

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
 - 31st May 2014 village green open day consultation to establish areas for housing and industrial developments using extended open ended interviews, facility mapping and future planning mapping techniques, and recorded in still photos and some 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

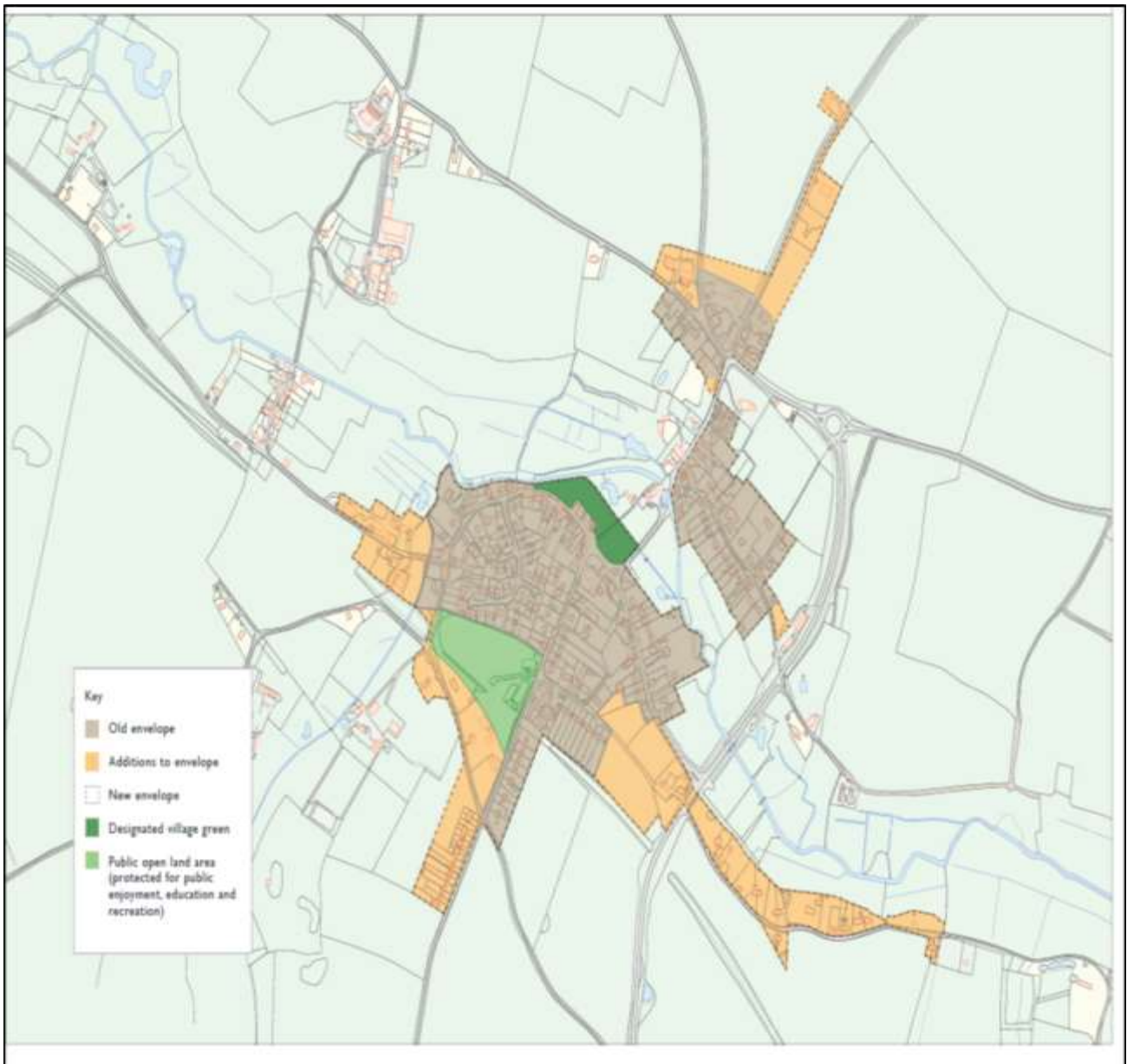
remained available on the Parish Council website from March 2017-June 2017.

- 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
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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

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

9th 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 14th 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.

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 12th to the 15th 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 15th century house) the Grade II listed Little London farmhouse (which dates from the 18th 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). 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



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Marine
Management
Organisation

Lancaster House
Hampshire Court
Newcastle upon Tyne
NE4 7YH

T +44 (0)300 123 1032
F +44 (0)191 376 2689
www.gov.uk/mmo

By email:
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

Yours sincerely

Angela Gemmill
Relationship Manager

E 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 5th June 2017 and 24th 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 or 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 entities to 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

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 17th July 2017, a formal pre-submission consultation process was initiated. The Pre-Submission Draft Neighbourhood Plan was sent out to the following:

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

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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	
Generic Responses: these are comments received from bodies where the response is generic.	For detailed responses from NNDC, see Appendix 12A.	
general 1	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.
general2	1document specific evidence; 2 make a schedule of comments; 3.have consultation statement; 4. have basic conditions statement	1. insert to relevant appendix 2. Schedule of comments completed. 3. Consultation statement completed 4. Basic conditions: completed section 4.1 removed and made into separate document. See Appendix 18
general3	Habitat scoping report from NNDC must be reviewed against final text. Must have conformity of labels ie Development Plan	Nomenclature changed re development boundary. 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>7.1 Overarching policy 1: Development Boundary</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." Corrected as advised consider removing bullet 6 of policy 1 which is duplicated in policy 3 retained. No change to justification of Development Boundary changes as these would not be in line with intention of NP. 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, left as is to aid clarity; 5th and 6th bullets left as is to assist local community understanding of intention.</p>
<p>Priority Development Areas</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" 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. 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>7.2 Overarching Policy 2: Protection of Green Spaces</p>		

<p>7.3 Overarching Policy 3 Residential Density</p>	<p>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</p>	<p>The net effect of this is a more realistic density of 25 dph. No change.</p>
<p>H1 scale and location of new residential development</p>	<p>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</p>	<p>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.</p>
<p>H2 Affordable housing</p>	<p>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</p>	<p>Bullet 3 amended; other suggestions accepted in total and text amended. See in particular wording of bullet point 4 in box H2.</p>
<p>CA1</p>	<p>Check compliance with ethnicity discrimination too wide a brief for local connection</p>	<p>we have checked compliance and CA1 will remain.</p>
<p>H3 Mix and type of housing</p>	<p>Simplify see notes</p>	<p>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.</p>

H4 further housing within the settlement boundary	Too similar to Policy H1	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.
E1 Agricultural land	Only needed to provide grade 3a/3b assessment	understand this but left in to satisfy local concerns and transparency.
E2 River Bure and valley		
E3 protection of local biodiversity	Possible duplication of NPPF	acknowledge and no change so as to preserve clarity for local community understanding
E4 Renewable energy		
E5 Low carbon development	possible conflict with modern design	acknowledge and changed - "modern design"
CA3 Renewable energy		
HE1 Archaeology	Consult with HSE	HSE response indicated no objections
	Reference wider setting of the church	addressed and amended
Design Guidance	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.

DC1 design and character overall character	Would benefit from referencing strategic policies on design in NNDP; 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.
DC2 Open space	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.
B1 Small business and light industry	priority Area 3-clarify 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.
B2 Heavy goods vehicles	Reference national requirement but add local requirement	noted and amended
ED1 Primary School		
ED2 Mobile Library	Only applicable for 20 dwellings or more (NCC)	noted with minor emendation
W&F1 St Andrew's church	Not a land use matter delete first part of policy change wording -see notes	emendation as suggested
W&F2 Footpaths		
W&F3 Allotments		
T1 Traffic calming	Add a specific traffic calming scheme in	amended after consultation with the Highways authority.

	consultation with highways	
T2 Car Parking	refer to development plan not Core strategy	removed policy as no longer relevant
T3 Public transport	All developments should contribute to provision of public transport, bus stops and shelters	agree and amended
Sustainability appraisal	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.
	NCC	RESPONSES
Generic Responses: these are comments received from bodies where the response is generic.		
general 1	Supports vision, aims and objectives especially objective 5 and 7	good
general 2	proposals should show there is no increase in flooding from an existing flood source. Mitigation measures are implemented to address surface flooding. Comments re	Section on flooding inserted under People and Housing 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

	<p>fire and rescue service; sprinklers in all new developments; travelling library -> mobile; consistency of ecological terms; maps; "green infrastructure - define; species and hedgerows; define ecological corridor E3; footpaths in W&F2; transport policy T1 traffic calming reword; T2 car parking informal; historic environment; historic England;</p>	<p>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" throughout the policy. Emendation adopted - emendation adopted</p>
<p>General 3</p>		
<p>7.1 Overarching policy 1: Development Boundary</p>		

Priority Development Areas		
7.2 Overarching Policy 2: Protection of Green Spaces		
7.3 Overarching Policy 3 Residential Density		
H1 scale and location of new residential development	add: housing and other development will be expected to contribute towards improving local services and infrastructure through the payment of CILof Community Infrastructure levy; planning obligations s106 or use of planning conditions see notes	NCC text inserted as above in response to NNDC comment
H2 Affordable housing		
CA1		
H3 Mix and type of housing		
H4 further housing within the settlement boundary		
E1 Agricultural land		

<p>E2River Bure and valley</p>	<p>define green infrastru1</p>	<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: https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations. 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: indehttps://www.gov.uk/guidance/natural-environment. Scroll down the page and you will see the ‘formal’ definition. - definition inserted at Planning policy E2.</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 county council’s OS</p>
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		licence and therefore could be reproduced by your parish, as long as the copyright information is included in the usual manner.” done
E3 protection of local biodiversity	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	Designations amended, see Figures 4 and 5. All done.
E4 Renewable energy		
E5 Low carbon development		
CA3 Renewable energy		
HE1 Archaeology	Further work needed on historic England’s published guidance	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.
HE2		
DC1 design and character overall character	Norfolk fire and rescue advocates use of sprinklers in new developments	dealt with see emendation re sprinklers
DC2 Open space		

B1 Small business and light industry		
B2 Heavy goods vehicles		
CA4 ultra fast broadband		
ED1 Primary School		
ED2 Mobile Library	rename mobile library to travelling library	changed
CA6 Adult education		
W&F1 St Andrew's church		
W&F2 Footpaths	Suggest permissive paths be redesignated public rights of way	change to "increase the number of public footpaths" in W&F2 and elsewhere
W&F3 Allotments		
CA7 St Peter's church		
CA8 Play areas		
T1 Traffic calming	Remove wording where the parish deems it necessary	Emendations made in T1 according to this advice.
T2 Car Parking	Not happy with wording of using car parking as an informal traffic calming scheme	deleted "which acts as ... Scheme"

T3 Public transport		
CA9 Community and voluntary transport		
Sustainability appraisal		
	BIDWELLS	COMMENTS
Generic Responses: these are comments received from bodies where the response is generic.		
general 1	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 muchneeded 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	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>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</p>	
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	<p>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>General 2</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 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>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 redesignation 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 is to be retained as a buffer belt. No change to the draft plan.</p>

general3		
7.1 Overarching policy 1: Development Boundary		
Priority Development Areas		
7.2 Overarching Policy 2: Protection of Green Spaces		
7.3 Overarching Policy 3 Residential Density		
H1scale and location of new residential development	<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>
H2 Affordable housing	<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</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</p>

	<p>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</p>	<p>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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	include the provision for Starter Homes within the definition of Affordable Housing.	
CA1		
H3 Mix and type of housing	Agrees with policy for mix and type of housing	this comment welcomed.
H4 further housing within the settlement boundary	Agrees with policy	this comment welcomed.
E1 Agricultural land		
E2 River Bure and valley		
E3 protection of local biodiversity		
E4 Renewable energy		
E5 Low carbon development		
CA3 Renewable energy		
HE1 Archaeology		
HE2		
Design Guidance		

<p>DC1 design and character overall character</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>DC2 Open space</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</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</p>

	great importance on the placement and integration of public open space within the development of the site(s).	end of the site. Reference to orchard removed.
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 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.
T2 Car Parking		

<p>T3 Public transport</p>	<p>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.</p>	<p>Noted. Minor changes to accommodate, see T1 and T2.</p>
<p>STATUTORY AGENCIES</p>		

	NATURAL ENGLAND, SPORT ENGLAND, ENVIRONMENT AGENCY, HISTORIC ENGLAND	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
	PRIVATE INDIVIDUALS	
Private Individual 1	wish for development boundary to be extended north up Matlaske Road	The Development boundary was drawn around already existing buildings. No reason to change this policy as boundary agreed through community consultation.
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. 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 21st, 2017. See Policy B1.

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 7th 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-website-draft-for-comment.pdf>