe - Regulation 14 Neighbourhood Planning (General) Regulations 2012**



We are formally consulting on the pre submission Neighbourhood Plan for Corpusty & Saxthorpe.  
**This consultation lasts for a six week period between 5th June 2017 and 17th July 5pm.**

We would like your views so as to inform future preparation of the proposed Neighbourhood Plan prior to its submission to North Norfolk District Council and onward for formal examination.

The document is attached to this email and may also be found (together with numerous appendices) on our website at the following URL:

<https://corpustyandsaxthorpeparishcouncil.files.wordpress.com/2015/05/draft-neighbourhood-plan.pdf>

It is also available on the website of North Norfolk District Council at <https://www.north-norfolk.gov.uk/media/3264/corpusty-and-saxthorpe-neighbourhood-plan-pre-submission-version.pdf>

Hard copies may be obtained from: The Planning Department, North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN but please consider the environmental impact before making such a request.

You may also request a print copy and/or send comments on the draft plan via email to: [tony.barnett6@btinternet.com](mailto:tony.barnett6@btinternet.com) or [imogen.watson@btinternet.com](mailto:imogen.watson@btinternet.com)

Or you may request a copy or send comments by post to:

The Clerk to Corpusty and Saxthorpe Parish Council, Bodgers Field, Norwich Road, Briston, Norfolk, NR24 2BB.

Should you believe that this draft plan may be of interest or concern to any individual, corporate entity, other legally constituted person or agency, we would be most grateful if you were to forward this message and the attached file to such individuals &c to assist us in fulfilling our goal of achieving the widest possible appropriate consultation on the plan.

Yours sincerely,

Tony Barnett

- **Historic England**

Original Message-----

From: Edward.James@HistoricEngland.org.uk [mailto:Edward.James@HistoricEngland.org.uk]

Sent: 26 June 2017 15:12

To: tony.barnett6@btinternet.com

Cc: Natalie.Gates@HistoricEngland.org.uk; Edward.James@HistoricEngland.org.uk;  
paul.rhymes@north-norfolk.gov.uk

Subject: Historic England advice on case PL00106712

Dear Tony,

I am writing in relation to the following:

NDP: Neighbourhood Development Plan

Corpusty and Saxthorpe, Norfolk

[Case Ref. PL00106712; HE File Ref. HD/P 5320; Your Reference. ]

Please find attached Historic England's response with regard to the above consultation on the Corpusty and Saxthorpe Neighbourhood Plan. Please do get in touch if you have any queries.

Yours Sincerely

Edward James

Historic Places Advisor, East of England

E-mail: Edward.James@HistoricEngland.org.uk

Direct Dial: 01223 582746

We help people understand, enjoy and value the historic environment, and protect it for the future. Historic England is a public body, and we champion everyone's heritage, across England.

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available.

Mr Tony Barnett  
Corpusty and Saxthorpe Parish Council

Direct Dial: 01223 582746

Our ref: PL00106712  
26 June 2017

Dear Mr Barnett

**Re: Neighbourhood Plan for Corpusty and Saxthorpe**

Thank you for consulting Historic England about your draft Neighbourhood Plan.

Having considered the proposals we do not consider that there is a need for Historic England to provide detailed advice at this time. However in light of the heritage assets that are in the area, as well as the site allocated for development adjacent to the Grade II listed Manor House, we would

recommend contacting the conservation officer at North Norfolk District Council, who will be the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy and neighbourhood plan policies might address the area's heritage assets, as well as how best to manage development in the setting of the manor. You can find information on the designated heritage assets in the Plan areas on the National Heritage List for England, on Historic England's website, here: <https://historicengland.org.uk/listing/the-list>, and for further information on locally designated heritage assets and Conservation Areas we recommend you contact the Conservation Officer at North Norfolk District Council.

You might also consider contacting the staff at Norfolk County Council who look after the Historic Environment Record and can give detailed advice on archaeological matters, including how best to manage development in the area that may affect below ground archaeological heritage assets. The staff at the HER should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <http://www.heritagegateway.org.uk>). It may also be useful, if you have not done so already, to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from your local authority led local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions. We recommend that Neighbourhood Plans include a list of designated and non-designated heritage assets in their area, and a map that clearly shows their location.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

Other information on how best to appraise, understand and manage Conservation Areas, as well as undertake Historic Area Assessments to provide a sound evidence base for your neighbourhood plan, can be found here:

HE Advice Note 1 - conservation area designation, appraisal and management:  
<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/> (February 2016)

and here:

Understanding Place - Historic Area Assessments: <https://content.historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/heag146-understanding-place-haa.pdf/>. (April 2017)

We recommend the inclusion of a glossary containing relevant terminology contained in the NPPF, in

addition to details about the additional legislation and policy protections that heritage assets enjoy.

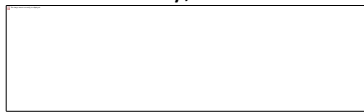
We would also suggest that the NPD provides links to these relevant Historic England documents:

HE Advice Note 2 - making changes to heritage assets: [<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>](https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/)

HE Good Practice Advice in Planning 3 - the setting of heritage assets: [<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>](https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/)

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



Edward James  
Historic Places Advisor, East of England  
Edward.James@HistoricEngland.org.uk

cc: Paul Rhymes, Conservation Officer, North Norfolk District Council

- **Norfolk County Council**

Original Message-----

From: Chamberlain, Naomi [mailto:[naomi.chamberlain@norfolk.gov.uk](mailto:naomi.chamberlain@norfolk.gov.uk)]

Sent: 14 July 2017 15:49

To: [tony.barnett6@btinternet.com](mailto:tony.barnett6@btinternet.com)

Cc: Faulkner, Stephen

Subject: NCC Comments on Corpusty and Saxthorpe Neighbourhood Plan (Reg 14)

Dear Tony,

Thank you for consulting Norfolk County Council on the Corpusty and Saxthorpe Neighbourhood Plan (Reg 14), please find our comments attached.

Best wishes,

Naomi

Naomi Chamberlain

Trainee Planner

Infrastructure and Economic Growth Team

Norfolk County Council

Tel: 01603 638422

Email: [naomi.chamberlain@norfolk.gov.uk](mailto:naomi.chamberlain@norfolk.gov.uk)

**Norfolk County Council Comments on the:  
Corpusty and Saxthorpe Neighbourhood Plan (Reg 14)  
14<sup>th</sup> July 2017**

**1. Preface**

- 1.1 The officer-level comments below are made on a without prejudice basis and the County Council reserves the right to make further comments on the emerging Neighbourhood Plan.
- 1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.

**2. General Comments**

- 2.1 The County Council supports the Vision, Aims and Objectives set out in the Plan (pages 19 - 21). In particular the County Council supports objective 5 supporting local businesses and objective 7 supporting the amenities within the village.

**3. Infrastructure Delivery**

- 3.1. Under heading 7.4 Detailed Policies (page 42) the following should be included. *“Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.”*
- 3.2. Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new development.
- 3.3. Whilst Planning Policy ED2. Travelling Library (page 60) is supported. It is suggested that the “Travelling Library” is renamed as the “Mobile Library” throughout the policy.
- 3.4. Should you have any queries with the above infrastructure delivery comments please call Naomi Chamberlain (Trainee Planner) on 01603 638422 or email [naomi.chamberlain@norfolk.gov.uk](mailto:naomi.chamberlain@norfolk.gov.uk).

**4. Environment**

- 4.1 As outlined in the Norfolk County Council Planning Obligations Standards (2017), the scope of the County Council’s green infrastructure team’s comments relate to
- Public Rights of Way
  - Norfolk Trails

- Ecological Networks/biodiversity

The descriptions of the environmental designations are inconsistent throughout the document. The text which references Figure 3 (page 24) 'Environmental designations' refers to 'environmentally sensitive land' (paragraph 6.3.1.) which is incorrect. Figure 3 is of poor quality and has not reproduced well, and it is suggested to be replaced with a readable version. It is believed that figure 3 shows County wildlife Sites or Local sites i.e. areas notified for their importance for biodiversity in a county context, Roadside Nature Reserves (RNRs) which are sections of highway verge identified for their botanical value, Registered Common Land i.e. land as defined in the CRow Act, Registered Village Green (although this is masked by layers of other designations), and – possibly - Conservation Areas. In the key, there are other designations for which there no sites in the parish and it would help if these were removed.

- 4.2 In Figure 3 there are also areas of land hashed dark green which references 'Environmentally Sensitive Areas'. These areas may have once been areas entered into Environmental Stewardship Agreements (ESAs) resulting in confusion with a very different designation. The ESA scheme has now been replaced by Countryside Stewardship Agreements (CSA), and the boundaries of land within the parish covered by the modern scheme are now very different and cover a larger area. The information is publically available on the Natural England 'Magic' Mapping system (available at: <http://www.natureonthemap.naturalengland.org.uk/>). The situation is further confused as Section 2 and policy 2.2. (page 46), which makes references to Environmentally Sensitive Areas, which it states are 'now known as Agri-environment schemes'. It is suggested that this confusion is addressed in the plan moving forward.
- 4.3 Planning Policy E2: The River Bure and Valley (page 47) refers to 'Green Infrastructure' and it is suggested that a definition is provided as this term can be used to mean several different things.
- 4.4 Planning Policy E3: Protection and Enhancement of Local Biodiversity (page 48) states that hedgerows in the parish are protected by the Hedgerow regulations. However, only hedgerows that meet the criteria in the regulations would receive protection only in certain contexts. It also refers to proposals that may have an "impact on any species or habitats within designated nature conservation areas". It is suggested that this is rephrased to "*adverse impact on any species or habitats within designated nature conservation areas*". And could also be elaborated to include areas outside of designated areas where there is elevated biodiversity interest, and/or where protected species and/or priority habitats and species are present. Additionally, it is also suggested that the policy included the following "*building on County Wildlife Sites, i.e. sites of value for biodiversity in a county context, and should be discouraged.*"

The term 'ecological corridors' in Policy E3 should be defined. And the final paragraph in Policy E3 should be rewritten as it is unclear and unpunctuated.

- 4.5 Policy W&F2: Footpaths (page 63) refers to Green Infrastructure. It also suggests 'permissive paths' should be sought. But it is encouraged that new footpaths should be designated legally as Public Rights of Way as they can therefore continue in perpetuity. Permissive routes are much less permanent, even if secured through condition, and can be closed/lost at any time. Therefore, it is suggested that the "permissive footpaths" wording is removed from this policy and replaced by "Public Rights of Way".
- 4.6 Should you have any queries with the above environmental comments please call Dr David White (Senior Green Infrastructure Officer) on 01603 222058 or email [david.white.etd@norfolk.gov.uk](mailto:david.white.etd@norfolk.gov.uk).

## 5. **Lead Local Flood Authority**

- 5.1. The County Council considers that the following policy should be inserted into the neighbourhood plan;

### 5.2. **POLICY: FLOODING/DRAINAGE**

The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.

Any new development or significant alteration to an existing building within the Corpusty and Saxthorpe area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:

- Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.
- Have a neutral or positive impact on surface water drainage.

Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:

- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
- Where appropriate undertake sequential and /or exception tests.
- Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.
- Inclusion of appropriate allowances for climate change
- Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location.
- Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
- To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield



as possible) surface water runoff rates and runoff volumes within the development site boundary.

- Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.

5.1 Should you have any queries with the above comments please email the LLFA at [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk).

## 6. Transport

6.1 Norfolk County Council as the Highway Authority appreciates the inclusion of the transport policies in the neighbourhood plan.

6.2 The reference in Planning Policy T1. Traffic Calming (page 65) suggests that the Parish Council can dictate the traffic calming measures in the village. However, this responsibility is that of the County Council. Therefore, Planning Policy T1. Traffic Calming should be re-written to exclude the statement “*where the Parish Council deems it necessary*”.

6.3 Planning Policy T2. Car Parking (page 65) is mostly acceptable. However, on-street car parking cannot be attributed to traffic calming measures. Therefore, the sentence “*if this results in safe on-street car parking which acts as an informal traffic calming scheme*” should be removed from the policy.

6.4 Should you have any queries with the above transport comments please call Richard Doleman (Principle Planner) on 01603 223288 or email [richard.doleman@norfolk.gov.uk](mailto:richard.doleman@norfolk.gov.uk)

## 7. Historic Environment

7.1 The Historic Environment Service is pleased to see the historic environment considered throughout the pre-submission consultation plan. This draft plan contains sections on the history, landscape, archaeology and historic buildings of Corpusty and Saxthorpe (including the foreword and pages 50-51). Importantly it includes the historic environment in the vision statement (section 5), aims (aim 2, sections 6.1 and 6.1.2) and objectives (theme 2 and objective 3, section 6.2). The policies/objectives for archaeology and views of the church on pages 50-51 are very welcome.

7.2 Although the historic environment is considered within the plan, it appears the collection of baseline information did not use all the sources recommended by Historic England’s published guidance on the preparation of Neighbourhood Plans (<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>). This document encourages the full consideration of heritage assets and suggests ways in which this can be achieved. These ways include those responsible for preparing the plan directly consulting the relevant Historic Environment Record and local authority historic environment advisers, something that does not seem to have happened during the preparation of the

draft plan. Although the Norfolk Heritage Explorer website (an edited version of the Norfolk Historic Environment Record) has been used, it is not suitable for use in the planning process, something that is explained on its front page (<http://www.heritage.norfolk.gov.uk/>). Figure 6 is taken from the Norfolk Heritage Explorer website, without the necessary copyright permission being in place and should be removed, as the Norfolk Heritage Explorer is not suitable for use in the planning process, Norfolk County Council would not grant copyright permission to include it.

- 7.3 The authors of the draft plan may wish to undertake further work to ensure it meets Historic England's published advice. If they chose to undertake this work, it could include the steps listed below:
1. Study Historic England's published guidance and consider how the plan can take its advice on board.
  2. Contact the Norfolk Historic Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at [heritage@norfolk.gov.uk](mailto:heritage@norfolk.gov.uk).
  3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.
  4. Directly consult the Historic Environment Service's planning advice team ([hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk)). Advice can be provided on which heritage assets are most significant and ways in which they can be protected and enhanced. Also, advice can be given on the wording of planning policy HE1, which although very welcome, could be beyond the capacity of the Historic Environment Service to fulfil.
- 7.4 Should you have any queries with the above comments please call David Robertson (Acting Senior Historic Environment Officer) at 01603 869291 or email [david.robertson@norfolk.gov.uk](mailto:david.robertson@norfolk.gov.uk).

- **Bidwells**

**From:** Karen Tee [mailto:Karen.Tee@bidwells.co.uk]

**Sent:** 13 July 2017 12:05

**To:** tony.barnett@btinternet.com; imogen.watson@btinternet.com

**Cc:** Aimee Fowler

**Subject:** Response to the Formal Consultation on the Pre-Submission Neighbourhood Plan for Corpusty and Saxthorpe

***Email sent on behalf of Aimee Fowler***

Att: Mrs Cotgrove, Corpusty & Saxthorpe Parish Council

Please find attached letter relating to the above formal consultation. Bidwells continue to be appointed by the landowners of the two sites known as 'Site 1' and 'Site 2' – Land off Norwich Road, Corpusty which are included within the pre-submission consultation version of the Corpusty and Saxthorpe Neighbourhood Plan 2017-2036 (June 2017). This letter comes in addition to our previous consultation response sent on behalf of the landowners, sent to you and dated 26<sup>th</sup> April 2017.

Please do contact us if you require any further information.

Kind regards

Aimee Fowler

Principal Planner

DD 01603 2296407



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**Karen Tee**

Secretary/Office Manager, Planning

16 Upper King Street, Norwich, Norfolk. NR3 1HA

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Your ref:  
Our ref: 35931  
DD: 01603 229407  
E: aimee.fowler@bidwells.co.uk  
Date: 13 July 2017

Corpusty & Saxthorpe Parish Council  
c/o: Mrs K Cotgrove (Parish Clerk)  
Bodgers Field  
Norwich Road  
Briston  
Norfolk  
NR24 2BB

Email and post

Dear Mrs Cotgrove

**RESPONSE TO THE FORMAL CONSULTATION ON THE PRE-SUBMISSION NEIGHBOURHOOD PLAN FOR CORPUSTY & SAXTHORPE – REGULATION 14 NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

Bidwells continue to be appointed by the landowners of the two sites known as ‘Site 1’ and ‘Site 2’ – Land off Norwich Road, Corpusty, which are included within the pre-submission consultation version of the Corpusty and Saxthorpe Neighbourhood Plan 2017-2036 (June 2017). This letter comes in addition to our previous consultation response sent on behalf of the landowners, sent to you and dated 26<sup>th</sup> April 2017.

Both sites continue to be included within the current pre-submission version of the Neighbourhood Plan, and likewise, the landowners continue to support their identification. We confirm on behalf of the landowners that both sites are suitable, available and deliverable for future development.

**Sites ‘1’ and ‘2’**

Both sites ‘1’ and ‘2’ continue to feature as priority development areas within the Neighbourhood Plan and have been selected as appropriate for infill development within the Plan, as well as providing much-needed housing supply within the North Norfolk District. Whilst specific detail of each of the sites has been removed from the Plan, the Plan still continues to state the sites’ basic suitability for development within the existing settlement of Corpusty. We note that an area of public open space has been designated over the existing ‘Orchard’ located within the site boundaries to reflect the designation within the current North Norfolk District Council site allocation. A point of detail is that the open space is not an Orchard, what is left of that is behind the Claxton’s Bungalow. The space is best described as being at the north end of the site. Although we agree for the provision of some form of public open space (to be in accordance with Local and National Guidelines), we believe that the provision for public open space on the site(s) should be more fluid and not fixed to one particular area of the site. As part of the site layout and design, a series of basic opportunities and constraints would need to be explored, including exploring technical aspects such as ecology, archaeology and utilities etc. By specifically stating here that public open space is to be located, is considered too restrictive and should be adapted to allow greater flexibility on location within site 1. We believe that public open space plays an important part in the development of a site and the future design and layout of the sites will encompass the best location for public open space, which we believe may not be in the location of the “Orchard” as it is shown in the Plan.

In addition to the above, we note that the site area for site '2' is not reflective of the entire site area as submitted under the North Norfolk Emerging Local Plan Call for Sites Consultation (plan ref: H0041) (see attached submission plan). The small field adjacent to Site 2 is seemingly omitted in the Neighbourhood Plan Figure refs: 11 and 13. We believe these should be consistent to those in the North Norfolk District Council Emerging Local Plan Consultation papers and documents.

In addition to the above, and in response to the latest proposed planning policies, within the pre-submission version of the Neighbourhood Plan, we have again, considered these and comments are set out below where relevant to the development of Site 1 and 2:

#### **Planning Policy H1 – Scale and Location of New Residential Development**

The draft Policy refers to the London Housing Design Guide (Interim Edition). We are supportive of this and believe it is reflective of the shift toward modern and sustainable housing design.

#### **Planning Policy H2 – Affordable Housing and Planning Obligations**

Draft Policy H2 continues to state the provision for affordable housing should be at least 25% for developments of 11 or more dwellings. Whilst we continue to be supportive of this, we also believe that the type and tenure of affordable housing should be assessed at the time of the submission of a planning application, whereby local need can be accurately assessed and considered against potential issues of viability in the event whereby 25% affordable housing is not considered viable, we consider that this percentage should be reviewed and potentially reduced if necessary. The updated Planning Policy H2 also makes reference to the provision for developments less than 10 dwellings do not need to provide affordable housing. We also support this policy provision and believe that this update is reflective of Central Government Legislation changes and movements. Likewise, we suggest that this Policy should include the provision for Starter Homes within the definition of Affordable Housing.

#### **Planning Policy H3 – Mix and Type of Housing**

We continue to support this draft Policy and place great importance on the need for new developments to be reflective of the local character and housing need.

#### **Planning Policy H4 – Further Housing within the Settlement Boundary**

The updated draft policy now includes – “...*(the) rhythm and character of the street and is consistent with the existing form and character of surrounding buildings.*” We are supportive of this addition and believe that any new development should be in keeping and reflective of the existing character of the surrounding area.

#### **Planning Policy DC1 – Overall Character**

The updated draft Policy now states the provision for the acceptability of a density of up to 25 dwellings per hectare. We are supportive of this increase in density, however, we do also believe that any future development should be reflective of the surrounding character, as well as being a viable scheme. In the instance that a scheme is not viable, based on any site constraints and based on 25 dwellings per hectare, the development should be increased to a more suitable density figure, whilst still ensuring it is reflective of surrounding character through means of design.

#### **Planning Policy DC2 – Open Space**

The updated policy makes reference for Open Space provision to be in accordance with the Local and National Guidance. We support this and further to previous comments within this letter, place great importance on the placement and integration of public open space within the development of the site(s).

#### **Planning Policy T1 – Traffic Calming**

The updated draft policy states the provision for traffic calming infrastructure to be constructed in the best interests of highway safety. Any future residential development of Site 1 and 2 will ensure that proper

consideration and implementation of highway safety is considered as part of any future planning application. This would likely be undertaken as part of supporting highways assessments and road layouts. Likewise, Norfolk County Highways would also be consulted as part of the statutory planning process.

**Planning Policy T3 – Public Transport**

The updated draft Policy states that any 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. Likewise, any new developments should be expected to upgrade, where necessary, the nearest bus stops to make them more attractive to use and more accessible. Whilst we believe it is important for new developments to have sustainable access to public transport, these would be addressed by way of a supporting Highways Assessment which would be submitted with any future Planning Application. The upgrade to any Bus Stop would also be at the discretion of the Norfolk Highways Department and secured by legal obligations.

We continue to be active in the process of promoting the two sites on behalf of the landowner(s) and we would be grateful if you would keep us informed on any progress relating to the development of the Corpusty and Saxthorpe Neighbourhood Plan moving forward and prior to formal adoption.

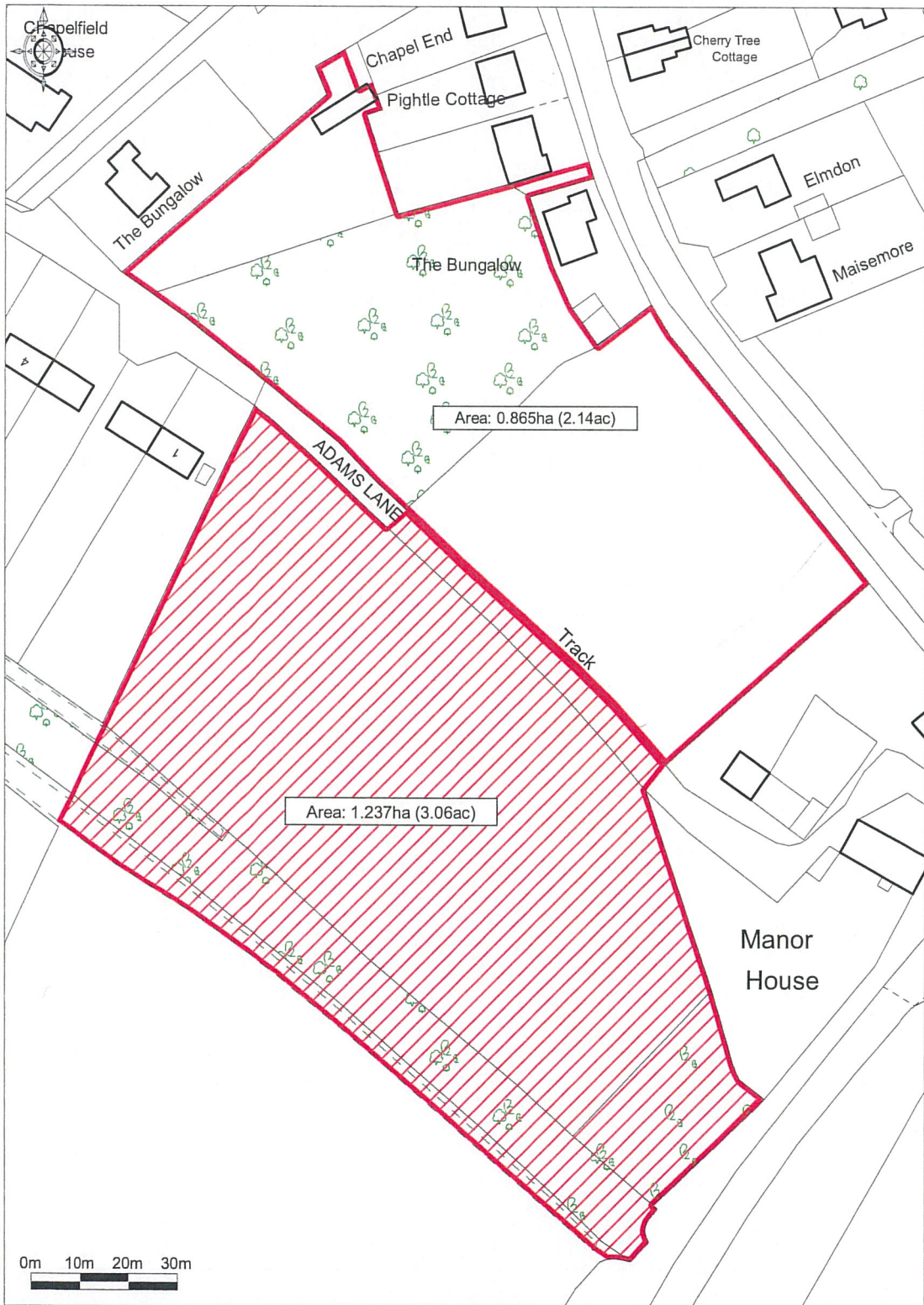
Yours sincerely



**Aimee Fowler**  
Principal Planner

**Copy Tony Barnett**  
**Imogen Waterson**

# Land off Norwich Road, Corpusty



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