

RYBURGH NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

APRIL 2020

**Ryburgh Neighbourhood Plan
Working Group**

07876 588823

ryburghndp@gmail.com

www.ryburghpc.info/neighbourhood-plan

www.north-norfolk.gov.uk/ryburghnp

**All documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**



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1. Introduction

- 1.1 This consultation statement is prepared in pursuance of Section 15(1)(b) of The Neighbourhood Planning (General) Regulations 2012 (as amended) to accompany the Ryburgh Neighbourhood Plan (RNP) upon submission to the North Norfolk District Council.
- 1.2 “Consultation Statement” for this purpose is defined (S15 (2)) as a document which –
- Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
 - Explains how they were consulted
 - Summarises the main issues and concerns raised by the persons consulted and
 - Describes how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Organisational Structure

- 2.1 The RNP has been developed by a Working Group comprised of parish councillors, representatives nominated by key stakeholders in the village and villagers. The work of the Working Group has been overseen throughout by the Ryburgh Parish Council. The persons attending the Working Group have changed somewhat over the course of the four years it has taken to reach the stage of submission of the RNP. Participation has been open at all stages to anyone interested in the process
- 2.2 The Working Group has been assisted and supported by North Norfolk District Council throughout the process, for which help it is very grateful.
- 2.3 Invitations were issued upon the formation of the Working Group (20.02.2017) on behalf of the Parish Council to the Sennowe Estate (the owners of almost the entirety of the agricultural land within which the village is set), Crisp Maltings Limited (the company whose business is the industrial site in the midst of the village), Andrew J Purdy (Chair of Ryburgh PCC and Chair of the Ryburgh Village Shop CIC), All Saints CEVA Primary School, Pensthorpe Natural Park (the Wensum Valley nature reserve and visitor centre part of which is included in the Neighbourhood Area) and Mill Lane Nursing Home. Mr Ian Wilson joined the Working Group as a parish councillor so as to represent and report to the Parish Council.
- 2.4 Sennowe Estate nominated Mr Tom Cook, and subsequently Mr Algy Williams, Crisp nominated its Production director Mr Graham Taylor and, when not available, it’s Managing Director Mr Adrian Dyter, the school nominated its governor Mr Hugh Lanham and Mill Lane Nursing Home declined to respond. At a later date (December 2017) Pensthorpe nominated Mr Mark Noble and subsequently Mr Dan Duthie. The make-up of the Working Group over the course of the process can be readily seen from the minutes of their meetings, all of which are and were published on the Parish Council Website (www.ryburghpc.info) so that the progress of the Working Group could be followed by anyone interested.

3. The main events in the production of the RNP

3.1 The table that follows is intended to give an overview of the procedure and thereby, the interface between the Working Group and the community during the production of the NDP.

Date	Action	Notes
13.12.2016	PC votes to proceed with NDP	
16.02.2017	Meeting with NNDC for preliminary advice	
21.02.2017	Submission by PC of application to designate a Neighbourhood area.	Notice of application posted On four village notice boards in the form of Doc 1 in Annex 1
04.04.2017	First meeting of Working Group	For WG Minutes see www.ryburghpc.info .
13.04.2017	Report on progress made to PC	
02.05.2017	Second meeting of Working Group – to develop methodology	For WG Minutes see www.ryburghpc.info .
May 2017	Schedule of businesses compiled. Social media established - G-mail, Ryburgh PC website NDP page with explanation of the process.	Schedule Doc 2 in Annex 1
06.06.2017	Third meeting of Working Party preparatory to public meeting.	For WG Minutes see www.ryburghpc.info .
18.06.2017	Notice posted on PC Website of intended public meeting on 12 th July.	
02.07.2017	Notice of intended public meeting on 12 th July sent to all Ryburgh Wildlife Group members ([NO] members)	
09.07.2017	Flyers advising of public meeting hand delivered to all houses in the parish and A3 'verge' notices announcing meeting put up at either end of village.	Copy flyer Doc 3 in Annex 1
09.07.2017	e-mail Notice of intended public meeting on 12 th July sent to all Ryburgh Village Amenity Group subscribers	
11.07.2017	Working Group report to Parish Council	Copy report Doc 4 in Annex 1
12.07.2017	Copy Attendance sheet giving names and contact details of all attending the public meeting and Sec's note of the meeting.	Copy Doc's 5 & 6 in Annex 1 The contact details have been redacted in compliance with data protection.
16.07.2017	NDP 'Booth' at village Dog Show	Copy Note Doc 7 in Annex 1

Date	Action	Notes
20.07.2017	Schedule of contributions received – document updated as new entries arrived	Copy Schedule Doc 8 in Annex 1
08.08.2017	Fourth meeting of Working Group	For WG Minutes see www.ryburghpc.info .
11.08.2017	Copy of e-mail/letter sent to non-contributing attendees of the public meeting of 12 th July	Doc 9 in Annex 1
19.09.2017	Minutes of Fifth meeting of the Working Group	For WG Minutes see www.ryburghpc.info .
07.10.2017	Review of submissions – updated as new material arrived	Doc 10 in Annex 1
17.10.2017	Minutes of Sixth meeting of Working Group	For WG Minutes see www.ryburghpc.info .
19.10.2017	Progress report made by e-mail to PC	
27.10.2017	Letter to stakeholder businesses in the village pressing for submissions	Form of letter Doc 11 in Annex 1
02.11.2017	Notice of forthcoming public meeting inserted in the Village Newsletter	
03.11.2017	Meeting at Cromer with NNDC planning officers to review progress and discuss forms of policy appropriate to address matters raised in submissions. NNDC comments by e-mail of 06.11.2017	Notes of Meeting and e-mail. Docs 12 & 13 in Annex 1
14.11.2017	Minutes of Seventh meeting of Working Group	For WG Minutes see www.ryburghpc.info .
15.11.2017	Flyer of intended public meeting on 22 nd November hand delivered to all houses in the parish	Flyer Doc 14 in Annex 1
22.11.2017	Batting Order of Public Meeting	Doc 15 in Annex 1
22.11.2017	Draft policies prepared for reading to and discussion by the public meeting on 22.11.2017	Doc 16 in Annex 1
22.11.2017	Copy Attendance Sheet for the public meeting. The contact details have been redacted in compliance with data protection.	Doc 17 in Annex 1
29.11.2017	e-mail to NNDC seeking advice on experts to commission upon road safety, housing, landscape and ecology	
12.12.2017	Minutes of eighth meeting of Working Group	For WG Minutes see www.ryburghpc.info .
13.02.2018	Minutes of ninth meeting of Working Group	For WG Minutes see www.ryburghpc.info .

Date	Action	Notes
14.02.2018	e-mail from school representative on Working Group summarising the childrens feedback for the NDP	Copy e-mail Doc 18 in Annex 1
March 2018	Seeking out suitable consultants for reports required on housing, landscape and ecology and describing what is required to obtain estimates for approval	
03.04.2018	Minutes of tenth meeting of the Working Group	For WG Minutes see www.ryburghpc.info .
08.04.2018	Advising the PC chairperson of the progress of the NDP and referring the aspirations to the PC for attention.	
April / May 2018	Making required grant application to meet consultants fees and thereafter formally engaging them	
08.05.2018	Minutes of the eleventh meeting of the Working Group	For WG Minutes see www.ryburghpc.info .
29.05.2018	Reporting to PC AGM upon progress of NDP	
19.06.2018	Minutes of the twelfth meeting of the Working Group	For WG Minutes see www.ryburghpc.info .
24.07.2018	Minutes of the thirteenth meeting of the Working Group with Michael Rayner (Housing Consultant) attending to present his report	Mins. Doc 19 in Annex 1
08.08.2018	Meeting with Norfolk County Council Highways	Minutes Doc 20 in Annex 1
22.08.2018	Report of Wild Frontier Ecology Ltd upon Neighbourhood Area Ecology received	
05.09.2018	Letter from Norfolk County Council Highways advising upon traffic considerations in Ryburgh High Street'	Letter Doc 21 in Annex 1
13.09.2018	Draft Landscape Report of C Yardley received	
17.09.2018	Supplemental Report on Housing received from M Rayner	
19.10.2018	First draft of the NDP submitted to members of the Working Group with a copy of each of the consultants reports	
22.10.2018	e-mail from NNDC with preliminary comments upon the consultants reports	
12.11.2018	Minutes of the fourteenth meeting of the Working Group	For WG Minutes see www.ryburghpc.info .

Date	Action	Notes
26.11.2018	Flyer of progress made with the NDP together with questionnaire with regard to housing hand delivered to every house in the parish.	Flyer Doc 22 in Annex 1 Questionnaire Doc 23 in Annex 1
11.12.2018	Minutes of the fifteenth meeting of the Working Group with analysis of responses to housing questionnaire	For WG Minutes see www.ryburghpc.info . And for analysis Doc 24 in Annex 1
17.12.2018	Receiving final report and draft housing policies from M Rayner	Report and policies Doc 25 in Annex 1
18.12.2018	Second draft of the NDP provided to the Working Group prior to putting before PC at their meeting on 15.01.2019	
15.01.2019	PC give approval in principle to the policies arrived at to address the issues raised at the public meetings held in 2017	
21.01.2019	Writing to NNDC with the draft NDP and receiving comments thereon	
20.03.2019	Meeting at Cromer with NNDC planning officers to informally discuss policy wording and seek advice/review progress and next stages.	
21.03.2019	e-mail notes of the NNDC meeting	e-mail Doc 26 in Annex 1
10.04.2019	Minutes of the sixteenth meeting of the Working Group	For WG Minutes see www.ryburghpc.info .
12.05.2019	Further draft of the NDP submitted to the Working Group prior to reporting to the PC at their Annual Parish Meeting on 21.05.2019	
25.05.2019	e-mail to NNDC providing emerging draft NDP and annexes and seeking advice on whether appropriate for the pre submission consultation process	
04.06.2019	Delivery to all PC members of the up to date draft NDP together with the evidence bundle in preparation for a special meeting of the PC called for the purpose of considering the NDP prior to pre submission consultation	
25.06.2019	Parish Council meeting endorsed the current draft NDP for the purpose of the pre submission consultation	
08.07.2019	Meeting between the Working Group and Iain Withington of NNDC at Great Ryburgh to review progress and the forthcoming pre submission consultation.	
27.07.2019	Working Group receiving the pre-submission consultation version of the NDP with evidence bundle in hard and pdf form for the purpose of the forthcoming consultation	

4. Regulation 14 Pre-Submission Consultation

4.1 The Regulation 14 Pre-Submission Consultation ran for the six week period 12 August - 23 September 2019:

- A paper copy of the Draft NDP and the supporting evidence bundle was available for inspection throughout the consultation at St Andrews Church, the Memorial Hall and the Village Shop.
- A notice in the form of Doc 27 of Annex 1 was displayed upon the four Great Ryburgh and the one Little Ryburgh village notice boards throughout the period of the consultation
- The Draft NDP, supporting evidence and consultation notice was posted on the Parish Council Website, Neighbourhood Plan page, throughout the period of the consultation (www.ryburghpc) and on the NNDC website (www.north-norfolk.gov.uk/ryburghpc)
- A notice in the form of Doc 28 Annex 1 appeared in the village newsletter w/c 01.08.2019 and in the September issue of the Upper Wensum Diary, the Parish Magazine.
- A flyer was delivered to every household in the Parish in the form of Doc 29 of Annex 1 on 7/8/9th August 2019 advising of the consultation.
- A letter in the form of Doc 30 of Annex 1 was written to the businesses listed in Doc 2 of Annex 1
- The full list of statutory consultees who were written to in the form of e-mail Doc 31 of Annex 1 on 05.08.2019 (36) and 13.08.2019 (6) are as follows:-

Local Authorities	Norfolk County Council
	North Norfolk District Council
Parish Councils	Ryburgh Parish Council
	Kettlestone Parish Council
	Pudding Norton Parish Council
	Stibbard Parish Council
	Fakenham Town Council
	Fulmodeston Parish Council
	Colkirk Parish Council
	Gateley Parish Council
Environment	Home and Communities Agency (HCA)
	Natural England (Consultation Service)
	Natural England (Norfolk and Suffolk Team)

	Environment Agency
Historic Environment	Historic England (Swindon)
	Historic England (East of England)
Transport	Network Rail (Infrastructure)Limited
	Norfolk County Council
Coastal	Marine Management Organisation
Electricity/Gas	British Pipeline Agency Limited
	British Pipeline Agency Limited (North Walsham Terminal)
	Cadent Gas (Gas Distribution)
	EDF Energy
	EDF Energy (East of England Office)
	Eon UK
	N Power Renewables
	National Grid (Electricity and Gas Transmission)
	National Grid (Electricity Distribution)
	National Grid (Transmission Network- Plant Protection)
	UK Power Networks (Potters Bar)
	UK Power Networks (Ipswich)
Electronic Communications	Arqiva
	Atkins OSM (Vodafone Plant Protection)
	BT Openreach
	Cornerstone Telecommunications Infrastructure Limited (CTIL)
	EE
	Mobile Broadband Network Limited (MBNL)
	Mobile UK
	O2
	Three
	UK Broadband
	Vodafone
	Wireless Infrastructure Group

Water	Anglian Water
Health	NHS North Norfolk Clinical Commissioning Group (CCG)
Voluntary Bodies	Ryburgh Memorial Hall
	Ryburgh Playing Feld
	Ryburgh Wildlife Group

Responses

- 4.2 In total there were 21 representations by way of response. These are summarised in Annex.2 where copies of the responses are also to be found and where appropriate, details of how those issues have been addressed in the NDP.
- 4.3 The Working Group dealt with consideration of the responses by a series of meetings on 1 October, 22 October, 12 November and 24 February and the minutes of those meetings record how the issues raised in the responses were addressed.
- 4.4 The minutes are available on the PC website www.ryburghpc.info.

03.03.2020

RYBURGH NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

ANNEX 1
CONSULTATION EVIDENCE

APRIL 2020

**Ryburgh Neighbourhood Plan
Working Group**

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NOTICE from RYBURGH PARISH COUNCIL

The Parish Council has voted to proceed with the preparation of a Neighbourhood Development Plan for the Parish. The first stage of the procedure is the designation of the area that is to be the subject of the Plan. The Parish Council has made the necessary application to the North Norfolk District Council and this Notice is intended to advise the local community of the application:-

Date published 27th February 2017

North Norfolk District Council (NNDC) has received an application seeking to designate the parish of Ryburgh as a Neighbourhood Area. An application for a Neighbourhood Area is the first formal procedure towards preparing a Neighbourhood Development Plan.

NNDC is running a four week consultation on the application, commencing Monday 27 February and ending Monday 27 March 2017. The application and map showing the boundaries of the proposed Neighbourhood Area, which correspond with the boundaries of the Parish, is available to view or download at:
www.north-norfolk.gov.uk/neighbourhoodareas

Any comments should consider whether the proposed Neighbourhood Area is appropriate to be designated for the purposes of neighbourhood planning. Those wishing to comment should send their response to: planningpolicy@north-norfolk.gov.uk

Notice dated 1st March 2017

Neighbourhood Development Plan - Businesses in the Neighbourhood area.

Larger Businesses

Crisp Maltings Group
 Perfick Pork
 Mill House Residential Home
 RTA Wine Racks
 Pensthorpe Natural Park

Fakenham Road 829391
 Bridge Stables, Station Road 829825
 Mill Road 829323
 Station Road 01 917 070100
 Pensthorpe 851465

Smaller Businesses

The Blue Boar Public House
 Hawes Training Services
 Ryburgh Community Enterprise Ltd
 D&G Asphalt Roofing
 Eifmill Limited Computer repairs
 Nene Lodge Bookkeeping
 Ecodetectives Limited (Films)
 Grooming Marvellous Ryburgh
 Natural Gardens
 Great Grass Limited
 Willow Tree Printing and Signs
 Pebbles day Nursery
 The Little Chippy
 Melody House B&B
 The Dower House B&B
 Langor Bridge Garage
Farmers
 H J Palmer
 Andy Boesen
 G Savory and Sons
 TRE Cook
 Charlie Joice
 see notes overleaf

31, Station Road 829212
 Wensum House, Station Road 829370
 Village Shop, Fakenham Road 829834
 15A, Mill Road 01 362 667100
 27, Mill Road 829360
 55 Fakenham Road 829462
 113 Fakenham Road 829546
 122 Fakenham Road 829889
 Fakenham Road 829309
 Highfield 821913
 Station Road 829300
 46, Station Road 829885
 Station Road 829213
 Station Road 829213
 Station Road 829310
 Langor Bridge 829252
 Bridge Farm 829219
 Westwood Farm 829221
 Highfield Farm 829249
 Heathlands Farm, Sennowe Pk. 829254
 Testerton Hall Farm

Copy 'Flyer' delivered to
all houses in the Parish
9-07-17

Ryburgh Neighbourhood Development Plan



Our opportunity to shape the way our village will evolve over the next 20 years. Everyone who lives, works or has an interest in the village is invited to have their say. There will be a

Public Meeting

Wednesday 12 July

6.30 pm

Great Ryburgh Memorial Hall

- To tell us about the NDP, what it is for and why it is being created
- To tell us how we can put forward our thoughts and ideas
- To stimulate our thinking about what we might have views on
- To learn how we can join the team to help in a variety of ways to collect and collate information and ideas for the NDP

**Everyone who has an interest in
Great or Little Ryburgh is encouraged to attend**

The NDP meeting is not directly connected to the development proposal to be put forward by Crisp Maltings on Thursday 13 July, but it may be a way to influence similar planning applications in the future. We are all encouraged to go to the Maltings presentation to hear what their ideas are and how they might affect us.

**RYBURGH NEIGHBOURHOOD DEVELOPMENT
PLAN
WORKING GROUP REPORT TO THE PARISH
COUNCIL 11 JULY 2017**

The NDP Working Group has been preparing for their public meeting tomorrow evening.

The event has been advertised on the RVAG e-mail newsletter with a subsequent reminder to all their readers. Other village groups such as the Wildlife Group and the WI have been asked to inform their members and it has certainly been promulgated by the Wildlife Group. Flyers have been put through letterboxes throughout Great and Little Ryburgh, with more in the shop for customers, and signs have been put up on the main approach roads to the village. So, I am hopeful that we will get a few people to attend.

The aim of the meeting will be to stimulate thoughts and ideas and to tell members of the community how they will be able to put their ideas forward for consideration in the NDP. I am concerned by feedback that was received when fliers were put around the village. There seems to be a groundswell of opinion that this is being run by the "Stop the Maltings" cabal and that it is really about raising objections to the Maltings planning application. I will stress, to those who attend, that this is a Parish Council initiative looking across the next 20 years. I will ask everyone who is going to the Maltings presentation to go with an open mind, in the hope that the village can work with the Maltings for mutual benefit.

I will introduce the meeting and tell everyone about the NDP, the process for creating it and how everyone can have their say. Then some of the WG members will say a few words about some of the things that people might want to consider when thinking about what they might want to put forward.

Hopefully, we will stimulate the thought processes. Then we will take questions from the floor. After that we will break up and individuals can speak to the Working Group leads on the various subject areas. Mark Thompson, the advisor from Small Fish will be in attendance to help if there are any

technical questions about the process. I will not be available after the meeting as I have to drive down to London after the meeting, in order to be there for 0800 hrs the following morning.

We hope that we will receive a flood of input following the meeting. If we do, great, but if we don't we will have to think again about how we engage the members of the community.

On the assumption that we do get lots of feedback, we will spend July and August collating it and we plan to have another public meeting in September or October to feed back to the village and solicit more ideas from them.

I have drafted terms of reference, which I have passed to Suzanne, although she probably hasn't had time to read them yet as I only sent them today. I hope there is nothing contentious in there and that you can either approve them or amend them as you see fit, in order to formalise our relationship.

A. Purkey

Note of the public meeting held at the Memorial Hall on 12 July 2017 at 6:30 PM

The meeting was held to introduce to the village the concept of a neighbourhood development plan. Andrew Purdy addressed the meeting and explained the place of an NDP within the planning structure. The remainder of Andrews address can be found in his draft address to be found amongst emails sent prior to the meeting. Members of the working group then gave details of the existing businesses/environment/infrastructure/housing and there were plans set up around the hall to illustrate their statements. The hall was then asked for any questions that might arise. Mark Thompson from Small Fish was available to deal with technical questions.

Some 87 members of the public attended and stayed after the meeting for tea and biscuits and general discussion. The public completed a clipboard that was passed around the meeting giving name, address and contact details. The public were also provided with a leaflet giving details of how their contribution towards the plan could be submitted. It was made very clear by the speakers that the plan would be the consensus of the villages proposals and not the proposals of the working committee. It was stressed and appeared to be well understood that the public should submit their ideas and aspirations for the future of the village over the next 20 years as soon as they have been able to give it due consideration.

The Malting proposals, the subject of tomorrow's public exhibition, was raised and the meeting was advised that although it was no more than a proposal at this stage it could not be ignored in the submissions and it should be addressed. The responses would give the PC an insight into the opinion of the Village about the proposals. If a submission is made on the proposals to Bidwells, following the Public Exhibition then it

would also be helpful for a copy to be provided to the Working Group.

Andrew explained that there are surgeries planned when villagers could discuss their views with members of the working group the first of which is on 26 July from 6.30 pm to 8pm. The NDP would also have a stall at the dog show which will be held on the village field this Sunday.

Name	Tel No/email	Address
Morgan Williams	[REDACTED]	[REDACTED]
Stephen Sayer	[REDACTED]	[REDACTED]
Judrey Buxton	[REDACTED]	[REDACTED]
High Claire Lanham	[REDACTED]	[REDACTED]
Clive & Jenny Horsfield	[REDACTED]	[REDACTED]
Steve, Suzanne & Samuel Busby	[REDACTED]	[REDACTED]

Ryburgh Village Amenity Group @ gmail.com

Maisie & Hedley CLIFF	[REDACTED]	[REDACTED]
JOAN + ALEX INNES	[REDACTED]	[REDACTED]
Jo Thompson	[REDACTED]	[REDACTED]
Kathryn Woodley	[REDACTED]	[REDACTED]
Richard Laid	[REDACTED]	[REDACTED] Postnet
B. HUGHES	[REDACTED]	[REDACTED]
A Fairfax	[REDACTED]	[REDACTED]
Carol Innes	[REDACTED]	[REDACTED]
ANNE PRENTIS	[REDACTED]	[REDACTED]
Jewella Purdy	[REDACTED]	[REDACTED] Hill Po
Maxine Walker	[REDACTED]	[REDACTED]
NORMAN WINCH	[REDACTED]	[REDACTED]
SUSAN HUNT	[REDACTED]	[REDACTED]
SARAH & NEIL BUCK	[REDACTED]	[REDACTED]
SARAH + KEVIN LEVY	[REDACTED]	[REDACTED]
HARRY PENTON	[REDACTED]	[REDACTED]
Edward & Fiona Barnard	[REDACTED]	[REDACTED]
NICK ROBINSON	[REDACTED]	[REDACTED]
DIANNE PACHER	[REDACTED]	[REDACTED]
DI CAMIDGE	[REDACTED]	[REDACTED]
EA COOK	[REDACTED]	[REDACTED]
Alan & Mary Gardner	[REDACTED]	[REDACTED]
JANE RICE	[REDACTED]	[REDACTED]
Dick & Sue Baird	[REDACTED]	[REDACTED]

Name

Phone No / e mail

Address

Paul Watling

~~Paul Watling~~ ~~1234567890~~ ~~1234567890 Rd~~

Earl and Jane Fisher

~~Earl and Jane Fisher~~ ~~1234567890~~ ~~1234567890 Rd~~

Roger Ward

~~Roger Ward~~ ~~1234567890~~ ~~1234567890 Rd~~

DAVID PAYER

~~DAVID PAYER~~ ~~1234567890~~ ~~1234567890 Rd~~

Kate Young

~~Kate Young~~ ~~1234567890~~ ~~1234567890 Rd~~

Audley Mitchell

~~Audley Mitchell~~ ~~1234567890~~ ~~1234567890 Rd~~

Rebecca Champion

~~Rebecca Champion~~ ~~1234567890~~ ~~1234567890 Rd~~

Bonny Wilson

~~Bonny Wilson~~ ~~1234567890~~ ~~1234567890 Rd~~

Heather Kerr

~~Heather Kerr~~ ~~1234567890~~ ~~1234567890 Rd~~

Susie & Chas

~~Susie & Chas~~ ~~1234567890~~ ~~1234567890 Rd~~

Amy + Lewis Bray

~~Amy + Lewis Bray~~ ~~1234567890~~ ~~1234567890 Rd~~

SARAH MCGRAW

~~SARAH MCGRAW~~ ~~1234567890~~ ~~1234567890 Rd~~

HAVIS LEWIS

~~HAVIS LEWIS~~ ~~1234567890~~ ~~1234567890 Rd~~

Dail Skermon

~~Dail Skermon~~ ~~1234567890~~ ~~1234567890 Rd~~

Paul + Sylvia Bradford

~~Paul + Sylvia Bradford~~ ~~1234567890~~ ~~1234567890 Rd~~

Justin Kirkland

~~Justin Kirkland~~ ~~1234567890~~ ~~1234567890 Rd~~

HEATHER MASSON

~~HEATHER MASSON~~ ~~1234567890~~ ~~1234567890 Rd~~

Alison Henry

~~Alison Henry~~ ~~1234567890~~ ~~1234567890 Rd~~

Peter Taylor

~~Peter Taylor~~ ~~1234567890~~ ~~1234567890 Rd~~

Sue McFit

~~Sue McFit~~ ~~1234567890~~ ~~1234567890 Rd~~

Zoe Tebbutt

~~Zoe Tebbutt~~ ~~1234567890~~ ~~1234567890 Rd~~

Dorothy Kenny

~~Dorothy Kenny~~ ~~1234567890~~ ~~1234567890 Rd~~

DARUK BUNTING

~~DARUK BUNTING~~ ~~1234567890~~ ~~1234567890 Rd~~

STEPHEN HIGGINS

~~STEPHEN HIGGINS~~ ~~1234567890~~ ~~1234567890 Rd~~

NATASHA FERGUSON

~~NATASHA FERGUSON~~ ~~1234567890~~ ~~1234567890 Rd~~

Glanur Kerr

~~Glanur Kerr~~ ~~1234567890~~ ~~1234567890 Rd~~

John & Sylvia Pollock

~~John & Sylvia Pollock~~ ~~1234567890~~ ~~1234567890 Rd~~

Debra & Elaine Bennett

[REDACTED]

[REDACTED]

Madeline Fuller

[REDACTED]

[REDACTED] Co

Dave Dalton

[REDACTED] net

Nick Parsons

[REDACTED]

[REDACTED]

TERRY HAWES

[REDACTED]

RUTH & KEITH PATERSON

[REDACTED]

[REDACTED]

KAREN STOKES

[REDACTED] (AKENALAND)

PATRICK GUMPERTZ

[REDACTED]

PAT HOTSTON, pet

[REDACTED]

PAY DORLING

[REDACTED] " "

NEIL & ROMA DANDY

[REDACTED]

[REDACTED]

Public Meeting 12-07-17



Note of activity at the booth at the Village field dog show on 16 July 2017

Mike Rundle manned a tent/booth at the Village field from 11 o'clock to 2:45 PM when the village dog show was taking place. The booth had a banner reading "Ryburgh Neighbourhood Development Plan", and attracted perhaps 20 persons over the course of the a dog show. Some of these were from Fakenham and other villages outside the neighbourhood area. Everyone who showed interest already knew of the Maltings plan for a new road, factory development and housing because the Maltings had had their consultation for the public the previous Thursday.

There was general agreement that taking the heavy traffic out of the village was a good step forward. There was concern over sewage from 75 new houses. There was concern that 75 new houses would be more than the village could comfortably accommodate without a new school and better medical services. There was support for the amenity land surrounding the housing to be re-positioned between the existing housing and the new houses. There was concern at the volume of traffic that would be generated from 75 new houses.

There was support for the protection of the village bridge as an ancient and iconic feature and for the protection of the landscape as you approach the bridge coming into the village from the Fakenham end.

Document 7

RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN
SUBMISSIONS RECEIVED

Serial	Date received	Submission Medium	From	Submission
1	19/07/17	Written hard copy in box in Shop	Eamonn Fisher	Area set aside for responsible dog walkers so as dogs can be let off lead Riverside walk in village Restriction on growth of village (having just moved from a village that has been swamped by new houses its not always for the best as you tend to lose the community spirit and friendliness)
2	19/07/17	Written hard copy in box in Shop	W O'Connor	Opposed to further expansion of the maltings and residential housing in the village
3	19/07/17	Written hard copy in box in Shop	Hazel Holmes	New housing to have some with dedicated "granny annex" so elderly are able to live with their families but still have their own space Reinstate bus service to Norwich to run through village
4	19/07/17	written hard copy in box in Shop	Mr H Plattin	Homes for first time buys and much better bus service
5	19/07/17	written hard copy in box in Shop	Terry and Ann Hawes	<u>Footpath/Cycleways</u> 1. In order to develop a closer link between Little and Great Ryburgh make a direct footpath/cycleway between the centre of both villages thus making the distance between them shorter and avoiding having to go along the roads. Add Footbridge over the river if needed. 2. Extend this path/cycleway to Langor Bridge giving access to other routes. 3. Create an off-road footpath/cycleway between Ryburgh and Hempton/Fakenham. 4. Create a usable circular walk around the Fuel Allotments. 5. Increase access to the countryside within the parish. Sennow offers very little access to walkers compared to similar estates. Most of these ideas could make use of the disused railway line. Perhaps local farm machinery could assist in their construction.
				<u>Businesses within Ryburgh</u> Create a forum for Businesses within Little and Great Ryburgh. This might redress the loneliness of the "long distance business person" and provide a coherent voice of their needs re matters such as mobile phone reception, etc. as well as providing mutual support. Terry happy to help build and run this if the idea appealed.
				<u>Sports/Social</u> Build on the great work done by the current playing field committee. Upgrade/Rebuild the pavilion on the playing field to create a club house and use this as a hub for state-of-the-art social and activity based purposes. - Incorporate into the plan 2 hard tennis courts so that a tennis club could have the benefits of the Lawn Tennis Association membership. The nearest courts at Fakenham are far from ideal so this might encourage outsiders into the village to the benefit of local businesses. -Sports/Social Build on the great work done by the current playing field committee. Upgrade/Rebuild the pavilion on the playing field to create a club house and use this as a hub for state-of-the-art social and activity based purposes. - Incorporate into the plan 2 hard tennis courts so that a tennis club could have the benefits of the Lawn Tennis Association membership. The nearest courts at Fakenham are far from ideal so this might encourage outsiders into the village to the benefit of local businesses. - Alongside this have a bowling green and Petang strip. This has proved very popular elsewhere and attractive for an ageing population. - Any major developer within the village should be encouraged to provide the above as part of agreement for development. - The footpath/cycleway mentioned above should enable Little Ryburgh residents to make full use of the proposed facilities. - Increase parking capacity to accommodate. - Use the new pavilion to promote interaction between generations and community spirit. - Promote the motto "No-one ever needs to feel lonely in Ryburgh".
6	22/07/17	e-mail	Mike Rundle	Landscape Policies that establish a development boundary to the village beyond which development will not extend into the countryside. Policies that identify those parts of the countryside that are iconic to the Ryburgh landscape such as particular woods, hedges and open fields and to make provision for their protection. Policies to address the visual impact of the industrial facilities in the village which presently detract from the beauty of the countryside in height and bulk, in any future development. Quiet Policies to make provision for the suppression of noise of a level that affects the comfort of residents, in any future development. Absence of Light Pollution To make provision for no light pollution in any future development other than essential lighting. Traffic Safety To make provision in any future development to ensure that the traffic using the road through the village is consistent with the use of the road by the inhabitants of the village. Future Development of the Village Policies to identify sites within the development boundary for the building of houses to be consistent with the demographics of the village and its historic level of requirement, but not so many as to destroy the essential nature of Ryburgh as a rural settlement.

7	22/07/17	e-mail	Jane Rundle	<ol style="list-style-type: none"> 1. To work with the highways department to rid the centre of the village of all heavy traffic to stop the village being used as a rat run, and to encourage traffic calming measures. 2. Any future housing should be planned on an attractive site, be environmentally ground breaking . I suggest self build sites, up Westward lane on the Glebe land, 3. To work with local industry to provide green energy for the village in the form of wind turbines to provide the village with free energy, this would in some part allay the loss of capital value of the houses due to the exponential expansion of the Maltings. 4. To provide a fenced area for dogs (as North Elmham have) if a farmer could be encouraged to provide the land, they could perhaps charge a membership fee for the 'dog club' happy dogs, happy society. 5. To work towards opening a cycle route to Fakenham, (healthy citizens, healthy community) 6. To work with the local landowners to open up walking paths through hopefully Sennowe estate, and through to Pensthorpe. A Riverside walk would be a real amenity. 7. Tennis courts on the playing field. 8. A new village hall on the playing field, if Crisp is going to knock down our old one, well at least in a position of our choice, and not in a position of their choice. 9. Most important of all to retain the beautiful setting of the village, the cleanliness of the River Wensum, the ancient church and surrounding areas known to be inhabited by Saxons, It is a beautifully set village, and if we are not careful it will be subsumed by the Maltings factory whose proposed development is in my opinion our of all scale to its current site.
8	22/07/17	Written hard copy in box in Shop	Tony & Gill Waldron	<ol style="list-style-type: none"> 1. Extend the facilities of the village hall for a more versatile and flexible use 2. Encourage moderate growth of housing especially suitable for young people and families. This would sustain the life of te village and its amenities. 3. Reduce as far as possible, the lorry traffic through the village.
9	22/07/17	Written hard copy in box in Shop	Jane Fisher	<p>Make a riverside walk in village Doctors surgery/dentist (part time maybe) Make the common more accessible year round Extra traffic (cars &lorries) going to Fakenham via Dereham Rd are too plentiful for small raods. If extra houses go ahead then school will be needed and viable. Better broadband more fibre desperately needed.</p>
10	24/07/17	Written hard copy in box in Shop	Ruth and Keith Paterson	<ol style="list-style-type: none"> 1. We need a direct path to Little Ryburgh so that LR people can enjoy all the amenities in Great Ryburgh. 2. The playing field could do with a new sports pavilion 3. There will be an impact on the schooling with the increase in population. Could we have our own school? 4. We need a cycle track to Fakenham to take us away from all the lorries and other traffic, plus it isn't very far to Fakenham as teh crow flies, but it is a long way round by road. <p>A 20mph speed limit through the village - then perhaps people on the "rat-run" from teh Dereham Rd to the Norwich Rd, and vice-versa, might achieve 30 mph rather than 40+mph most of them enter the village at, and in some cases they drive all the way through at that speed!</p>
11	24/07/17	Written hard copy in box in Shop	Dianne Greenbank	<p>What representation does the village have on the Crisp development board - is it a representative from the Parish Council? - or a lay man. Could a professional representative assist in the future development? Playing Field - very selfishly! - if the number of children using the swings/slides etc increases with development, could the apparatus be moved away from teh houses? If not, the noise will be unbearable.</p>
12	24/07/17	Written hard copy in box in Shop	Dick Greenbank	<p>Any neighbourhood development plan is subject to Crisp's/Persimmons plan. Surely that is so! The new C.P. group influences too much by it's [sic] physical position, i.e. the centre of the village as seen in the aerial view map. High density housing with the likelihood of 150 cars 200 children. Increased activity of these, increased buses through the village and other ancillary reaction. Our country village will become an urban commuity. This reaction by the developers is in response to the national demand for more housing. There is no statement in detail, or in plan form over the whole country to justify it. High density housing will discourage a family developpe individual businesses and franchises. The power of the C.P. would not want this! If they start this expansion, in time, they will want more. Don't be fooled by "sweeteners". New Community centre, more trees, monetary support for this or that!</p>
13	24/07/17	Written hard copy in box in Shop	Steve Bushby	<p>Health and well being strategy. That encourages physical activity to include</p> <ul style="list-style-type: none"> - Enhancement of the existing playing field working with the committee/trustees - Interaction with nature by connecting existing footpaths and creating new - Encourage development of wildflower meadows with community involvement - Community tree planting - Creating cycle routes - Repair/renew all pavements to make them fit for purpose and accessible to all <p>See attached map.</p> <ol style="list-style-type: none"> 1. Improve access to Ryburgh Common create cycle path/footpath to Fakenham 2. With landowners permission create circular footpath from a to b that extends existing routes along West Wood Lane 3. With Landowners permission allow access along track particularly for cyclists as c is not always accessible by bicycle 4. With landowners permission create riverside walk and if possible d connect Little Ryburgh via Platten's Piece that would create a circular walk back to the River Wensum or connect to the existing footpath to Stibbard. <p>With landowners permission create a footpath to the A1067 to remove pedestrians from the road who have used the bus service from Stibbard crossroads.</p>
14	25/07/17	Written hard copy in box in Shop	Dorothy Kenny	<p>put a weight limit on the Bridge which would stop lorries coming into Ryburgh from Stibbard x roads end. Footpath from Lt Ryburgh to Great Ryburgh walk and cycle way from Gt Ryburgh to Fakenham</p>

15	30/07/17	e-mail via website	Matthew and Zoe Tebbutt	<p>Walking and cycling connections to Fakenham should be a priority. The village is on the route of the national cycle network yet it is a shame that there isn't an attractive route for local people to use on a day to day basis without threat of HGV traffic. Travelling more directly into Fakenham via the old railway line and / or Highfield Lane would be more attractive. We recognise that a bus service to Norwich through the village is unlikely given current population size, however a facility to allow people to cycle or walk up to the Fakenham Road safely, possibly a facility to then store a bike in the vicinity to save taking it on the bus, may be beneficial. A number of the local recreational walking routes are permissive and may not be available for public use in the future. Any development that may come forward in Ryburgh should contribute to the PRoW network where feasible, and provide public open space. Areas for dog walking / where residents would be able to let their dog off the lead would be beneficial. We understand why dogs aren't allowed on the recreation ground, however a fenced open area, which could be off an existing walking route could be beneficial. The natural environment in and around Great Ryburgh should be considered of high importance. The River Wensum is a European designated site and the common contributes to this green corridor. The former railway is also an important ecological corridor, as is Common Lane to name a few. Ecological connectivity through the village and connecting back into the river corridor should be considered in the development plan. One of the key landscape views which we believe should be protected is when driving down into the valley from the A1067. We are concerned about the cumulative visual impact of the potential expansion of the maltings on views coming into the village from the west and rural recreation routes such as from Highfield Lane.</p>
				<p>We believe that the NDP should take account of key views and seek any new development to respond to landscape context and local vernacular, perhaps highlighting some key attributes of the village in any design orientated policies e.g. flint and red brick cottages. The village amenities such as village shop, pub, butchers and fish and chip shop are excellent assets and these should be supported in any way possible through the plan. Local businesses are also important and we were surprised by the number of people we have met who work from home or who have set up business in the village, e.g. Forces Fitness. Until attending the NDP meeting we were unaware that there were allotments in the village, perhaps the profile of this community asset could be raised and supported through the plan in some way?</p>
16	03/08/17	Written hard copy in box in Shop	Fenella Purdy	<ul style="list-style-type: none"> - Fewer lorries through the village - ideally make a new access for heavy traffic to the maltings via Langor Bridge - More dog walking paths - access to the river with a river path - Cycle route to Fakenham - Tennis courts <p>Village Hub - possible expansion of the village shop to have space for coffee mornings/group meetings/cafe</p> <ul style="list-style-type: none"> - Weeds to be cleared regularly from pavements and gutters
17	09/08/17	e-mail	Neil and Roma Dandy	<p>1. Utilities:</p> <ul style="list-style-type: none"> - Upgrade bus service - Transport support for elderly residents - Reliable IT/ mobile phone connectivity for social and SME's <p>2. Services:</p> <ul style="list-style-type: none"> - Schooling 4-11 year olds - GP Service in village - Police Support in village - Encourage Church involvement with village life <p>3. Sustainability:</p> <ul style="list-style-type: none"> - ID local wildlife status - Develop and Drive a sustainability programme <p>4. Safety:</p> <ul style="list-style-type: none"> - Bridge condition survey - Traffic size and active speed control - Village area refuse disposal programme <p>5. Leisure:</p> <ul style="list-style-type: none"> - Safe river walk routes - Safe cycle routes - Footpaths/bridleways in the village and beyond - Support for village pub and shop - Plan to increase use of playing field and pavilion - Agree a Social Liaison Plan with neighbouring villages - Community Centre support plan <p>6. General:</p>
18	11/08/17	Written hard copy in box in Shop	Pat George	<p>I would like to see a designated cycle way safe for walkers and bicycles to go in either direction east and west. This would enable people to leave their cars at home and cycle to Fakenham without the danger of an overly busy country road with hazardous 40-tonne lorries and overly large wheeled tractors bouncing towards you out of control, the driver, one hand on the wheel and one using a CB Radio. It is time to move forward and allow the fillagers freedom to use the route safely.</p>
19	29/07/17	Written hard copy in box in Shop	David Sayer	<p>This is not so much an idea but more of a concern about the development proposed by CMG. I was advised by a CMG employee at their presentation that the new access road would carry not only CMG vehicles but also third party lorries delivering grain from the west of the village. However, it transpires that CMG have stated that only their vehicles will use this road. The cost benefit analysis of such a proposal leaves one doubting the real motive(s) behind this development.</p> <p>The road running through Ryburgh is dangerous for pedestrians with inadequate footpaths resulting in pedestrians having to be ultra cautious when lorries approach. This will be further exacerbated with the potential upsurge in cars using the road.</p> <p>I therefore propose that Planning/Highways insist upon CMG instructing all third party lorries approaching from the west to use the new road.</p>
20	11/08/17	Written hard copy in box in Shop	Mr Fairfax	<p>Being Norfolk born and bred, we came here to spend our retirement. For a village it is very noisy and has got worse in the twenty years we have been here. Huge lorries should never have been allowed to go through the village.</p> <p>A youth club maybe would suit our youngsters but not knowing how many young people there are as none were at the meeting it is difficult to say.</p>

21	13/08/17	e-mail via gmail	Edward and Fiona Barnaby	<p>Although Ryburgh is, typically, a long village street, it does have a fairly obvious sense of community focussed along the main street.</p> <p>The village will inevitably expand over the next two decades. The Matings will develop further whether for the good of the community or not. Planned housing development of the scale proposed by Crisp will also be needed. Our main concerns are the following:</p> <ol style="list-style-type: none"> 1. Any housing development needs to be sensitively planned to integrate into the existing fabric of the community. The outline proposal offered by Crisp is an example of how not to do it. This has just been drafted as a means of providing houses without any thought of integration. I hope that the development group will be able to influence and improve future proposals. 2. Transport and traffic management will need careful thought. There is potential for much improved public transport links. There is a very good service between Norwich and Fakenham but a simple diversion of, say an hourly bus, through the village would surely be economically reasonable. The Fakenham - Dereham service is woefully inadequate and would also be worth improving. <p>The village street needs to be made safer for pedestrians: It is heavily used and not just by dog-walkers. The proposed lorry diversion will help but pavements need to be wider in many places and heavy vehicles negotiating the Blue Boar corner are a major problem needing to be tackled.</p>
22	15/08/17	e-mail via gmail	Maxine Walker	<p>My anonymous view would be to build NO houses.</p> <p>I like the village the way it is!</p>
23	17/08/17	e-mail via gmail	Kate Young	<p>Things I value about Ryburgh as a place to live, that I would like to see safeguarded for future generations:</p> <p>In no particular order...</p> <ol style="list-style-type: none"> 1. Village shop and associated services and activities that enhance life in the village (post office, dry cleaning provision, carols and raffles hampers at Christmas time etc) 2. Playing field open space and children's play equipment 3. Planted wildlife area in playing field 4. Bus service to Fakenham 5. Free bus service to Stibbard Primary School 6. Village Hall 7. Countryside and wealth of flora and fauna 8. Mains Gas connection (in relation to other comparable sized villages) 9. Wifi connection (in relation to other comparable sized villages) 10. Good conditions of roads in snowy icy weather (I. E roads are treated to secure lorry access) 12. Church and associated activities that enhance life in the village 13. Emailed village newsletter 14. Delivery of The Upper Wensum Diary parish magazine 15. Dog Show 16. Children's Easter Egg hunt on playing field 17. Yard Sale 18. Village Show 19. Fish and chip shop 20. Blue boar pub and restaurant 21. Mill House care home
				<p>What I might like to see improved or introduced to the village in the foreseeable future (the next 20 years) to benefit the community:</p> <p>In no particular order...</p> <ol style="list-style-type: none"> 1. Speed calming/traffic humps/reduction in speed limit in village 2. No lorry access through the village (or at least no lorry access over bridge) 3. Increased bus services and transport links and frequency of services to surrounding villages and towns 4. More children's play equipment and play equipment for older children and teenagers in playing field 5. Toilet and baby change provision on playing field 6. Baby change facilities in village shop 7. Expansion of provision of items for sale in village shop 8. Wider pavements to safeguard pedestrians, especially children 9. Better provision of sports equipment/facilities in village eg tennis courts, swimming pool, indoor gym equipment for all ages 10. More provision of safe areas to ride push bikes 11. Expansion of existing childcare/preschool nursery provision especially in light of proposed new housing development 12. Activities, advice and support provided from within a community hub aimed at supporting young families with preschool, primary and secondary age children 13. Activities, advice and support provided from within a community hub aimed at supporting older (eg 65+) years within the village who may or may not have mental health issues I E. forms of dementia, Alzheimers, Parkinsons etc 14. Provision for hairdressing, beauty therapy treatments, massage, reflexology treatments etc to be available within the village
				<ol style="list-style-type: none"> 15. After school club and holiday club activity provision for both primary and secondary school age children 16. Sports teams (football, rugby, cricket) to be re-established 17. Summer fetes to be organised 18. Increased library van visits linked to the Community hub so people can stay and socialise and read 19. Community hub making possible a drop in centre where nurses, health visitors and other health care practitoners can be based 20. Tea room/coffee shop facilities
				<p>Some of these things I have previously mentioned to Andrew and I have also spoken in some detail to Mike at the dog show. I also mentioned to Mike that I am happy to support and be involved with the working party if my time and efforts could be useful. (Not least to even up the gender imbalance!)</p> <p>Both Andrew and Mike know about my intentions to establish a Community Hub which would operate as a Charitable Incorporated Organisation. I am actively recruiting trustees for the charity's board of trustees and we are almost in a position to register the charity. I am hoping to be able to do this in by October at the very latest. On the 3rd August i made a proposal to the Playing Field Committee about remodelling the existing pavillion on the playing field in order to establish the Community Hub in Great Ryburgh. I am waiting for their feedback.</p> <p>I am happy to share more of my ideas and current position with the Ryburgh Neighbourhood Plan Working Group at any time. As the charity will be a community driven venture- my intention is that it will be an organisation that is solely for the benefit of the community and staffed, managed and led by members of the local community, I anticipate a close working relationship and plenty of dialogue between us and the RNPWG can only benefit everyone involved.</p>

24	19/08/17	Written hard copy in box in Shop	Peter and Sue Roe	<p>With more traffic expected in the village both from new houses and increased production by the Maltings, the following are important (not managed at present)</p> <ul style="list-style-type: none"> - Home owners to cut back hedges and trees to expose the full width of pavements. - Prevent cars parking on pavement for the same reason. - With the new road all traffic for the Maltings should use it. New homes = more children on the pavements and safety issues
25	21/08/17	Written hard copy in box in Shop	Pam Dorling and Pat Hotston	<p>1. Improvements to the Public Transport System in the Village</p> <ol style="list-style-type: none"> a) Dial-a-Ride or similar scheme to complement the existing Taxi Scheme, as taxis are used on a regular basis for the School Run and are generally not available at those times of day. b. Improved links from the village to access the X29 King's Lynn to Norwich bus. c. In the longer term, to liaise with the County & District councillors, MPs, the Local Business Enterprise Partnerships, Rail Companies and heritage Mid Norfolk & North Norfolk preservation railways with a view to reinstating links to the national rail network, as has been done or planned elsewhere in the UK. (The track bed is still intact south of Ryburgh). This is needed due to the poor road infrastructure locally. <p>2. Pedestrian Access to Stibbard X-Roads</p> <p>Urgent need for a path or 'Trod' from the village to Stibbard X-Road to enable residents to safely walk or cycle to access public transport to Norwich or King's Lynn for education, work or other appointments.</p> <p>3. Road Safety within the village</p> <p>A 20mph speed limit is needed from Westwood Lane through to the bridge in order to give safe access to & from the Playing Field, for children alighting from school buses, entering and leaving the Day nursery, the Memorial Hall, the Shop and the Maltings exits.</p>
				<p>4. 50mph speed limits</p> <p>A 50mph speed limit is needed on the A1067, where traffic is predicted to increase by 20% following the opening of the NDR. This speed limit should be applied to both access roads into Great Ryburgh.</p> <p>5. Playing Field</p> <p>To extend the facilities on the Playing Field by installing a MUGA (Multi Use Play Area)</p> <p>6. Church</p> <p>For St Andrews Church to become a recognised heritage centre while still retaining its role as a place of worship, ideally multi-faith.</p>
	06/09/17	Written hard copy in box in Shop		<p>Additional comments made in a second submission</p> <p>7. We suggest use of Parish Church as a Heritage Centre and communal use. Also meant to say that it is urgent that part of the church Glebe land next to the church be converted to a permanent car park for use of cars visiting activities in the Church. Mill Road is not suitable for on-road parking.</p> <p>8. Weight Limit on the bridge to discourage use by large vehicles.</p> <p>9. Cycle Route No 1 comes through the village. Work with Sustrans (sustainable transport) to improve the route from Fakenham and also through Gateley where road surface is always covered by gravel and can be dangerous.</p>
26	19/08/17	e-mail via gmail	J and S Pollock	<p>We don't think any of the current small scale proposals are likely to change the character of either Ryburgh, nor do we think the Crisp proposal will—they'll just make the place bigger.</p> <p>In which latter case it'll be a matter of adaptation and containment. No one can deny that there's a dire need for more residential accommodation—of the right sort and affordability.</p> <p>Whatever CMG say, there'll be more traffic—cars, and especially lorries. There'll be more pedestrians, too. The footways (pavements) are scarcely adequate for current loading. They are non-continuous, they slope towards the road, they're narrow, the surfaces are in many places damaged. They are obstructed by overhanging hedges in several places, and too often cars parked partly on them constitute hazards.</p> <p>The bridge—which may have some original medieval parts—will continue to suffer.</p> <p>Both these points (footways and bridge) suggest some changes to traffic control.</p> <p>On the good side, more people should mean more participants in various village clubs, societies—more customers for the shop,—and would there not be a bit more money from the council ?</p> <p>And can the owner of the forbidding black wall at the western end of Fakenham Rd be encouraged to comply promptly with the council's requirement to remove it ?</p> <p>If nothing else, can the Blue Boar fly the Union Flag the right way up ?</p>
27	20/08/17	e-mail via gmail	J and S Pollock	<p>Further to our email the other day, it occurs to us that the local plan might possibly incorporate the recently uncovered Saxon graveyard in some way.</p> <p>Although sticking a fork in almost anywhere in East Anglia will reveal something ancient, this latest revelation does seem fairly important, and may prompt further exploration in the immediate area. We remember some talk of such a development at the public meeting when the discovery went public.</p> <p>Reckon them old Saxons drank beer—why not get CMG to put up a plaque (or more) about the burial ground ?</p>

28	21/08/17	e-mail via gmail	Jenny Lonsdale	<ul style="list-style-type: none"> · Well timetabled regular bus service so villagers are able to travel to Dereham and Fakenham, arriving early enough to start a days work and travel home at the end of the day. This would likely be to enable 8.30/9am start and finish around 5pm but could be part of a consultation to establish the most useful timetable) Bus times also match up with buses to Kings Lynn and Norwich, including train services from these two cities. Would provide greater employment opportunities for residents who do not have cars and reduce traffic movements through the village. A reliable bus service during the day would also help those without cars and reduce car movements. Electric buses would be preferable. · The playing field is protected in perpetuity as an important amenity for the village with opportunities for a variety of sports and activities expanded, along with enabling children and adults alike to use the field for their own fun and fitness (mental and physical). It must be protected as a green field space from housing and business developments. · A thriving village shop and post office continues, acting as a village hub and providing a range of good services for villagers so there is less of a need to travel to Fakenham. · The church continues as a place of worship but also as a respectful amenity for the village, and an important historic building to which villagers feel engaged and proud of. · Thriving village pub. · The Memorial Hall continues as an active amenity for the village. · Housing and its development for should be carefully managed: <ul style="list-style-type: none"> o filling in existing spaces; o providing good affordable homes for those that need them; o reducing the number of second homes that stand empty for much of the time and therefore contribute little to the village life, and take houses that could be used by full time residents; o ensuring all new builds include solar panels/renewable energy production technology, effective insulation and environmentally and carbon friendly materials;
				<ul style="list-style-type: none"> · Any building development for housing or business that must be subject to rigorous and effective environmental and social impacts assessments to ensure they do not damage the fragile and important ecosystems in the village area including but not only the River Wensum, and do not have a detrimental impact on village life including from noise, light, traffic and pollution. Large housing/business developments should be opposed. The village should resist being turned into a housing and industrial extension of Fakenham. · Effective and active opposition to fracking in the village area. · Superior mobile phone coverage, fast broadband and whatever new communications technologies develop in the future so that villagers can work from home and/or communicate effectively; · Possible use of Mill House or the pub (or other location) for at least weekly doctors surgeries. A pick up and drop home service for those who cannot walk or drive to the surgery developed. · Adequate social services are provided for elderly, infirm and vulnerable residents including social care. This should include mental health services. Service plans should aim at enabling people to remain in their own homes but if their needs are too great, that there is affordable residential/nursing home facilities in the village so that people can remain in Ryburgh. · Actions to reduce the carbon footprint of the village; · Actions to eliminate the sale and consumption of single use plastics in the village so that Great Ryburgh can set an example for others by publically being a leader in tackling this global problems. Plastics reduction could start with the village shop, pub, Memorial Hall and village events. · The Fuel Allotment continues to be carefully managed as it is a very important ecosystem and must not be turned into a country park as it is not suitable for such a purpose. Pensthorpe provides carefully managed access to the river for the public enjoyment. · Villagers work with farmers to improve farming practice so that soil loss is mitigated and habitats for plant and animal wildlife is maintained, especially for pollinators, so that Ryburgh and its local farmers are actively contributing to tackling the loss of biodiversity and ensuring a future for generations to come. · Free travel for all children, including 6th form, is provided to and from Fakenham Academy and Stibbard
29	29/08/17	Written hard copy in box in Shop	B Hughes	<p>As newcomers to the village we would find a more frequent bus service useful, especially a local bus to serve Fakenham Medical Centre. The footpaths are very slopping an narrow in places, and many villagers walk in the road, which is not ideal with all the HG vehicles passing on the footpaths.</p> <p>We like the friendliness of most villagers and would not like the quality of life here, to be spoilt by extra development for the size of the village an spoil the community spirit.</p>
30	25/08/17	Visit by Mike Rundle	Andy James	I would like to see housing development in Ryburgh proceed at a natural rate sufficient to provide the houses needed for the community to grow. I would expect the sites to be found by infilling, as has been the case in recent years. Gradual growth will avoid the difficulties caused by large developments such as is proposed by CMG of 75 new houses. For instance the strain on the existing infrastructure of roads and parking and the disturbance to the existing community structure
31	01/09/17	e-mail	Stephen Higgins	<p>Better street lighting and more dog litter bins.</p> <p>Access to the Maltings, as planned, so that lorries do not enter the village from the Norwich Road at all and coming from the Dereham Road they turn off at the edge of the village to enter via the new access road.</p> <p>Improved cell phone and 3G reception.</p> <p><i>Do you have a view upon where new houses should go in the village and how many?</i></p> <p>As one was rapidly constructed to the side of our property, and it seems more are planned for that plot, our views don't seem relevant! I do think that more houses could be good but in every case plans for further build need to be viewed on a case by case basis.</p> <p><i>Yes, but what of the 75 houses that the Maltings propose? Good or bad for the village?</i></p> <p>I would suggest largely positive providing that the village infrastructure and amenities are able to support the development.</p>
32	04/09/17	Visit	Alison Henry	<p>Pedestrian and cyclist safety. The traffic in the High Street, not just the Maltings lorries, go past 57, Fakenham Road too fast, especially at night and in the evenings. Some traffic calming measures are required.</p> <p>It is dangerous to turn left from the A1067 onto Bridge Road and down to the village. The traffic is travelling very fast at that point on the A1067. A slip road to take the Ryburgh traffic off the main carriageway would make the turning much safer.</p> <p>Walking from the village to the A1067 to take a bus to Norwich. I like to use the bus service to Norwich but to do so I must travel the mile or so from the village to the bus stop at the top of Bridge street. I don't feel safe walking that mile. There is no footpath between the Church and the A1067. We need a footpath or a cycle path from the village to the bus stop and a speed limit of 30mph along the same stretch. Alternatively, we need a bus service from the village to Norwich.</p> <p>Architecture. With the object of protecting the appearance of the village it would be appropriate to have a height restriction upon new buildings to ensure they do not disturb the current harmony that characterises the village. I also favour the protection of the existing linear character of development, and therefore favour infilling for the provision of future housing. I believe the character of Ryburgh is linear development backing onto countryside and that development of a different pattern (for instance an estate of houses) would tend towards the destruction of that character.</p>

				<p>Light and noise pollution. Any new development should be subject to restrictions to ensure there is no increase in light or noise pollution, again to protect the rural nature of the village.</p> <p>Preservation of landscape. The village is a part of the Wensum valley and as such is not a suitable location for extensive development/expansion. We should do nothing that is to the detriment of the environment, the diversity of species and the protection of wildlife.</p> <p>Access to the Countryside. There is very little access to the countryside adjoining the village, to the detriment of the health of residents - walking/cycling. More access would be desirable and a maintained footpath through the Fuel Allotment would help.</p> <p>I would also like to see a pedestrian/cycle route to Fakenham along the old railway line.</p> <p>Blue sky thinking - I should like to see the reinstatement of a railway to the village and a community garden.</p> <p>One further thought re new housing. In line with Wildlife Trust recommendations, any new housing - as well as being energy and water efficient - should have built-in roosting and nesting features, to help conserve birds such as swifts, swallows and house-martins.</p>
33	04/09/17	Visit	Daryl Bunting	<p>We don't want to see a level of development of the village that is too drastic. We recognise that the village that we have today is partly because we have the economic influence of the Maltings in the village. Nevertheless there has to be a point at which the enlargement of the Maltings becomes too great. It cannot be permitted to get out of scale with the village.</p> <p>We enjoy the village very much as it is. We presently enjoy fantastic views and we get our exercise by recreational runs through the village. We greatly value the shop and the butchers and the playing field.</p> <p>We would oppose any development that took place on a green field site.</p> <p>We would like to see more access to the countryside than is presently available.</p> <p>If the Maltings were to obtain permission to build the new access road that they propose then it should not be built so as to rejoin the road at a point adjoining our house. It should be built to run out of sight until well out of the village and rejoin the road at Testerton, opposite the turning to RBS engineers, so as to minimise the noise and disturbance it would otherwise cause.</p> <p>Getting the heavy traffic out of the village is a priority. Youngsters can't presently bike through the village to the village field because of the traffic</p>
34	04/09/17	Visit	Hannah Dunne and Eleanor Kerr	<p>The bus service to and from the village is inadequate. The buses are too infrequent. The service to Norwich is good but we don't feel safe walking or cycling up the hill from the village to the A1067 because of the traffic.</p> <p>Hannah would be discouraged to have a horse (if she rode which she doesn't) because of the level of traffic in the village. The High Street is not safe for pedestrians and cyclists and children.</p> <p>New houses required should be built on infill sites where possible but we would also support small developments of a few houses together. We would not be in favour of large scale development because we believe it would change the character of the village and damage the community.</p> <p>The features of the village that Eleanor would want to see preserved for the future would include the Wensum valley, Cherrytree Wood and its situation, The Common (Ryburgh Fuel Allotment) and its situation and the historic buildings in the village such as the Church and the Blur Boar. Hannah would like to see Planning being practiced so as to maintain and take account of the views of the community.</p> <p>Both would like to see a cycle path created along the route of the disused railway, between the village and Fakenham.</p>
35	08/09/17	e-mail	Sue Murfit	<p>Would like to see a weight limit on bridge over river.</p> <p>A speed limit imposed of 30 from Little Ryburgh corner to the river bridge, cars really speed along this stretch.</p> <p>Access to Ryburgh Common made more public knowledge.</p> <p>Railway line kept clear for walkers.</p> <p>Possibility of old railway line made open for access for walkers/cyclists direct to Fakenham</p>
36	09/09/17	Visit	Natasha and Vincent Fagan	<p>Natasha and her partner are concerned that access to the surrounding countryside is under threat. Having walked the fields beside Westwood Lane for 25 years he was recently told he should not be walking there and warned off on behalf of the landowner. They would like to see more access and in particular, a path/cycle path from the village to Fakenham via The Common.</p> <p>Traffic in the Village. Natasha thinks that Maltings lorries coming and going on the proposed new road will find it very difficult to turn into and out of the new road onto the public highway. That the new road as proposed would blight the Buntings house. That the proposed new housing development would generate yet more traffic through the village. That the persons occupying the new houses would put such pressure on public infrastructure/services that they could not cope.</p> <p>She commented that Great Ryburgh is no longer "a village" having lost that character due to the excessive traffic. They used to drive a two seater horse drawn rig down the High Street but would not do so now. Children can no longer use the street without adult supervision. Disabled scooters have no option but to drive on the highway due to the inadequacy of the pavements. It is dangerous to ride a bicycle on the High Street because of the lorries and other traffic.</p> <p>New Housing. Agricultural land should not be sacrificed for new houses. Small affordable houses are needed and sites should be provided by infilling. The wine Rack site would be suitable. Bridge Farm is a disgrace and should be refurbished.</p> <p>Planning policies should make provision for the protection of wildlife. Hedgerows should be</p>

37	20/09/17	e-mail	Hugh Lanham	<p>In my capacity representing the school. The school is at a sustainable size. One form enters every year. Practically that can only be doubled or maintained. Growth in numbers in Great Ryburgh (currently 53) displaces Fakenham children. Any increase in the numbers from Ryburgh can be accommodated BUT any subsequent drop could reduce the viability of the school for the long term if, for example, Fakenham schools had made provision from those currently coming from Fakenham which keep the numbers up and the school viable.. There is serious concern over safety of the children waiting for and dismounting buses and leaving the playing field to catch the bus. There have been some near misses.</p> <p>Personally Valued and to protect The fuel allotment - I will be conflicted by any proposal that a cycleway should go through it - I would like the cycleway but the fuel allotment and its wildlife benefits from its isolation. The archaeology and history of the village looks to be very important. I would like to see further exploration and a local history society to support it. (Not just one man!) River, valley and green spaces. The environs of this village are a fabulous treasure. Long may it be managed to respect that. There is a pretty good sense of community in Great Ryburgh. It would be good if fights with the maltings (which undoubtedly strengthened it) did not have to continue in order to maintain it. The shop is a great achievement and I hope it can survive. We retain a pub and I hope we continue to</p>
				<p>Not good enough Footpaths - not enough and many of them permissive only. Many were closed back in the 60s. Anything we can do to re-open old paths would be great. Common Lane which runs through the malting estate would be great to re-open even if (for biosecurity reasons) it would need to divert to the railway line soon after leaving the village. Our pavements are shamefully narrow. The whole maltings operation has expanded beyond the scale and infrastructure of this village Lorry traffic in particular is now unacceptable. Plans to increase any traffic levels (including cars) are not acceptable. I would prefer that growth stops but would accept other solutions that really took the traffic out of the village. Current proposals do not appear to do that. Noise is a concern esp. military aircraft and the maltings. Light pollution in the village centre is too high - mostly maltings again.</p> <p>Ambitions for the village If the village is to grow at all, a few more houses would not be unacceptable. One or two a year. Ryburgh Carnival We are close to the junction of two cycle routes one of which runs right through all the lorry traffic. Cycleways or other protection for cyclists.</p>
38	21/09/17		Nick Parsons	<p>Vision "to be a particularly attractive village in North Norfolk in which to live and work."</p> <p>The reference "to work" is a recognition of the fact that without decent levels of commercial activity in the village, Ryburgh's destiny may be to become a dormitory village like so many others.</p> <p>Three Ideas</p> <p>i) Connectivity – it is impossible to know how technology and transport will have developed by 2037. How many of us would have predicted the impact of the internet and driverless cars in 1997? However, it is probably safe to assume that there will be further IT developments which transform our domestic and working lives. It also seems clear that there will be a restriction, if not a demise in the use of fossil fuels for transport. With that in mind, I support any effort to ensure that the village has the best possible Broadband. We might consider our connectivity to neighbouring settlements. This connection is entirely by road, and roads which are not particularly attractive or safe for pedestrians. We might consider the following network connections:</p> <p>a) A footpath/cycleway to Fakenham, employing so far as is available of the old railway line. b) A footpath from Great Ryburgh to Little Ryburgh and then on to Stibbard where our school is. There is a footpath from Little Ryburgh to the A1067 and then from there to the West of Stibbard which could be used as a central portion to the footpath. c) If possible, the development of a footpath/cycle way to Colkirk. d) Public footpath along the river within our Parish. The River Wensum is a SSSI and is arguably the jewel in the crown of the village, and yet there is no entitlement as of right to walk along it. A permissive path or public right of way along the River would add greatly to the quality of life for residents and encourage visitors.</p>
				<p>ii) Business/Commerce – superficially, it might appear attractive for there to be no industry or commerce in the village, or at least nothing further. However, without some business activity, the shop, The Blue Boar, and even the Church, may be left high and dry.</p> <p>I do not think that the solution lies with Crisp Maltings. Arguably, The Maltings is already too dominant in the village. If it increases in size, whilst that might add value to a local economy it would enhance their dominance. What would be the impact then if The Maltings closed at some point in the next 20 years?</p> <p>Part of the solution may lie in encouraging small businesses into the village. I was struck by the reporting of the number of small businesses already in the village involving home working. Perhaps we should aspire to identifying high quality office accommodation to provide meeting or networking space for current and future businesses? The Community Hall is somewhat tired and could benefit from updating, or being better quality or a more flexible public space.</p> <p>iii) The Environment – the village is fortunate to have the River Wensum running through it and the SSSI status that attaches to it. There is scope and opportunity for a nature reserve through the length of the River that runs through the Parish as it would, connecting with Pensthorpe and Sennome. Habitat developments such as reed beds, scrapes and possibly alderreccr could be achieved and could bring environmental tourism to the village, as well as being an attractive feature in its own right. Eco tourism in North Norfolk is already a significant contributor to the economy and it would not need a lot of imagination to think that this benefit could spread to Ryburgh.</p>

39	22/09/17	Visit by Kate Young	Matthew Claxton	<p>Introduced</p> <ul style="list-style-type: none"> - More for children to do - More activities for children and teenagers - Develop the pavillion for sports (including toilets) - More facilities for the elderly - Introduce a community hub into the pavillion <p>Saved/Preserved</p> <ul style="list-style-type: none"> - Preservation of the playing field - Improve pavements and walking access - Better street lights
40	27/09/17	e-mail	Alex Abery	<p>I really like the fact that Great Ryburgh has a number of public facilities that I know so many other villages in the area do not have. To me the shop is the heart of the village and we often use it for purchases but mainly for the Post Office. We do not use the butchers as we are vegetarian but the fact that we have a butchers, a chip shop and a pub are qualities I value in our village.</p> <p>The park is a strange set up. It feels so cut off from the village and I know when my son was a baby we would go there but it would feel remote and more lonely than staying at home. It would be nice if the village hall and the park were together. There is a pavillion and another building that are on the park that seem derelict and I wonder if these could be brought to more use.</p> <p>I find the village hall quite depressing from the point of view that there is no green space around it, just a Maltings.</p> <p>I appreciate that the Maltings is part of the village but I do fear that it will keep getting bigger and bigger regardless of whether it is fair and acceptable to the occupants of the village. This is the main concern I have regarding the village and would probably be the only point that would eventually cause us to move. When the threat of further expansion, lorry parks and housing estates raise their heads we can always be found on rightmove looking at properties away from the village.</p> <p>I would like to see some sort of limit put in place as to what the Maltings can do. How big can it get?</p>
41	06/10/17	e-mail	Nick Young	<p>I would like to see the redevelopment of the pavilion on the playing field. Currently the building stands derelict and has done so for at least a decade. I would like to see it revived in order to be used as a modern community hub and sports pavillion/clubhouse. Ryburgh used to have thriving football and cricket teams for children and adults and without a functioning pavillion that includes toilets, shower facilities and kitchen/refreshment areas these team sports won't be able to take place. I would also like to see tennis courts, netball courts and petanque and outdoor bowls pitches created on the playing field. A fully functioning pavillion or clubhouse is necessary to enable these activities to happen. Sports activities are vital for the physical health and mental wellbeing of young and old within the village and it is a travesty that the playing field is currently so underused and almost irrelevant to such a large percentage of the village because of a lack of resources on it.</p> <p>Community hubs are being created all over the country and are vital resources that can support young and old, especially in rural communities. The pavillion would make an excellent venue for a community in hub which could provide advice activities and support for old and young within our village whilst also being used as it was originally intended.</p>
				<p>The existing children's play equipment is appropriate only for very young children-my children have pretty much outgrown it- and whilst the new exercise equipment seemed initially exciting and a good idea, I believe it is now very underused and not appealing for most children. Whenever I go to the playing field for walks, with my family or in the past to use the play equipment (at least twice a week on average) I have never seen anyone else on the field or using the play or exercise equipment which is a sorry testament to its underuse!</p> <p>I would like to see dogs be able to use the field. Who made the decision to ban dogs from the field? Was the village consulted or involved in this decision? The majority of dog owners are responsible when it comes to clearing up after their dogs so i do not agree that they be penalised because of the actions of a few.</p> <p>There is nothing for older children and teenagers to safely/productively do in the village unless they are supervised by their parents. The existing village hall, whilst steeped in historical significance, is woefully inadequate for many in the village because of its lack of outside space and baby/child friendly facilities. A community hub/sports pavillion would allow after school and holiday club activities to take place, brownies, beavers, scout groups etc, team sports and individual sports, film clubs to operate, Duke of Edinburgh groups to run, music and drama groups to run and Warhammer type societies and groups to meet.</p> <p>I am led to believe that it costs £1900 a month to cut the grass on the playing field. In my opinion this is an appallingly disproportionate cost as so little happens, which the whole community can benefit from, on the field.</p>
42	08/10/17	e-mail	Barley Wilson	<p>Building Development/Housing</p> <ul style="list-style-type: none"> - should preserve and enhance the village feel and protect its character. - should be limited to small groups of dwellings and infill development that can be supported by village facilities, and the very limited public transport provision and minor road connections. - should protect the natural assets of the village, particularly the river Wensum, and enhance biodiversity - should retain mature and important trees and hedgerows, particularly ancient trees. should include a mix of housing, including one and two bedroom houses, and rented, to meet local needs. - should encourage green build construction <p>Amenities</p> <ul style="list-style-type: none"> - should aim to keep a minimum of the existing mix of village amenities (shop and PO, pub, church, school, nursery, hall and playing field, butcher, B&B, residential care etc. - consider supporting any other amenities that would help make Ryburgh a thriving and sustainable community. <p>The playing field has a popular play area for young children (families come from Fakemham and neighbouring villages to use this), and the outdoor gym and community woodland and used by all ages. But the poor drainage means that the field is difficult to use for sports in winter. The playing field offers less to teenagers, and could also provide a facility for wheelchair users.</p> <ul style="list-style-type: none"> - should support a multi-use games area (MUGA) and to the playing field to offer a flexible sports facility, useable by all ages and abilities, and in most weather conditions. This would provide a useful facility for teenagers, and could also provide a facility for wheelchair users. <p>Ryburgh Common is a valuable village amenity - public access should be encouraged in a careful managed way to avoid impact on wildlife.</p>

				<p>Environment (does this include landscape too?)</p> <p>The river Wensum is one of the most important chalk streams rivers in Europe, and it is the most valuable element of the village environment, central to the wildlife habitat, landscape and amenity assets of Ryburgh. The NDP should support the conservation and enhancement of its water quality and river habitats, including river meadows, hedgerows and woodland.</p> <p>Future management of Ryburgh common needs to consider connectivity with surrounding semi-natural habitats (e.g. Pensthorpe) and mitigating the impacts of climate change.</p> <p>Landscaping connected with development in the village should aim to improve biodiversity and connectivity with existing wildlife habitats.</p> <p>Infrastructure</p> <ul style="list-style-type: none"> - should aim to develop a new footpath/cycleway connection along the former railway line between Ryburgh and Fakenham. This would offer a much safer route for walkers and cyclists, as the heavy traffic on local roads makes these routes too dangerous, particularly for younger users. - should include an off-road path linking the village to the bus stops and Stibbgard crossroad. - Should investigate provision of a new footpath link between Little Ryburgh and Gt Ryburgh - All opportunities for better public transport should be supported, including bus, train and community taxi. - The current pavements in the village need significant improvement to make them safe for all users. - Should seek to improve the problem of surface water flooding in Ryburgh, controlling field run-off from surrounding higher land that also causes excessive siltation of drains and ditches; also strengthening under-road drains repeatedly broken by heavy traffic
43	09/10/17	Visit by Kate Young	Sally West and Stanley Judd	<p>We have a combined time in this village of well over 100 years and have seen many changes - not all for the better. Our views are similar as to what we value and what we feel could be better.</p> <p>a. As dog owners we would like to see the walks preserved and perhaps dog walkers could be asked for a small donation to help to keep the walks clear and maintained.</p> <p>b. Playing Field. The land was donated to the village people and not a few old biddies who seem to think they own it. One of us helped to create the field along with other members of the community and to be told by someone who has not been here 5 minutes what we can and can't do is an insult.</p> <p>In our opinion within reason village people should be allowed to hold events and the committee should be in place to oversee and make sure any event is handled correctly - not to decide if they like it or not and in not to refuse the event. The field is ours, not theirs, and to that end we should have the right to use it for the purpose it was donated to us.</p> <p>c. We would like to see more cubs and facilities for all ages and would be happy to be involved in some or all of these.</p> <p>Let the residents have more of a say!!!</p>
44	09/10/17	Visit by Kate Young	Tomoka Takemoto	<ol style="list-style-type: none"> 1. Speed calming traffic humps on road. 2. Toilets and baby change facilities on playing field. 3. Wider and more level pavements. 4. More buses to surrounding villages and towns. 5. After school and holiday time activities based on playing field. 6. A community hub where children and old people can play and learn together. 7. Hairdressers and arts and crafts facilities for young and old people. 8. Nurses and healthcare professionals working from a community hub. 9. Tea room and toilets on playing field.
45	09/10/17	Visit by Kate Young	Renata Stankewicz	<ul style="list-style-type: none"> - More for teenagers in the playing field. e.g. basketball hoop/court to be improved. - Football pitches and goals to be repaired so sports team/games can take place. Activities after school and in holidays would be good. - Facilities e.g. pavilion to be improved, made useable with toilets. sports field & pavilion publicised. - Lights on playing field so its safe in winter months. - Running track on field - Drinks and refreshments available from pavilion. - Pavements levelled up - More affordable houses to rent - Speed limits enforced and Speed bumps.
46	10/10/17	Hard copy in shop	Dianne Palmer	<p>An enclosed field for dogs to run off leads</p> <p>Speed humps would be good in Lt Ryburgh to slow down traffic.</p>
47	/10	e-mail	Karen Stokes	<p>As newcomers to the village, we don't yet feel very well equipped to comment on what it might need now or in the future, particularly in terms of housing, but having had a chat to my neighbour (Kate, who I believe is part of the working group) this morning, I've been prompted to respond!</p> <p>Our overriding concern is about traffic, both the volume of lorries and the speed of (some) cars, so anything that would limit either would obviously be welcome. The latter concerns us particularly, given the limited visibility we have getting out of our driveway onto the main road.</p> <p>Keeping and enhancing open space and creating /maintaining safe but physically challenging (age-appropriate) play facilities for children are not immediately relevant to us now as our sons have grown up, but we well recall the need for fresh air and physical activity when they were young – and I suppose we may at some point be called upon to entertain equally active grandchildren! Similarly, I'm not sure what facilities there are for young people to interact socially, but it seems important that there should be a safe, creative, appealing environment for them to do so.</p> <p>The shop is a real boon – safeguarding it and the post office are important to us. Enlarging the shop, if possible, so it could offer a wider product range would probably encourage us to use it more, as would a cash dispenser.</p> <p>Faster broadband is a priority for us as I work from home routinely and my husband does occasionally. I'm not sure if it falls within the scope of the NDP, but some means of applying pressure to BT collectively rather than individually to increase availability in practice rather than just in theory would be great. The same would apply to mobile phone coverage, which in our experience is patchy.</p>
48	09/11/17	Hard copy in shop	Mrs A-M Ketteringham	<p>I have lived in Great Ryburgh for 7 years now, and I love the community spirit that it has here.</p> <p>Not always being able to enjoy the events that go on in Ryburgh being a busy parent, I like that there are things like the craft fair, dog shows, yard sales and even the odd event for children, easter egg hunts and halloween discos. However, these things are seasonal events, maybe, a youth club for children to regularly attend would be a thought for change.</p> <p>Issues regarding traffic through the village could be addressed, maybe a zebra crossing near the park could be a possibility?</p>
49	22/11/17	e-mail	Anne Prentis	

Sent to all non-attendees of
Attendees of 12th July
meeting

RYBURGH NEIGHBOURHOOD PLAN

11th August 2017

Dear ,

The Ryburgh Neighbourhood Plan Working Group must consult the greatest possible number of the inhabitants of the village so as to arrive at planning policies that represent the consensus of the village. You gave your time and showed your concern for the village by attending the public meeting held on 12th July. Can we now ask you to assist further by letting us have your contribution?

To recap, the NDP will contain planning policies designed to preserve the things that people care about in the Village and to encourage the things that people would like to see introduced.

We are asking you to let us know the things you value about Ryburgh as a place to live, that you would like to see safeguarded for future generations. We also need to know what you might like to see improved or introduced to the village in the foreseeable future (the next 20 years) to benefit the community.

The current policies by which planning in the village are decided are contained in the NNDC Local Plan. If you wish to refer to these they can be found on the Council's website <https://www.north-norfolk.gov.uk/tasks/planning-policy/view-the-current-local-plan/>. You can also find a printed copy of the local plan for reference at the Ryburgh Village Shop, and we shall shortly be posting a précis of the policies on the village website - www.ryburghpc.info

You can give your contribution by putting a note (including your contact details) in the NDP box in Ryburgh Village Shop or by e-mail to ryburghndp@gmail.com. Alternatively you could speak to Andrew on 01328829010 or Mike on 01328829472. All input will have names removed before being used, so no one will know the origin of any particular proposal.

Many thanks and we look forward to your valued ideas.

RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN

Review of submissions – as at 7th October 2017

At the time of writing some 41 submissions have been received in response to the request made at the Public Meeting held on 12th July when attendees were asked to submit their ideas for the policies to be included in the NDP.

There were 90 persons attending the Public Meeting and no doubt many of the responses are made on behalf of husband and wife or on behalf of a household, therefore 41 submissions may in fact represent the great proportion of those who attended. The Working Group are nevertheless seeking submissions from those attendees that have not yet responded, and welcome submissions from any other residents or villagers whether or not they attended the Public Meeting.

The responses contain the individual's personal ideas. There has been no imposition of categories. Accordingly, in reviewing it has been necessary to create general categories and allocate accordingly, exercising the discretion of the reviewer in some cases because the submission may contain detail that cannot be incorporated in a general category.

The percentages ascribed represent the percentage of the total submissions that raise the issue in question.

Traffic Safety is the most mentioned issue in the responses (63.41% of responders mentioned the importance of improving traffic safety). Concern includes the heavy lorries, the inadequate pavements, the danger to children who have to use the main street to catch the school bus, the speed of the traffic, the narrowness and general inadequacy of the main street for the current volume of traffic.

Footpaths/cycle ways and access to the Countryside was raised in 53% of all the submissions received. Issues raised included the dangers of walking from the village to the Norwich/Fakenham bus stop (especially in the dark) and the need for a pathway alongside the road away from the speeding traffic on a narrow carriageway. Opening a footpath across the fields from Little Ryburgh to Great Ryburgh was a popular submission as was the creation of a footpath/cycleway via Highfield Lane to Fakenham, to provide a route to school without the use of the main roads. A walk alongside the river and additional access to the Countryside for dog walking and recreation were popular suggestions. A circular walk around the Fuel Allotment was put forward in several submissions.

New housing was a topic in 36.58% of all submissions. Only one submission was to build no new houses. All others accepted the inevitability of new building but cautioned that it must be in scale to the village and not so as to swamp the existing community, assets, amenities and infrastructure. A continuation of the infill that has taken place to date was preferred.

Community Centre. 29.26% of submissions raised the desirability of better community facilities. Many favoured the building of a new Community Centre or the renovation of the existing pavilion on the village field.

Support of the village shop, pub, butcher and the Little Chippy. Some 29.26% of submissions expressed support and the importance of these facilities to the village. There was recognition of the many other small businesses in the village and of a need to encourage these. The creation of a business forum was mentioned.

Protection of Landscape. 24.39% of respondents mentioned the special nature of the landscape. The River Wensum was especially valued. A nature reserve throughout the length of the river running through the Parish would promote eco-tourism.

A better bus service was sought by 21.95% of respondents

The suppression of noise and light pollution was mentioned by 17.07% of respondents.

The protection of the environment. (12.19%) Special mention was made of the need to protect the River Wensum and to conserve the river valley wildlife habitat, its hedgerows and woodland (including the Ryburgh Fuel Allotment).

The opening/need for a school in the village in the event of extensive new development was mentioned by 9.75% of respondents.

New Homes were thought to be required for the young, and with annexes for the elderly. There was opposition to the construction of or use of second homes in the village (7.31% of Respondents)

New tennis Courts, bowling green, sports facilities would be appreciated by 7.31% of respondents

A doctors surgery in the village was a suggestion made by 7.31% of respondents.

Better broadband and mobile telephone reception was a suggestion also made by 7.31% of respondents.

The protection and recognition of the vernacular in any new development was raised by 7.31% of respondents. It was pointed out that the observance of a height of new buildings that corresponds with the existing is desirable.

The Saxon Burial Site and the need to recognise it by a plaque or an information board, and to assess what further excavation remains to be done was mentioned by 4.87% of respondents

A dog walking area similar to the enclosed woodland facility at North Elmham was requested by 4.87% of respondents.

Mention was also made by one respondent only, in each case, of the importance of allotments, of keeping the village litter and weed free, of developing a village programme for the sorting and better disposal of refuse, of developing a social liaison plan with neighbouring villages and for using the Church as a heritage centre.

RYBURGH PARISH COUNCIL
RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN

*Sent out
27.10.17
to stakeholders
as identified in
list of businesses
inc Farmers*

Date

Dear [name of addressee]

You will know that the Parish Council have embarked upon the preparation of a Neighbourhood Development Plan (NDP). The NDP is an initiative by David Cameron's Conservative government, enacted in the Localism Act 2011 to enable communities to have a say in the development of their community by the creation and application of planning policies. The Parish Council have formed a working group and given it the task of gathering the opinions of residents, and we have reached the stage of being able to establish the themes arising from those opinions.

I have attached/enclosed a copy of the Review that sets out those themes. The contributors were asked to let us have their views upon the things they value about Ryburgh as a place to live and would like to see safeguarded for future generations. They were also asked what they might like to see improved or introduced to the village in the foreseeable future (the next 20 years) to benefit the community.

The themes are in the nature of aspirations, and it will be for the working group to devise planning policies that support the realisation of those themes. Planning policies alone will not realise the ambitions that have been expressed. Nevertheless the themes will inform and guide the Parish Council in its work for the community, and I hope, with the assistance of all, that some of the aspirations may be achieved.

I am writing to you, as a significant "stakeholder" in the village, in order to inform you of the progress of the NDP and to invite you to consult with and express your opinions upon the things you value about Ryburgh, would like to see safeguarded for the future and to obtain your views upon the aspirations expressed and how they might be realised. The working group wish to consult as widely and possible and have a duty to do so.

Would you like to let me have your views by communicating them to Michael Rundle who is the secretary of the working group by post (at "The Vines", 5, Station Road, Great Ryburgh NR21 0DX) or e-mail (ryburghndp@gmail.com) or alternatively by letting him know that you would like to meet and discuss the NDP with a member of the working group. Your views/responses will be treated as confidential in that they will not be attributed to you unless you authorise the working group to do so.

I very much hope that you will be able to assist us.

Yours sincerely,

Suzanne Bushby

Chairperson of Ryburgh Parish Council

From: Mike Rundle [REDACTED]
Subject: My draft Notes on meeting with NNDC's Iain Withington at the Council Offices...
Date: 6 Nov 2017 at 16:20:55

To:

Notes on meeting with NNDC's Iain Withington at the Council Offices, Cromer on 3rd November 2017
Present, Suzanne Bushby, Andrew Purdy, Mike Rundle and Iain Withington.
11.30am - 1pm

Item 1 - We talked about what the emerging Local Plan is likely to provide for Ryburgh. Iain confirmed that there is no "Village envelope" prescribed for development in Ryburgh and none proposed. The rule for development in the village is that which applies under the Countryside Area Policy (which is that development will be restricted to that which supports the rural economy etc). The NDP could propose a village envelope outside which no development be permitted but to do so might imply that development be permitted within the envelope and invite development. A Habitats assessment and a Strategic Environmental Assessment would be necessary if an envelope were to be introduced.

The emerging Local Plan will not allocate to Ryburgh any of the Council's target for housing required over the next 20 years and the village is not likely to be designated as a "service village" because Ryburgh does not have the infrastructure to make that possible. Nevertheless the NDP could include provision for growth, but any such would need to be in scale to the village and within the capacity of existing infrastructure. Any such proposal would need to be supported by evidence and methodology.

The NNDC is going to allocate its housing requirement/target for the next 20 years amongst the Principal Settlements and the Service Villages. It believes the development policies under which these allocations are made have and will work pretty well and is are not looking at any fundamental

change to those policies

The Gov. has issued a consultation document to NNDC by which the District Council is obliged to give each NDP a target for a number of new homes out of the overall district target if requested by the NDP to do so. Andrew pointed out that the village has an unbalanced social housing mix in that it has plenty of single and two bedroom properties but very few three and four bed roomed for growing families.

Iain said that the NDP could tweak the Countryside Policy (and thereby propose something that is contrary to a strategic policy of the District) but not in a manner that is severely out of kilter. Identify the focus or focuses of your NDP, consult on a regular basis and explore the limitations of your proposal, he said. In order to allocate any site for development the NDP will need to show it is deliverable, and that implies that the owners consent shall be obtained.

The Malting's current proposal for expansion is an exception to the Council's Strategic Policy EC3 (extensions to existing businesses in the countryside will be permitted where it is of a scale appropriate to the existing development and would not have a detrimental effect upon the character of the area) and the Case they are facing is to show that NNDC should make an exception to the Strategic Policy in order to support employment.

Item 2 - The issues raised by the village and how they might be incorporated in the NDP were discussed.

Traffic Safety - this is under the control of the County Council Highways

dept. The NDP could include a policy that any development should include adequate footpaths and not be to the detriment of traffic safety. The Parish Council can seek traffic calming measures. Policies in the NDP will become a material consideration in relation to any new planning application once the draft plan has been approved by the Inspector in the NDP process.

Footpaths, cycleways and access to the Countryside - this could be a part of a green infrastructure strategy, to improve linkages and access within the NDP area. The Group could come up with a detailed plan. There is already a Planning Policy under which the railway line is designated for sustainable transport. The Group should consult Zoe Tebbutt who Iain thinks lives in GR and works for Norfolk Diversity- Rights of Way.

Protection of Landscape - Iain thought that the extension of the existing Conservation Area might be something we could put in the NDP but he was not sure. We should consult Paul Ryan's, who does the appraisal for NNDC. We would possibly need to provide evidence upon the views the plan seeks to safeguard, perhaps a landscape character assessment would be helpful. The Natural England website provides useful information.

Suppression of noise and light pollution - the Plan could include a dark sky Policy in relation to new development. A general amenity Policy may be possible. Iain thought Breckland May have such a Policy.

The protection of the environment - there are NNDC existing policies. The NDP could provide for new development to include new hedgerow boundaries. An EIA could be required for all Planning applications in the NDP area. Whether or not TPO's could be imposed in a NDP was not clear and the Group should consult the TPO officer who is Simon ?

Archeology- a policy concerning areas of known archeology could require

an exploratory dig before any development takes place, or in appropriate cases a prohibition on building. Advice should be obtained from NCC.

Item 3 - Iain advised that aspirations were often relevant to NDP's because they explained the objectives of any particular policy, but the NDP is in essence a planning document and aspirations should be referred to in support but were not central to the NDP. He thought that colour coding of policies, as in other NDP's was helpful. Restating of existing NNDC policies was unnecessary and should be avoided.

Item 4 - a new wave of funding through Locality has been announced for grants up to £9000. The Group might now be in a position to identify key areas to address for new funding. NNDC will help with printing, in colour as well as black and white and if the Group were to write to Mark Ashwell asking for something specific, there might be money available.

Sent from my iPad

From: Iain Withington Iain.Withington@norfolk.gov.uk
 Subject: meeting notes 03.11.17
 Date: 6 Nov 2017 at 14:59:18
 To: Mike Rundle [REDACTED]
 Cc: suzannebushby [REDACTED] Andrew Purdy
 [REDACTED]

Dear Mike,

Thank you for the meeting this morning, Please find the below contacts and summary of main points of discussion:

Paul.Rhymes@north-norfolk.gov.uk for conservation area appraisal

Simon.Case@north-norfolk.gov.uk for tree preservation and approach s NP could take he could / should also be able to advise on hedgerows and policies , though I can co-ordinate that at the time

Norfolk Historic Environment Service are the body at NCC that deals with historic matters and archeology - the council does not formally consult the Norfolk HES on any applications, HES service receives NNDC weekly application list. Currently HES decide what they wish to comment on in accordance with their priorities and available resources. If you wish to make a policy whereby they should be consulted on all applications please contact them to seek their thoughts . (Corpusty have a policy on this in their pre submission consultation). The Historic Environment Service is in the process of merging with Norfolk County Council's Environment team. For more information and arrange access to archives and records see this page

<https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record>

For strategic planning and NP in relation to historic and archeology matters enquires please email hep@norfolk.gov.uk

The regions Historic England (formally Historic England) planning liaison offer is Edward.James@HistoricEngland.org.uk . They are a formal consultee. Historic England have a number of guidance documents for Nplanning see <https://historicengland.org.uk/advice/planning/plan-making/> I have attached some documents as I had a copies.

Brief summary of the main points of discussion

Item 1

NP should align with the core strategy but also take account of emerging Local Plan policies. The requirement is to be in general conformity and it would not preclude some development at an appropriate scale

Agreed no need to duplicate policies already in existence and a sensible approach would be to identify specific areas for the NP to focus on. Agreed that the more complicated the plan is the more evidence and procedures that the plan would have to undertake eg SEA/ habitats regulations/ sustainability Appraisal .

Once areas of plan are known we can advise of necessary evidence and approach required . Advised Local Plan will not be seeking to identify the village as a Local service centre Guidance for planning is contained in NPPF and national planning practice guidance – which is online only. The PPG gives some more detail to the NPPF interpretation and general guidance

per subject matter. Any policy approach needs to conform with both NPPF and PPG. Both are available at <https://www.gov.uk/government/collections/planning-practice-guidance> NNDC guidance (on web site) provides some good links to information and project planning. My advice is keep an NP focused on the issues you wish to address.

Item 2

We discussed the possibility of introducing a settlement boundary to delineate between policies, NNDC could advise of a methodology but you will need to consider carefully the implications of such an approach, including how the strategic policies would also be applied

Potential for some small scale growth / housing target

Potential for flexible policies on house extensions and the control of such

Potential to set polices on type / tenure of housing which would require evidence

Footpaths, cycleway etc – could be potential for the Group to produce a GI strategy to seek to enhance connectivity along river, to bus stop and others. Also could seek to improve footpaths and connectivity through development proposals eg Malting proposals. NP/ GI strategy gives some further weight in any discussions to improve linkages to village centre

Conservation area appraisal was also discussed - contact Paul for more information – I have planted the seed with him.

Agreed traffic safety is not a land use matter

Environmental protection discussed. Many sites already fall under European designation. Such as the river. In order to find out what species the designation is for and the extent you can review the designations through Natural England's magic maps. Using the Habitats and Species tab <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

Dark sky's policy – see mode info on NCC website and or AONB management plan

Archelogy policy - see note above

Biodiversity and tree/ hedge protection / replacement – for advice please speak to Simon Case.

One area we did not talk about was the idea of designating Local Green Space. A neighbourhood Plan can designate areas of green space that are identified as special to a community . Please see NPPF para 77 and the LGS section in the planning practice guidance. The Council have a methodology approach as it is conducting a review and should you wish to go down this line, I would be happy to share.

Item 3

An approach would be to identify the land use themes the plan should address based on feedback, evidence , resources including time and people. Develop the plans objectives that should be deliverable i.e not too aspirational and split the plan into appropriate sections. My advice is keep it simple and not aim to produce policies on every conceivable topic (especially if they are adequately covered in the Core Strategy/ Local Plan and or national policy) . The Council is happy to advise in themed areas as the NP is developed and keep advice informal though discussion rather than receive the whole plan at the end and have to review formally (as per the regulation)

Item 4

- Advised on new central Gov funding £9,000
- Important to identify NP plan objectives and the specific approach / evidence and resource required before applying for funds . That way the monies can be set against a specific action.
- The council have no objection for undertaking a small amount of printing at various stages of production eg some publicity posters and some copies of a consultation version of the emerging pre submission NP
- We have no formal grant scheme but there is some monies available in the Local Plan budget pot, suggested that the NP group write in/ email to Mark Ashwell, (please copy me in). Again it would be best if you could identify the tasks that the money is to be used for as we will have to account for it .

Regards Iain

Iain Withington

Planning Policy Team Leader
+441263 516034



pdf

Historic Environment.pdf
764 KB

pdf

Archaeolog... Toolkit.pdf
939 KB

Tap to Download

Historic En...lage12.pdf
5.0 MB

**RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN
PUBLIC MEETING**

7.30 pm, Wednesday 22nd November

Memorial Hall, Great Ryburgh

The NDP Working Group has collected together the submissions of the village, made since the public meeting held in July. They have identified a range of issues that the community would like to see addressed.

This Public Meeting is held to announce what the popular issues are, and to give the community the opportunity to comment upon how they might be addressed in the NDP, in planning policies or otherwise. At the meeting the Working Group will also describe the next stages in the Neighbourhood Development Plan.

All members of the community of Ryburgh are invited to attend and let the Working Group know their opinions, so that they can be taken into account.

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RYBURGH NDP PUBLIC MEETING 22 NOVEMBER 2017

PARTRIDGE & WILSON

BATTING ORDER

1. INTRODUCTION

Andrew



- Housekeeping, fire doors etc
- Reminder of who the members of the NDP WG are and the we are a sub-committee of the Parish Council
- Explanation of **what the process is and** where we are in the process. **Touch on absence of relationship between the Maltings proposals and the NDP but mention the useful forum provided by the NDP to express the villages wishes to the NNDC/Maltings/landowners as we progress the Plan**
- **Advise that list of all submissions received to date are displayed on the wall.**
Thank the village for their submission and invite more
- Explain the difference between policy issues and aspirations

2. SUBMISSIONS

Mike

- Brief run through the main themes from the submissions (**leaving aspirational headings Footpaths/Community Centre/Support of pub etc/better bus service/new tennis courts etc/doctors surgery/better broadband/dog walking area as titles only, leaving Andrew to comment as aspirations**)
- Outline emerging draft policies

3. ASPIRATIONS LIST

Andrew

- Main ideas so far
- What we might do with the ideas to take them forward

4. NEXT STEPS

Andrew

- Still welcome further submissions – even if already put something in, have another go
- The process going forward – **next stage is applying for a new grant for reports, instructing experts and obtaining the reports, drafting the Plan, reviewing with NNDC, reviewing with the village, Inspector, Referendum**
- Timeline – **possibly complete in 2019?**

5. QUESTIONS FROM THE FLOOR

RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN November 2017

DRAFT POLICIES to meet the main points identified from the submissions to date

As a general rule the Working Group will be required to demonstrate that proposed policies are “reasoned and supported” and reports by professionals are therefore a common requirement.

Traffic Safety

Traffic calming, for instance a 20mph limit or pinch-points cannot be addressed through NDP because they cannot be delivered through planning policies.

Nevertheless a planning policies may assist, for instance:

Proposals for development which will directly or substantially access onto Station Road or Fakenham Road will be required to make provision for and contribute to traffic calming measures thereon.

Any development that is expected to generate, by the nature of the development, lorry traffic will be required to submit a Transport Statement with the planning application setting out the volume of lorry traffic anticipated, the measures proposed to mitigate the impact and including proposals for the routes the traffic will use. The measures will be incorporated in any permission as conditions of that permission.

All new development must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops and other village facilities.

A policy of “contribution” is possible (providing the development is reasonably related to the item for which the contribution is sought) whereby a developer is required as part of his permission, to contribute to the cost of traffic calming measures and/or to reconfiguration of the pavements. If a grant can be obtained, which is more than likely, a report from traffic engineers could be commissioned from which the required action may be identified. Discussion with the NCC will also be undertaken

Footpaths/cycle ways and access to the countryside

Access to the countryside is not within the gift of a NDP because it is dependent upon the permission of the owner of the land over which the footpath passes.

New housing

We are advised by the NNDC that the emerging Local Plan is unlikely to require a quota of new housing in the village and the “Countryside Policy” of no development except that which supports the rural economy, meets affordable housing needs and provides renewable energy will continue to apply. An average of two new houses a year have been built in the village in the last 20 years, and no doubt new housing will continue to be required. The Working Group has not at this stage identified specific site/sites for any new housing (but may do so if the village requires).

The Working Group is considering the establishment of a “village envelope” and a policy to the effect that:

residential development sites located within the village envelope will be considered acceptable in principle provided they are of appropriate scale and design, reflect affordable housing needs and do not increase the size of the village by more than a ? percentage of its existing size.

Such a policy would probably require the Working Group to obtain a professional strategic assessment to identify the likely requirement for housing and the extent of the envelope to meet that housing. Again a grant would be required. The advantage would be that for the next 20 years the village would have a clear policy to rely upon.

Community Centre

The village has several “community facilities” – for example the memorial hall, allotments and a community owned shop.

A policy such as:

Development proposals that will result in either the loss of a community facility or in significant harm to a community facility will be strongly resisted.

might be appropriate.

Support of the pub, butcher and the Little Chippy

The Village development plan cannot be used to restrict or affect competition so as to favour a private business.

Protection of the landscape

The Working Group of the NDP is considering with the NNDC whether the Conservation Area in the village may be extended to include a greater extent of the Wensum Valley. Consideration is also being given to Tree Preservation Orders upon the major trees of the village landscape. A landscape policy is likely to require the support of a Landscape Character Assessment and a grant application for the funds required will be made. Policies might include:

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and addresses –

- (a) *Protects natural features of nature conservation/amenity importance on the site for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction or deterioration in quality*
- (b) *Provides new landscape works that integrate successfully with the local environment and existing natural features.*

The view of the village from the crest of Wensum valley as seen when approaching the village from the A1067 and the view of the Wensum valley water meadows, both to the North and the South as seen from the ancient bridge over the Wensum are a vital part of the landscape and should be maintained. Any planning application for development which might affect the immediate or wider viewpoints of either of these views shall be accompanied by a Landscape and Visual Impact Assessment. Any adverse effects on the views shall be given great weight in determining planning applications.

It is available for an NDP to designate amenity areas such as the village field and (if so advised in the Landscape Character Assessment) other land that is demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife as a “Local Green Space” with the object of protecting it against development.

A better bus service

Not a matter that can be influenced by planning policy.

The suppression of noise and light pollution

Development proposals containing external lighting should demonstrate that the lighting is essential and that its design

and operation will minimise impact on dark skies. In particular they should demonstrate that the luminance level and period of illumination are the least necessary for the lighting to perform its function and that there will be no or minimum spillage beyond the property boundary.

The issue of noise is dealt with by the Noise Policy Statement for England. The Working Group will consider whether a policy may be appropriate that is more specific than the Statement and requires all new development to emit no more noise than might reasonably be expected for a settlement in the countryside of a predominately residential nature.

The protection of the environment

The River Wensum and its surrounding river valley could potentially be designated within the NDP as the subject of planning policies such as:-

Development proposals within this important and sensitive habitat area will only be permitted if the primary objective of the proposal is to conserve or enhance the habitat.

The following policies might be appropriate for all development in the Parish, in the interests of the environment:

Any development proposal that may have an impact upon the aquatic or terrestrial ecology of the River Wensum and/or the Wensum Valley shall be accompanied by an ecological assessment. Any mitigation and/or compensation measures in such assessments will be secured by planning conditions and/or planning obligations.

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

The opening/need for a school in the village

An issue for the education authorities.

New tennis courts, bowling green, sports facilities

The provision of tennis courts, bowling green or sports facilities is not within the remit of an NDP although it is clearly a reasonable objective for the community

A doctors surgery

Not an issue for the NDP.

Better broadband and mobile phone reception

Development proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported.

The protection and recognition of the vernacular in any new development

New buildings will be in keeping with the architectural and landscape character of the Neighbourhood Area

The Saxon burial Site

All planning applications for sites within 250 metres of an existing Norfolk Historic Environmental Record should be accompanied by a desk based archaeological assessment, undertaken in consultation with the Norfolk Historic Environment Service.

Proposals on sites which encompass or are adjacent to an existing find spot or archaeological area should be accompanied by a field evaluation undertaken in consultation with the Norfolk Historic Environment Service.

A dog walking area

Not an issue for an NDP

ATTENDANCE LIST

Ser	Name	Telephone	e-mail
1	Sharon Moore	0209001	sharonmoore@btinternet.com
2	Jo thompson	0209005	jothompson647@btinternet.com
3	Fenella Purdy	020910	fenella@compuwudidpa.co.uk
4	Neil Dandy	020920	neildandy@btinternet.com
5	Roma Dandy	020920	romadandy@btinternet.com
6	Kate Young	07811 032026	kate_young@btinternet.com
7	Ian Wilson	07728 781011	
8	G J Pason	020900	
9	Pam Dorling	0209755	pam.dorling@btinternet.com
10	Karen Stokes	020901	karenstokes@btinternet.com
11	Claire Lanham	020920	
12	Edward Barnaby	0209505	
13	Fiona Barnaby	0209705	
14	Steve Bushby	020175	
15	Suzanne Bushby	020175	
16	Terry Hawes	020161	thawes@btinternet.com
17	Daryl Bunting	02050	daryl.bunting@btinternet.com
18	Dave Dalton	020921	davedalton@meegoo.net
19	Bill O'Connor	020501	bill.oconnor@btinternet.com
20	Yvonne Wickens	07998 333705	yvonne.wickens@btinternet.com
21	Pat Hotston	020955	
22	Hannah Dunne	02095	
23	Keith Paterson	020902	keith.paterson@btinternet.com
24	Sally Storr	020911	sally.storr@btinternet.com
25	Anne Prentis	020112	anne.prentis@btinternet.com
26	Pollock	020910	pollock@btinternet.com
27	Locke	020910	locke@btinternet.com
28	Adrian Dyter	07771 051211	adrian.dyter@btinternet.com
29	Jon Hicks	020915	
30	Barley Wilson	020902	barley@naturalgardens.co.uk
31	Gail Howland	020951	gail@ashesh.co.uk

From: Hugh Lanham [REDACTED]
Subject: Children's feedback
Date: 14 Feb 2018 at 09:46:31
To: Mike Rundle

Academic Year 16/17

53 children from Great Ryburgh

R-6, Y1-8, Y2-6, Y3-5, Y4-7, Y5-5, Y6-6.

Children from Y1-6 were asked to contribute.

11 children cycle/walk to the park without an adult. None go on their own, they always have a friend or elder sibling with them.

10 children cycle/walk to the shop without an adult (3 of these live in The Granary).

Boy Y6 "I would like another park where the new houses are at Highfield, because we'll be safer from the lorries. Sometimes the lorry drivers are on their phones. Can we turn the old football hut at the park into a bird hide? I would like a safe cycle and footpath from Ryburgh to Fakenham."

Girl Y6 "An ice cream van at the park sometimes. There is too much litter at the park. Can we have some new football nets and can the grass be cut shorter on the football pitch? Activities in the Memorial Hall to create bird feeders and learn about wildlife."

Boy Y6 "Please can we have a skate park at the (existing) playing field."

Boy Y3 "A parcour area, with walls to jump from. Some mounds for BMXing. Some people walk their dogs on the park, they shouldn't do it, because they are banned.

When I was little, I was knocked off my bike by the rear wheels of a lorry in

Ryburgh."

Boy Y6 "Please can we ask the lorries to slow down. I was blown off my bike and went into a fence."

Girl Y6 "A youth club in the Memorial Hall."

Girl Y6 "More nature habitats for wildlife. People are going too fast, my brother nearly got run over. The footpaths are really narrow and in some places are wonky (referring to outside 58 Fakenham Road). I fell over once and nearly fell into the road."

Girl Y6 "Can we lower the speed limit to 25? Some people don't clear up their doggie doo doo, even when there are bins. I'm not allowed out on my bike on the main road on weekdays because of the traffic."

Boy Y4 "Less factory so we can balance nature."

Girl Y4 "Change the library bus time, because it comes when we are at school."

Girl Y4 "Every morning, I can smell the Maltings. My Dad wants to move."

Girl Y3 "I would like a roundabout and a zip wire at the existing park. I'd like to see a little area with some flowers because the area is just green. There should be some signs near the bridge saying slow down."

Boy Y3 "I would like to bring the railway back because we could go to places."

Girl Y3 "I would like a giant cycle path so I can go for a bike ride. I'm not

allowed to go down to the Ryburgh Shop on my own because there are too many cars and lorries."

Boy Y2 "McDonald's."

...

**RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN
WORKING GROUP MEETING
24 July 2018
MINUTES**

Present: Andrew Purdy (in the Chair), Michael Rayner (Planning Consultant, by invitation), Hugh Lanham, Ian Wilson, Gillian Waldron

Apologies: Mike Rundle, Mark Noble, Graham Taylor
Andrew began the discussion by welcoming Michael who was presenting his report on housing for Great Ryburgh, commissioned by the working group. There was no other agenda for this meeting. Michael presented his report, taking the group in detail through it. The report was welcomed and there was substantial discussion over various points.

In summary:

Pp3,4 – the demographic breakdown was helpful, but might more detail of, say, the age range in relation to the housing stock, numbers of bedrooms in houses, the balance of long time residents against ‘incomers’, and details of family sizes, give more guidance to the formation of policy? Michael agreed to look further into this.

Pp5,6 – Constraints on policy proposals are that the NNDC Local Plan is still emerging, and the revised NPPF has been published today – Michael will report further on any implications of that. Ryburgh is most unlikely to change planning status from ‘Countryside Area’. Recent house building confirms a pattern of small scale development in the village.

P8 – Discussion about the impact of Crisp Maltings house building proposal, currently outwith the development scale of a Countryside Area, the extent of support for such proposals, the viability of the future community, the residents’ wishes as far as is known.

P9 – A summary of the two main options, to continue as at present, or to extend development in various ways. It was agreed by the Group that the NDP had no wish to designate areas for development and was likely to propose policies which supported the first option.

Hugh pointed out an error in p9,3. 2(c) -*Station road should read Fakenham Road*

Hugh questioned whether ‘affordable housing’ should be the exclusive requirement, partly because it is unattractive to a commercial developer and this reduces the likelihood of

building. He asked that other types of cheaper housing be considered, such as self-build, or the gifting of land of poor agricultural use. Michael agreed to investigate this.

Ian wished to emphasise energy saving, renewable sources of energy as requirements for new build, and Andrew added fiberoptic cabling at the point of construction.

In conclusion: Graham agreed to work on a design of a housing questionnaire for residents so that more detail of the wishes of the community would be available . He will write some draft policies for further consideration at a Working Group meeting in due course. He confirmed that there was time remaining in his original contract of 48 hours, since the preparation of today's report has taken 30 working hours. Before the close of the meeting, Ian reported informally that the Ecology group has met and has some proposals and investigations in hand.

Andrew closed the meeting by thanking Michael for his extremely helpful report.

RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN

MINUTES OF MEETING held at Ryburgh Memorial Hall at 9am on 8th August 2018

Present: Hugh Lanham, Andrew Purdy, Graham Taylor, Gill Waldron, Mike Rundle, Neil Dandy, ✓
 Guests: Steffan Aquarone (Norfolk County Councillor Melton Constable Division) and Stephen White (NCC Traffic Engineer)

Mr White was invited to explain the procedure by which a community could engage NCC Highways in relation to local traffic issues such as have arisen upon the NDP consultations and which are listed in the extract before the meeting. He replied that the only duty incumbent upon NCC is to maintain the roads in the County. The NCC does not have a duty to improve the highways, nevertheless they do carry out improvements where the budget allows. He said that Steffan has a small budget as Councillor for the Division and that Parish Partnership frequently make desired improvements possible (in which 50% of the cost of works is found by the County and 50% by the Parish).

He explained that NCC Highways cannot implement works/improvements/traffic control that are not in conformity with both national and County policy.

He said that upon any planning application in the Parish the Highways planning officer team (Mr John Shaw) will be consulted by NNDC and that the planning team is well aware of the well known issues that arise in Ryburgh.

He explained that his role is as a maintenance engineer and that he will not therefore be able to give the meeting a lot of advice upon the solutions to the villages traffic problems but that he is knowledgeable in the regulations and will be able to assist in that regard. He said that Ryburgh is designated as "a village" for Highway's purposes but also as an industrial area (purely because of the Maltings) which would imply a higher level of inspection/maintenance/gritting etc. The road through the village is noted for the purposes of the Highways Dept. as a route designated for HGV's but this does not imply advice to lorry drivers to use it or bestow any rights, it is merely a designation for NCC Highways purposes.

He explained that decisions in relation to desirable highway improvements are made by Asst. Director Nick Tupper, not by the Councillors of the NCC but by the qualified officer of the NCC, but whether or not to proceed with the work is a budget decision which is a decision for the Councillors.

Bridges, such as the bridge over the Wensum as one enters the village, are dealt with by a separate team headed by a bridge engineer. *Mr White was asked whether he knew when the Ryburgh Bridge has last been inspected. It is believed one of the abutments is in poor condition and that the present weight limit of 40 tonnes may need adjustment to reflect damage. Mr White said he would enquire when it was last inspected.* Mr White advised that regulation requires that weight limits are always "except for access" unless the bridge is incapable of taking a particular weight in which case a strict limit can be imposed.

Mr White was referred the comments in the responses to the NDP consultation that complained of inadequate pavements. The kerbs being very low it is easy for traffic to bump over them and onto the pavement. He indicated that the low kerbs might be replaced with higher kerbs as a part of the next programme of maintenance and that it would be necessary to consider the width of the footway and of the carriageway. Would "Pinch Points" be appropriate so as to provide the desired increase in the width of the pavement at the narrowest points. Mr White said these "Give and Take"

road designs can be effective but have the drawback that drivers may increase their speed in order to get through the length of single carriageway created, and are therefore most effective if the distance is short, with no declared priority in either direction. Clear visibility of the road by traffic coming in either direction is important.

Options for the control of speed of traffic were discussed. Speed cameras that measure the average speed of vehicles travelling through the village would be ideal but Mr White knows of only one site in Norfolk where they are installed and cautioned that they cost tens of thousands of pounds.

The restriction of lorry movements for periods to coincide with the school bus collecting and dropping off children was considered but Graham said that it would be unworkable for non Maltings vehicles.

Mr White advised that funds available for road improvements are prioritised to schemes which the Casualty Reduction Team has identified as necessary for the prevention of further accidents. *Mr White promised to enquire into the accident reports received in relation to the road through Great Ryburgh and to let us know.*

The question of the most recent traffic count figures available arose, to discover with authority the numbers of HGV and other vehicles using the road through the village. Graham says that figures were acquired by survey for the Maltings intended planning application, with cables sensitive to the traffic at both ends of the village and that figures are also available for the same period for the Maltings weighbridge. *He would look these out and make them available.* He says that although there are some periods busier than others there is no distinct "campaign" period and that the figures are therefore a reasonable snapshot average for the usage during any similar period during the year.

Discussion returned to the control of the speed vehicles travel through the village. It was agreed the problem is principally with cars and vans, and not HGV's. Mr White said that a community speed watch is an option, for as long a period as possible. The required equipment can be made available in suitable cases. Commitment is required for the watch to be conducted by at least 6 persons. The speed gun logs the number plate and the driver is sent a letter in the event of it being repeatedly discovered.

For a 20 mph limit to be imposed a traffic regulation Order is required. The County plan provides that priority is given to roads fronting schools. A nursery is not regarded as a school for this purpose. Mr White and Steffan were urged to view Ryburgh as an exceptional case, having regard to the industrial site in the centre of the village and the use of the roads for school busses, and for access to the village playing field. *Steffan and Mr White thought that there is justification for the imposition of a 20mph limit and undertook to look into the County guidelines with a view to the village wanting a 20 mph limit and to advise further once they had done so.* Mr White remembered a precedent – the imposition of a 20 mph limit in Worstead village, having regard to industrial traffic coming through the village to get to the industrial facility.

They stressed the importance of the village collecting data on traffic in order to make a case for special measures, so as to get the Highways to prioritise the concerns, the maintenance and inspection.

With regard to "Pinch Points", if approved the new works would need to be funded. Mr White thought it might cost £5,000 and recommended a Parish Partnership. He thought the process could

be set in motion by application by the Parish Council. *Mr White said he would work out a ball park figure if we let him know what was proposed. It might get done within a year.*

It was noted and recognised that the imposition of a modified weight limit to the bridge would result in increased HGV traffic from the Maltings to the West of the village which would seriously affect the amenity of that part of the village that lies to the West.

Steffan advised that County Highways reached a declared position with regard to the increased traffic that would arise should the Maltings proposed development, the subject of their 2017 consultation with the County, proceed. He promised to look this up and let the NDP committee have a copy.

Andrew proposed that we proceed with the collection of data upon traffic/speeding. During the meeting Steffan/Mr White had mentioned a piece of camera equipment that could be moved from one point on the road to another point so as to determine where speeding may be occurring. He would like to explore this option further and asked that it be raised again with Mr White for advice.

It was agreed that data collection should be progressed and that it would be ideal if we can have sufficient from which to draw practical conclusions, by mid-autumn, by which time we expect to have our consultants reports.

Gill and Neil volunteered to take matters forward and to report to the Working Group.

Mike agreed to propose a date for the next working group meeting, when sending out the minutes.

Minutes dated 8th August 2018

GREAT RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN

EXTRACTS relevant to highways taken from the consultation process with residents in 2017.

To make provision in any future development to ensure that the traffic using the road through the village is consistent with the use of the road by the inhabitants of the village.

To work with the highways department to rid the centre of the village of all heavy traffic. To stop the village being used as a rat run and to encourage traffic calming measures.

Reduce, as far as possible, the lorry traffic through the village.

A 20mph speed limit, then perhaps people on the rat run from the Dereham Rd to the Norwich Road and vice-versa might achieve 30mph rather than 40mph most of them enter the village at and in some cases they drive all the way through at that speed.

Repair/renew all pavements to make them fit for purpose and accessible to all.

Put a weight limit on the bridge which would stop lorries coming into Ryburgh from Stibbard cross road end.

The village is on the route of a national cycle network yet it is a shame that there isn't an attractive route for local people to use on a day to day basis without threat of HGV traffic.

Fewer lorries through the village – ideally make a new access for heavy traffic to the Maltings via Langor Bridge

Safety – Bridge condition survey – Traffic size and active speed control.

I would like to see a designated cycle way safe for walkers and bicycles to go in either direction east and west. This would enable people to leave their cars at home and cycle to Fakenham without the danger of an overly busy country road with hazardous 40 tonne lorries and overly large wheeled tractors bouncing toward you out of control, the driver one hand on the wheel and one using a CB radio. It is time to move forward and allow the villagers to use the route safely.

The road running through Ryburgh is dangerous for pedestrians with inadequate footpaths resulting in pedestrians having to be ultra-cautious when lorries approach.

For a village it is very noisy and has got worse in the last 20 years. Huge lorries should never have been allowed to go through the village.

The village needs to be made safe for pedestrians – pavements need to be wider in many places and heavy vehicles negotiating the Blue Boar corner are a major problem needing to be tackled.

Speed calming/traffic humps/reduction in speed limit in the village. No lorry access through the village or at least no lorry access over bridge. Wider pavements to safeguard pedestrians especially children.

New homes = more children on the pavements and safety issues.

A 20mph speed limit is needed from Westwood Lane through the village to the bridge in order to give safe access to and from the playing field, for children alighting from school buses, entering and leaving the day nursery, the Memorial Hall, the Shop and the Maltings. A 50mph limit on the A1067 where traffic is predicted to increase by 20% following the opening of the NDR. This speed limit

should be applied to both access roads into Great Ryburgh. Weight limit on the bridge to discourage use by large vehicles.

The pavements are scarcely adequate for the current loading. They are non-continuous, they slope towards the road, they are narrow, the surfaces are in many places damaged. They are obstructed by overhanging hedges in several places and too often cars parked partly on them constitute hazards.

The footpaths are very sloping and narrow in places and many villages walk in the road, which is not ideal with all the HG vehicles passing on the footpaths.

The traffic in the High Street, not just the Maltings lorries, go past 57 Fakenham Road too fast, especially at night and in the evenings. Some traffic calming measures are required. It is dangerous to turn left from the A1067 onto Bridge Road and down to the village. The traffic is travelling very fast at that point on the A1067. A slip road would make the turning much safer. Getting heavy traffic out of the village is a priority. Youngsters can't presently bike through the village to the village field because of the traffic.

The High Street is not safe for pedestrians, cyclists and children.

I would like to see a weight limit on the bridge over the river. A speed limit of 30mph from Little Ryburgh corner to the river bridge, cars really speed along this stretch.

She commented that Ryburgh is no longer a village having lost that character due to the excessive traffic. They used to drive a two-seater rig down the High Street but would not do so now. Children can no longer use the street without adult supervision. Disabled scooters have no option but to drive on the highway due to the inadequacy of the pavements. It is dangerous to ride a bicycle on the High Street because of the lorries and other traffic.

Our pavements are shamefully narrow. The whole maltings operation has expanded beyond the scale and infrastructure of this village. Lorry traffic in particular is now unacceptable.

Speed calming traffic humps on road. Wider and more level pavements.

Our overriding concern is about traffic, both the volume of lorries and the speed of some cars, so that anything that would limit either would obviously be welcome. The latter concerns us particularly given the limited visibility we have getting out of our driveway onto the main road .

Issues regarding traffic through the village could be addressed, maybe a zebra crossing near the park could be a possibility?

Liberal Democrat Group
 County Hall
 Martineau Lane
 Norwich
 NR1 2DH

Mike Rundle



Sent via email


5th September 2018

Dear Mike,

I'm pleased to share the following responses to the questions Steve White and I were set following our meeting with yourself and some of the Neighborhood Development group.

Accident reports

The below three are the only accidents that have made their way onto the system since 2013. Often local police forces don't have the resource to log and share them, so if there are other reported accidents that those who were witnesses or involve have reference numbers for, then let me know.



ACCIDENT DATE	ACCIDENT...	DESCR...	EASTING	LIGHTING C...	NORTHING	REFERENCE ...	ROAD S...	ROADCL...	ROADCL...	TIME 24HR	WEATHER CONDITIONS
14/05/2013	Bight	Null	555360	Daylight	527370	0071446	Dr	Null	Null	1530	Fine without high winds
20/12/2013	Bight	Null	555100	Daylight	527310	NC0371127	Dr	Null	Null	1530	Fine without high winds
11/07/2017	Sight	Null	556177	Daylight	527209	205459	Net/dam	Null	Null	1725	Raining without high winds

5 records found



Traffic count

I have sent a spreadsheet to you by email showing the latest traffic count that was done, albeit back in 2013. This was raised at the Parish Council meeting last night, and I relayed Steve's advice that asking the local Safer Neighbourhood Partnership if they have capacity to lay counting strips would be a worthwhile route. I believe they are going to write to the relevant police contact. This is something that Highways and I have suggested that Crisp Maltings carry out as part of their potential planning application, see below.

Bridge inspection

The last general inspection of the bridge was carried out on 26 July 2017. I have attached a copy of the general inspection report to the email along with this letter.

The report identifies a number of defects, which the relevant bridge manager is aware of, and the bridge is one of several that he has in mind to look at in the coming months to decide on the type and extent of repairs required.

The bridge was checked again on 15 August 2018 in response to the concerns raised. No changes were noted from the previous inspection report. The soffit of the bridge is not constructed in brickwork so no bricks have dropped from it. There are however “missing” bricks in the abutment wall which have been deliberately removed in the past to allow the ends of the steel beams to be inspected and maintained.

A general inspection of the bridge (an inspection of the bridge carried out without special access equipment) is carried out at 2 yearly intervals. Principal inspections (inspections carried out with access equipment in order to inspect all exposed parts of the structure at close quarters) are also carried out at 12 yearly intervals.

Comments in relation to Highways aspects of Crisp Maltings proposed development

I offer the following comments, which reflect my views, heavily informed by those of the Engineer Development Manager who provided initial comments on the proposals. As you know, the County Council is only really consulted with regard to the Highways and infrastructure implications of such a development (based on the latest plans seen - albeit last year), so these comments relate to that aspect. I can provide my latest views on the development *per se* separately, if required.

Residential Development

Visibility at the site access does not comply with current design standards. It is possible that this could be remedied by reducing the speed limit to 20mph, which in turn would reduce the sightline distance along the main road (the Y distance shown in the drawing below) to an acceptable level. I expect that, if an application is taken forwards, the agents may well seek my support for this course of action, and I will gladly give it.



The County Council does not expect to support residential development, since Great Ryburgh is not a sustainable location - in particular there are no links to school. The developer's agents are clear that Crisp will submit a planning application including residential housing, although I get the impression there is some scope to reduce the numbers of

dwelling. Reducing the numbers (to say 25) would help with visibility splays as, depending on the final numbers, it may reduce the setback distance for the splay on the non priority road (X distance on the drawing).

Commercial Development

Highways have asked the developer's agent to place two automated traffic counters on the road which will show us the direction. To my knowledge, they have not yet agreed to this, but I will reiterate the suggestion as and when the potential for an application arises, as lately it has gone quiet.

Highways' safety auditors asked for the visibility splay along the priority road to be increased at the site access to 90m. However, the agent did not believe this would be possible.

Highways had previously asked the developer to provide localised road widening on Fakenham Road between the proposed new access road and the B1146 as part of their plans. The agents agreed that visibility at the junction where Fakenham Road gives way to the B1146 is substandard. We are yet to assess the impact arising from this. Again it's all a question of balance. On the one hand we would be improving safety in the village by removing HGV traffic from a residential area, but on the other hand increasing traffic movements through a substandard junction.

The proposed new road also uses part of a public rights of way (PROW) and you will be aware of concerns that have been expressed by horse riders. The PROW team were assessing the implications with a view to reaching a settlement but again, it has gone quiet recently.

Highways and I have explored the possibility of placing a total HGV ban on the section of road between the proposed new road and the existing gates. The agents had expressed a willingness to do this but they indicated that the road is also used by HGVs other than from Crisp Maltings. We would need to seek a view locally, again if the development proposals were taken further.

I trust this meets with your approval - please don't hesitate to contact me if I can be of any further assistance or if any of your questions remain unanswered.

Yours sincerely,



Steffan Aquarone
Councillor, Melton Constable Division
Tel: 01603 327827
steffan.aquarone.cllr@norfolk.gov.uk

RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN November 2018

This “flyer” will be delivered to every household in Great and Little Ryburgh so as to give you an update on the progress the preparation of the NDP is making, and to ask you to give your views on the questions relating to housing, raised in the accompanying questionnaire. We should like you to write your answers in the space provided opposite each question, and to return your response to the village shop by Monday 10th December please. Your answers will be treated as confidential.

This time last year (22nd November) the working group held a public meeting to report on the main concerns raised by the community, those that might be dealt with by planning policies in the NDP and those that could not, which we promised to refer to the Parish Council. We called those “the Aspirations”.

Since then we have applied for and obtained a grant for reports by experts upon Housing, Landscape and Ecology. The experts delivered their draft reports in August/September and we are now working to put those reports into a form which will support planning policies intended to inform the provision of houses and to protect the Landscape and Ecology of the village. The Aspiration which was mentioned in nearly all responses by the community as of major concern was Traffic Safety. The Working Group met with a traffic engineer from Norfolk County Council highways department and Steffan Aquarone, Norfolk County Councillor on 8th August and has since produced a list of proposals that will be before the next Parish Council meeting. All the Aspirations will be referred to the Parish Council in due course.

The draft report on Housing looks at the housing requirements of the village over the next 20 years in the context of the existing NNDC policy for the village (and the emerging Local Plan). The Working Group cannot contradict the NNDC policy (which at present is that there be no new housing other than to support the local economy/affordable housing to meet the community’s needs) but the Neighbourhood Plan can include policy to be applied to the NNDC policy or should the NNDC policy change. The expert has asked for further information from the community and has produced the form of questionnaire enclosed. May we ask you to assist the process by answering the questions he raises and returning the

questionnaire with your answers to the village shop as soon as you can.

We hope to produce the Neighbourhood Development Plan containing the policies intended to address the communities concerns by February 2019 at which stage it will be delivered to the NNDC for their approval and thereafter published on the Parish Council website and more widely for consultation. The final form of the plan will be the subject of a referendum of the village, before it takes effect. Those interested in the NDP can view the minutes of the Working Group meetings on ryburghpc.info and if you would like to see any of the documents referred to in the minutes please ask me at the e-mail address below.

Mike Rundle,
Secretary to the Working Group
ryburghndp@gmail.com

Ryburgh Neighbourhood Plan Questionnaire – housing questions

Question 1

Within the last 10 years has anyone in your household had to move away or stay living within the household due to a lack of alternative housing in Ryburgh?

Please tick one of the following:

Yes

No

If “yes” please tick all of the following which apply, if “no” please go to question 2

The reason(s) for this was/were:

- a) No housing available
- b) Available housing was too expensive
- c) Available housing was too large
- d) Available housing was too small
- e) Transport was a problem
- f) Lack of sheltered/supported housing
- g) Other – please specify

Question 2

What sort of new housing (if any) do you want to see built within Ryburgh Parish (tick all that apply):

- a) Starter homes with 1-2 bedrooms
- b) Family homes with 2-4 bedrooms
- c) Single storey homes
- d) Flats/apartments
- e) Self-build homes
- f) Housing for the elderly
- g) Social housing
- h) Residential care
- i) Housing for rent
- j) Shared ownership housing
- k) None
- l) Other – please specify

Question 3

Thinking about sustainable development in Ryburgh over the next 20 years, where do you think priorities in house-building should be? (Please tick all you would support.) (Note: brownfield site means land that has been used before by a business or for housing and has been cleared for redevelopment.)

- a) In-filling using sites in existing built-up areas
- b) Re-use brownfield sites in Great Ryburgh
- c) Re-use brownfield sites outside Great Ryburgh

- d) Use greenfield sites outside Great Ryburgh
- e) Re-use farm buildings for housing
- f) Nowhere
- g) Other – please specify

Question 4

What size of housing developments do you think would be most appropriate in Ryburgh Parish? Tick all that apply.

- a) Smaller development(s) – fewer than 10 homes
- b) Medium-sized development(s) – between 11 and 30 homes
- c) Larger development(s) – more than 30 homes
- d) Individual houses
- e) None
- f) Other – please specify

Question 5

What worries you most about future development within Ryburgh Parish? Tick up to 5 from the list below.

- a) Loss of village identity
- b) Impact on significant views
- c) Inadequate on-street parking
- d) Loss of countryside
- e) Increased traffic
- f) Impact on local medical and care facilities
- g) Impact on school/childcare places
- h) Unsafe pedestrian routes
- i) Development not fitting in with the current character of the area
- j) Other – please specify

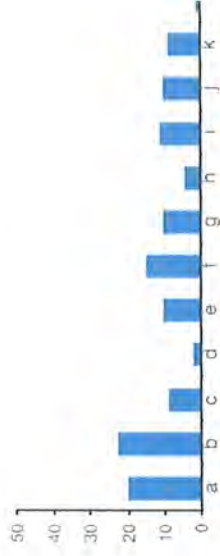
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Raw Data Analysis

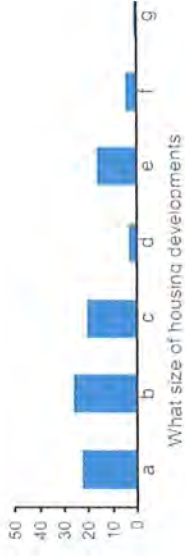
RYBURGH NDP HOUSING QUESTIONNAIRE ANALYSIS OF RESPONSES

Returns	41			Raw Figure	% of Returns	% of replies to question
Q1	Within the last 10 years has anyone in your household had to move away or stay living within the household due to a lack of alternative housing in Ryburgh?	Yes		5	12.2%	
		No		36	87.8%	
		a	No housing available	3	7.3%	
		b	Available housing was too expensive	4	9.8%	
		c	Available housing was too large	0	0.0%	
		d	Available housing was too small	0	0.0%	
		e	Transport was a problem	0	0.0%	
		f	Lack of sheltered/supported housing	0	0.0%	
		g	Other – please specify	1	2.4%	
Q2	What sort of new housing (if any) do you want to see built within Ryburgh Parish (tick all that apply):			20	48.8%	16.1%
		a	Starter homes with 1-2 bedrooms	23	56.1%	18.5%
		b	Family homes with 2-4 bedrooms	9	22.0%	7.3%
		c	Single storey homes	2	4.9%	1.6%
		d	Flats/apartments	10	24.4%	8.1%
		e	Self-build homes	15	36.6%	12.1%
		f	Housing for the elderly	10	24.4%	8.1%
		g	Social housing	4	9.8%	3.2%
		h	Residential care	11	26.8%	8.9%
		i	Housing for rent	10	24.4%	8.1%
		j	Shared ownership housing	9	22.0%	7.3%
		k	None	1	2.4%	0.8%
Q3	Thinking about sustainable development in Ryburgh over the next 20 years, where do you think priorities in house-building should be?			22	53.7%	17.7%
		a	In-filling using sites in existing built-up areas	26	63.4%	21.0%
		b	Re-use brownfield sites in Great Ryburgh	20	48.8%	16.1%
		c	Re-use brownfield sites outside Great Ryburgh	3	7.3%	2.4%
		d	Use greenfield sites outside Great Ryburgh	16	39.0%	12.9%
		e	Re-use farm buildings for housing	4	9.8%	3.2%
		f	Nowhere	1	2.4%	0.8%
		g	Other – please specify	22	53.7%	17.7%
Q4	What size of housing developments do you think would be most appropriate in Ryburgh			11	26.8%	8.9%
		a	Smaller development(s) – fewer than 10 homes	0	0.0%	0.0%
		b	Medium-sized development(s) – 11 and 30 homes	24	58.5%	19.4%
		c	Larger development(s) – more than 30 homes	6	14.6%	4.8%
		d	Individual houses	0	0.0%	0.0%
		e	None	19	46.3%	15.3%
		f	Other – please specify	0	0.0%	0.0%
Q5	What worries you most about future development			19	46.3%	15.3%
		a	Loss of village identity	19	46.3%	15.3%

What sort of new housing (if any) do you want to see built



where do you think priorities in house-building should be



What size of housing developments



What worries you most about future development within Ryburgh Parish

0 comments Activity

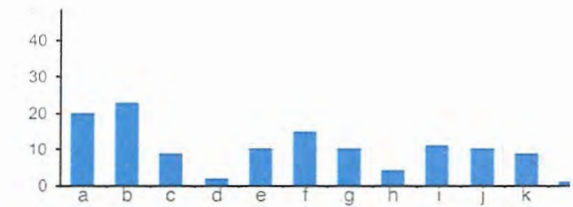
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Housing Questionnaire Analysis 2018-12-09.xlsx



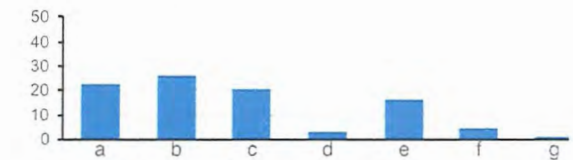
d	Flats/apartments	2	4.9%	1.6%
e	Self-build homes	10	24.4%	8.1%
f	Housing for the elderly	15	36.6%	12.1%
g	Social housing	10	24.4%	8.1%
h	Residential care	4	9.8%	3.2%
i	Housing for rent	11	26.8%	8.9%
j	Shared ownership housing	10	24.4%	8.1%
k	None	9	22.0%	7.3%
l	Other – please specify	1	2.4%	0.8%



where do you think priorities in house-building should be

Q3 Thinking about sustainable development in Ryburgh over the next 20 years, where do you think priorities in house-building should be?

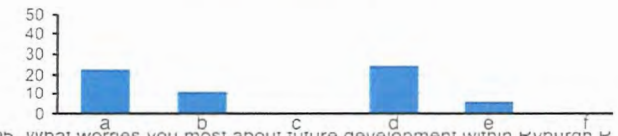
a	In-filling using sites in existing built-up areas	22	53.7%	17.7%
b	Re-use brownfield sites in Great Ryburgh	26	63.4%	21.0%
c	Re-use brownfield sites outside Great Ryburgh	20	48.8%	16.1%
d	Use greenfield sites outside Great Ryburgh	3	7.3%	2.4%
e	Re-use farm buildings for housing	16	39.0%	12.9%
f	Nowhere	4	9.8%	3.2%
g	Other – please specify	1	2.4%	0.8%



What size of housing developments

Q4 What size of housing developments do you think would be most appropriate in Ryburgh Parish?

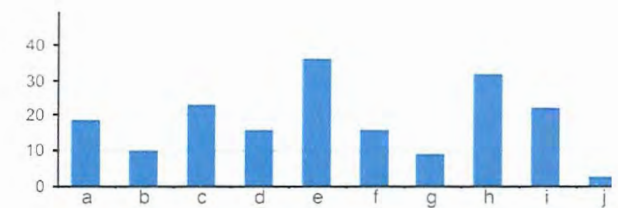
a	Smaller development(s) – fewer than 10 homes	22	53.7%	17.7%
b	Medium-sized development(s) – 11 and 30 homes	11	26.8%	8.9%
c	Larger development(s) – more than 30 homes	0	0.0%	0.0%
d	Individual houses	24	58.5%	19.4%
e	None	6	14.6%	4.8%
f	Other – please specify	0	0.0%	0.0%



Q5. what worries you most about future development within Ryburgh P

Q5 What worries you most about future development within Ryburgh Parish?

a	Loss of village identity	19	46.3%	15.3%
b	Impact on significant views	10	24.4%	8.1%
c	Inadequate on-street parking	23	56.1%	18.5%
d	Loss of countryside	16	39.0%	12.9%
e	Increased traffic	36	87.8%	29.0%
f	Impact on local medical and care facilities	16	39.0%	12.9%
g	Impact on school/childcare places	9	22.0%	7.3%
h	Unsafe pedestrian routes	32	78.0%	25.8%
i	Development not fitting in with the current character of the area	22	53.7%	17.7%
j	Other – please specify	3	7.3%	2.4%



0 comments Activity

@ Type a comment



RYBURGH NEIGHBOURHOOD PLAN

Draft Housing Policies and Comments

Michael Rayner Dec. 2018

Comments

The following draft Housing Policies have been written at the request of the Ryburgh Neighbourhood Plan Working Group.

Two residents' questionnaires have been undertaken which have been used to guide formation of these draft policies. The second questionnaire specifically covered housing issues, and although it had a disappointing return of 41 to date (15th December 2018) certain trends could be identified, along with noting that a wide range of opinions were expressed, with few questions eliciting overwhelming support or opposition to the various suggestions.

Regarding the type of new housing (if any) residents wanted to be built in Ryburgh, the most popular types are starter homes with 1-2 bedrooms (20 respondents) and family homes with 2-4 bedrooms (23 respondents.) Housing for the elderly was popular (15 respondents) with most other categories gaining about 10 supporters: single-storey homes, self-build homes; social housing; housing for rent; shared ownership housing; no housing. One respondent called for 5-6 bedroom houses, with other lesser support for flats/apartments and residential care.

Turning to the favoured sites for development within Ryburgh the highest level of support (26) was for using brownfield sites within Great Ryburgh, with significant numbers (22 and 20 respectively) also favouring in-filling sites in existing built-up areas and re-using brownfield sites outside Great Ryburgh. There was also good support (16) for the re-use of farm buildings for housing, with 4 wanting no sites to be used and 3 wanting greenfield sites to be used.

The largest number of respondents (24) wanted individual houses to be built, with 22 favouring smaller developments of less than 10 houses, and 11 for developments of between 11 and 30 dwellings. 6 wanted no new housing with none wanting developments of more than 30 houses.

A final question asked for residents to record their worries regarding future development in the parish with most of these revolving around traffic issues including an increase in traffic

(36), unsafe pedestrian routes (32) and inadequate on-street parking (23.) These concerns should be addressed mainly through any transport and traffic policies in the Neighbourhood Plan.

Turning to the draft Housing Policies it is important to note that where there are relevant policies in the Local Plan there will usually be no need for repetition of these within the Neighbourhood Plan. One area of note is the classification of Great Ryburgh within the Local Plan (and likely to be continued in the new Local Plan) where it is defined as being part of the 'countryside', and as such has development limited by Local Plan Policies SS1, Spatial Strategy for North Norfolk and SS2, Development in the Countryside in particular. However, by promoting more development than set out in the Local Plan to ensure the sustainability of Ryburgh, some small level of growth should be permitted, especially as this aligns with paragraph 78 of the revised NPPF (National Planning Policy Framework) which says: 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

To give clarity to the various draft Housing Policies for the Neighbourhood Plan it is proposed to use the boundary marked on the Local Plan's *Proposals Map West* which was originally included as a 'boundary for reuse and adaptation of buildings in the Countryside' under Policy LP29, which was superseded by Policy HO9, with the boundary showing the area within which 'the conversion and re-use of suitably constructed buildings in the countryside for permanent residential purposes will be permitted provided that' a certain number of criteria are met (Policy HO9, NNDC Core Strategy.) It is acknowledged that this area is designated as 'countryside' within the Local Plan, but it provides a mechanism by which a limit for the growth of Great Ryburgh can be contained, and the preferred form of infill development be encouraged.

his/her partner, who is in employment locally, and satisfies all the following criteria:

- the office or business establishment at which a person is based or from where their work is managed lies within Ryburgh Parish or an immediately adjoining parish, and
- is in paid employment, and
- works a minimum average of 16 hours per week on a regular basis, and
- has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment, and
- has a permanent or fixed-term contract or is self-employed.

countryside and would have minimal visual and environmental impact

- **the site would represent infill development within Great Ryburgh as defined in Policy HOU1 or immediately adjoins the settlement**
- **the development would be on land within the confines of a farm complex which is no longer in use for agricultural purposes and in association with the re-use of existing buildings on land which:**
 - i) **is hard-surfaced, or**
 - ii) **is occupied by agricultural buildings which are not capable of re-use without extensive rebuilding, or**
 - iii) **has previously been occupied by agricultural buildings.**

Dwellings can only be built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme.

Planning applications for the erection of self-build dwellings on exception sites shall be accompanied by evidence of the local housing connection(s) of the applicant(s) with Ryburgh Parish. The applicant(s) shall also undertake to occupy the dwelling upon completion.

For the purposes of this Neighbourhood Plan, a local housing connection is classed as being either of a residency or employment nature.

Residency qualification is defined as any individual who satisfies any of the following criteria:

- **has been resident in Ryburgh Parish or an immediately adjoining parish for a continuous period of 12 months at the time of application, or**
- **has been resident in Ryburgh Parish or an immediately adjoining parish for 3 out of the previous 5 years at the time of application, or**
- **has close family (defined as mother, father, sister, brother, adult children or grandparent) who have been resident in Ryburgh Parish or an immediately adjoining parish for a continuous period of 5 years and continue to be so resident at the time of application.**

Employment qualification is defined as any individual, or

character of the area or conform to the surroundings and character of the area; and

e) they meet all other relevant policies contained within this Plan.

Outside the settlement of Great Ryburgh*, new housing will only be acceptable in accordance with the Ryburgh Neighbourhood Plan policies (see HOU4, Policy for Rural Exception Sites and Affordable Housing and HOU5, Policy for Self-Build housing), national policy, guidance and permitted development rights and be compatible with national and local policy guidance.

Proposals will be supported where they meet the Lifetime Home standards, aiding independent living particularly for the elderly, infirm or disabled.

Proposals for extension of existing buildings within the Neighbourhood Plan area will be supported provided that they comply with local policy guidance.

Proposals for the replacement of existing buildings for housing within the Neighbourhood Plan area will be supported provided that they comply with local policy guidance.

This policy is consistent with paragraph 78 of the NPPF, as it promotes sustainable development in a rural area, by being placed where it will enhance or maintain the vitality of rural communities.

* for the purposes of this Neighbourhood Plan the settlement of Great Ryburgh is considered to be the houses, other buildings and land lying within the boundary marked on the Local Plan's *Proposals Map West* which was originally included as a 'boundary for reuse and adaptation of buildings in the Countryside' under Policy LP29, which was superseded by Policy HO9, with the boundary showing the area within which 'the conversion and re-use of suitably constructed buildings in the countryside for permanent residential purposes will be permitted provided that' a certain number of criteria are met (Policy HO9, NNDC Core Strategy.) It is acknowledged that this area is designated as 'countryside' within the Local Plan.

POLICY HOU2: Housing Site Mix

The mix of any development should be compliant with Local Plan Policy HO1, Dwelling Mix and Type, and with

DRAFT HOUSING POLICIES

Aims

These policies support the overarching aims of the Ryburgh Neighbourhood Plan by:

- promoting a small level of sustainable growth of a maximum of 5% across the Neighbourhood Plan Area by 2036 i.e. 16 new dwellings from a base level of 322.)**
- supporting residents who wish to live in the Neighbourhood Plan Area ‘from cradle to grave’**
- helping to maintain the rural feel and protect the Conservation Area and valued landscapes and views within the Neighbourhood Plan Area**

POLICY HOU1: Infill housing in Great Ryburgh

This policy supports a small level of growth within the settlement of Great Ryburgh* to help promote sustainable development.

Proposals for new dwellings within the settlement of Great Ryburgh* will be supported provided that:

- a) The development would not exceed the maximum level of growth of a 5% increase in the number of dwellings up to 2036, and**
- b) the development consists of infilling (the filling of a small gap with one to five dwellings) of a small undeveloped plot, or the total new dwellings on any one development does not exceed 10 dwellings if on a brownfield site, and**
- c) the proposed development is similar in scale, height and character to existing neighbouring dwellings, and**
- d) any new buildings will either enhance the site and**

- **be designed to comply with Building for Life principles.**

POLICY HOU4: Rural Exception Sites and Affordable Housing

The Local Plan's Policy HO3, Affordable Housing in the Countryside will be followed, with the following additions.

Proposals for Rural Exception Sites will be supported where:

- a) the scale is proportionate to Great Ryburgh's size, form and character; and**
- b) the site would not harm but would enhance Great Ryburgh's rural character and setting; and**
- c) the development clearly meets a locally agreed housing need; and**
- d) it is not built in an area vulnerable to flooding, or on land which would increase the risk of flooding in other locations; and**
- e) it is not built within the Conservation Area of Great Ryburgh; and**
- f) it would not cause significant harm to the setting of any heritage asset.**

Rural exception sites are for housing that delivers affordable housing to meet identified local housing needs. Previous rural exception housing sites in the neighbourhood area have resulted in concerns being raised by the local community over a number of issues, such as drainage/flooding, design, and the impact on the character of the village. Therefore, community engagement is encouraged for such housing proposals to allow the community to comprehend and assess likely planning benefits and effects. This should take place as early in the process as is practicable.

POLICY HOU5: Self-Build Housing

Applications for self-build or custom-built schemes within Ryburgh Parish will be supported where:

- **the location and proposed nature of the scheme are both sympathetic to the character of the open**

other policies in this Neighbourhood Plan, including Policies HOU1, Infill Housing in Great Ryburgh and HOU3, The Layout and Design of New Housing.

Dwelling size, type of dwelling, affordability, tenure, density, appearance, and garden space and size are factors which should all be addressed in planning applications. New housing should be designed to take account of this housing mix and for each new dwelling to contribute in some manner to improving the quality of local life. This will be assessed against the following criteria:

- the degree to which the design reflects the local vernacular architecture;**
- the extent to which the proposal would meet local housing needs, such as those wishing to build their own homes, meeting the needs of elderly people, those with disabilities or single persons; and**
- the inclusion of energy efficiency measures to meet the challenge of climate change.**

Any housing scheme of two or more units should include at least one smaller unit designed to meet locally arising needs, including from newly formed households, elderly households and/or for single persons.

POLICY HOU3: The Layout and Design of New Housing

Any new housing development should achieve a high standard of design. The new development should be compatible with the rural nature of Ryburgh Parish.

The layout and design of new housing in Ryburgh Parish should follow the following local design principles:

- reflect the local rural character of the area, and**
- respect the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting and countryside, and**
- be sympathetic to the character of the local environment and the rural street scene, and**
- enhance the local character and environment, and**
- achieve high environmental and energy standards, and**
- avoid the necessity of having any on-street parking associated with any new housing, and**

From: michael rundle [REDACTED]
Subject: Attending at North Norfolk District Council, Cromer with Andrew Purdy...
Date: 21 Mar 2019 at 12:38:58
To: [REDACTED]

Hi Andrew - these are my notes of the meeting. Anything to add/correct?

Attending at North Norfolk District Council, Cromer with Andrew Purdy and Michael Rayner on 20th of March, 2:15 pm to 5.30pm. Seeing Iain Withington and Sarah ? and for a period also seeing a gentleman who has responsibility for amenity green space around Fakenham and rights of way, in particular the railway line. He has firm plans to make the railway line a cycle path/right of way.

Starting by discussing the emerging local plan. Iain says the draft is unlikely to change between now and consultation. He provided a copy of the draft for us to take away. He accepts that the local plan will not be in place until late 2020 and accordingly that the NDP should proceed now and we should not wait. We will need to take the policies in the emerging plan into account if we are to avoid our NDP being rendered out of date when the emerging plan is adopted. He stressed that we should not explicitly reference the old local plan in our policies. He explained that the purpose of the new local plan is to facilitate growth and that the NDP policies will be required to "facilitate additional growth" and not be negative. He suggested that the consultation document could refer to our having considered the emerging local plan provisions and thought them sufficient.

He said Ryburgh is not included in the site allocations for new development. It remains classified as "countryside" and therefore ineligible for new houses unless required for agriculture, forestry or affordable housing. He said that community led development will be acceptable and that this is a policy of the new local plan. He confirmed to Michael Rayner that the NDP could include a policy for infill. It would be necessary to explain why a maximum of 5% development is considered

sustainable. A settlement boundary could be adopted but he warned that the area to be included would be capable of challenge by persons wanting additional land included.

Iain said that housing justification must be on sustainability grounds.

Iain thought that a general description of the village is necessary in the early paragraphs of the NDP. He thought that there should be a reference, in support of the valued views, to the paragraph in the landscape study that identifies those views as of particular beauty.

Iain thought that some mention should be made of the number of HGV movements that currently take place. If 115,000 tonnes are produced per annum and bearing in mind that the product must be delivered to the site as well as taken away, at 40 tonnes a time, weekdays only, there should be some 23 trucks every working day, passing through the village. He accepted that a policy is required in order to ensure the continued safety of pedestrians and so as not to blight the village further. He thought some mention should also be made of the National Cycle Route 1 and the detriment to highway safety.

Iain advised that the inspector appointed to consider the NDP will visit the village.

There was discussion about the policy to make the water meadows Open Space. It was suggested that we should explain in the NDP, how the water meadows contribute to the setting of the village. Spell it out. We should describe its features and why it is considered special. We should describe our methodology. We should refer to the pro forma that is applicable to amenity green space. Iain will send the link. It was confirmed that there is a deficiency in Open Space in the area.

Iain suggested we should consider a policy that would indicate that those seeking permission to develop should be required to make a contribution towards access to the countryside and in particular the use of the redundant railway line.

There was discussion about a policy to reduce light pollution and it was suggested we should refer to paragraph 7.102 of the emerging local plan and make reference to the amenity provisions.

Finally there was discussion about the protection of archaeology and Mike was asked to make enquiries with historic environment services at County Hall to review how a policy might be worded.

Mike expressed concern about the printing of the NDP for the consultation. Iain indicated that we should produce the plan on the parish website so that it may be shared electronically and in addition NNDC would print up to 50 for us free of charge.

RYBURGH PARISH COUNCIL

RYBURGH NEIGHBOURHOOD PLAN

Notice of Formal Consultation on Ryburgh Pre-Submission Neighbourhood Plan Regulation 14 Neighbourhood Planning (General) Regulations 2012 (as amended)

Ryburgh Neighbourhood Plan Working Group are now consulting on a Pre-Submission Neighbourhood Plan. This consultation will take place for a six week period **commencing 12th August 2019 and closing 23rd September 2019.**

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc or at North Norfolk District Council Website at <https://www.north-norfolk.gov.uk/ryburghpc> Paper copies may be viewed at Ryburgh Village Shop, St Andrews Church Ryburgh or Ryburgh Memorial Hall.

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return completed responses to ryburghndp@gmail.com by 5pm on 23rd September 2019. Alternatively, responses can be returned to Ryburgh Village Shop.

31st July 2019

Mike Rundle.
Secretary to the Working Group.

From: Ryburgh Village ryburghvillageamenitygroup@gmail.com
Subject: Re: Ryburgh Newsletter August 19
Date: 1 Aug 2019 at 21:12:50
To: Ryburgh Village ryburghvillageamenitygroup@gmail.com
Bcc: [REDACTED]

Apparently the NNDC link provided for information about the NDP isn't working, so please try this instead.

<https://www.ryburghpc.info/neighbourhood-plan>

On Thu, Aug 1, 2019 at 7:43 PM Ryburgh Village
<ryburghvillageamenitygroup@gmail.com> wrote:

Dear Friends and Neighbours, we begin this issue with the latest on the Neighbourhood Plan ...

RYBURGH PARISH COUNCIL

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31st July 2019

Mike Rundle.
Secretary to the Working Group.

POLICE REPORT from Fakenham Beat Manager PC Richard Dawson

Following a recent incident in one of the villages it would seem that some vital intelligence wasn't being passed on to the Police or Crimestoppers and the developing situation had been going on for quite a long time. Can I ask that you put a small update on your websites and in parish/church newsletters advising that any concerns/intel can be submitted via the Constabulary website, email the Safer Neighbourhood Team box SNTFakenham@norfolk.pnn.police.uk or anonymously to Crimestoppers on [0800 555111](tel:0800555111).

If your report is urgent and an incident is in progress please dial [999](tel:999).

MEMORIAL HALL AND PLAYING FIELD

FETE

The Ryburgh Memorial Hall and Playing Field Committee would like to thank everybody who supported the Ryburgh fete which took place on

14th July. We had a variety of stalls which included raffle, tombola, human fruit machine, treasure hunt, welly wanging, coconut shy ladder game and other stalls. Local traders also attended and were selling items like Body Shop, Tropic, bags, coal ornaments, pictures and various other items. We also had fish n chips courtesy of I B Chippy, candy floss and waffles, we hope there was something to eat for everyone. We were also entertained with a performance from the Busy Bodies Dance Studio from Dereham.

We're delighted to say that we raised a profit of £876 which will be split between the Memorial Hall and Playing Field, but we couldn't have raised this amount without everybody who came to support us on the day, the stallholders, and the businesses who donated raffle prizes. Your support is greatly appreciated.

We have set a date for next years fete, so put 5 JULY 2020 in your diary and watch this space as to how you can get involved. We would like to make next years fete bigger and better than this year.

If you would like to book the Ryburgh Memorial Hall you need to contact Mrs Jo Thompson on [01328 829305](tel:01328829305).

RYBURGH MEMORIAL HALL & PLAYING FIELD FUNDRAISING EVENTS

14 September - Race Night.

12 October - Ceilidh.

2 November - Car Boot.

What's On

Visit roadworks.org for up-to-date information.

Roadworks, delays likely

12 Aug

Fakenham Road, Ryburgh, Norfolk

UK Power Networks



Information for Road Users

Location: Fakenham Road, Ryburgh, Norfolk

Traffic lights, etc.: Road closure

Traffic restrictions: **Fakenham Road**
Diversion

Information for Operational Teams

Highway Authority: **Norfolk County Council**

Location: New overhead service outside 28 Fakenham Road.



Roadworks, delays likely

21 Aug - 23 Aug

Mill Road, Ryburgh, Norfolk

Responsibility for these works

Anglian Water



Information for Road Users

Location: Mill Road, Ryburgh, Norfolk

Traffic lights, etc.: Road closure

Information for Operational Teams

Highway Authority: **Norfolk County Council**

Location: St Andrew's Church

Description: New Supply Off-Site

Permit status: **Granted**

The Ryburgh Village Show will be held on Saturday August 31st in the Memorial Hall. Entries, (free of charge), are welcome from everyone. Schedules are available from the shop. Or can be downloaded from this attachment.

[Preview attachment Showscheduleandentryform 2019.doc](#)
[Showscheduleandentryform 2019.doc](#) 80 KB

The Rector and P.C.C. of St. Andrew's, Great Ryburgh, Norfolk have great pleasure in inviting you to join us in church for a celebratory service on

Sunday, 1st September at 3 p.m.

Preacher: The Very Reverend Jane Hedges, Dean of Norwich

as we give thanks for the new building at St. Andrew's, now nearing completion, and dedicate to God the enhanced welcome we can offer to worshippers, pilgrims, visitors and members of the local community.

Afternoon Tea will follow the service

R.S.V.P. by 24th August to the Churchwarden
Tel. 01328 829413



www.standrewsgreatryburgh.org.uk

VISITING RINGERS: 2nd AUGUST 12 – 12.45

We are pleased to welcome a band of ringers coming from outside the Diocese and hope they enjoy our bells.

OPEN FOR TEA: 16th AUGUST 2.30 – 4 p.m.

All welcome! Come and join us for a cup of tea, a scone and a slice of cake. Bring your friends! Next date: Friday, 20th September.

THANK YOU, BEN!

Ben lives in Beetley but he generously donated his sponsorship money from the May Family Day at Sandringham to help pay the parish share at St. Andrew's. The total raised came to £100, for which we are extremely grateful! Ben and his brother, Thomas, have been invaluable over the past few years helping get ready to welcome the Easter pilgrims as well as assisting with Open Gardens. It is hugely appreciated.

THE GAS HOUSE PROJECT

The formal opening will be on Sunday, 1st September at 3 p.m. when The Very Revd. Jane Hedges, Dean of Norwich will be coming to preach. We do hope that people from across the Benefice will join us, as well as representatives of the fund awarding bodies who have helped make the project possible. The building work may not be completely finished but it will not be far off!

NORFOLK CHURCHES TRUST SPONSORED CYCLE RIDE: 14th SEPTEMBER

Each year Norfolk's churches offer a wonderful welcome to cyclists and walkers taking part in this event and if you would like to get involved, sponsor forms and details are available at the back of the church. If you are not a cyclist, why not get sponsorship to visit as many churches as possible by car – or on horseback?! It is now allowed within the rules! Further information can be found on the website: <https://>

norfolkchurchestrust.org.uk/bike-ride/

DATES FOR YOUR DIARY

Sat. 14 th September	Norfolk Churches Trust sponsored cycle ride
Sun. 15 th September	Harvest Festival and Lunch
Sat. 21 st September	Great Yarmouth pilgrims at St. Andrew's
Sat. 12 th October	Concert given by the Mirlitons.
Sun. 13 th October:	WW1 peal
Sat. 19 th October	October Market
Thurs. 28 th November	WW1 peal
Sat. 30 th November	St. Andrew's Safari Supper
Sat. 7 th December	Christmas Market

Please let us know if ever you need transport to get to church.

Anne Prentis
Churchwarden

If there is anything you'd like including in September's issue, please send it to this e-mail address by 23 August.

Best wishes
The Steering Committee
Ryburgh Village Amenity Group

As a community group, RVAG organises and promotes activities and amenities that enhance the welfare and interests of Ryburgh's residents, as well as aiming to safeguard the culture, heritage, environment and wildlife of the community.

Follow us on: <https://www.facebook.com/Ryburgh-Village-Amenity-Group-140296826058294/>

or Twitter @ryburghamenity

If you no longer wish to receive e-mails from RVAG please let us know.

The information contained in this email may be legally privileged and is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please

RYBURGH PARISH COUNCIL

RYBURGH NEIGHBOURHOOD PLAN

In July 2017 the Working Group for the Parish Council held a public meeting of the community when we asked what people thought to be of value in the Parish of Ryburgh, now and in the future and what might be protected or improved through planning provision in a Neighbourhood Plan.

An analysis of all submissions received was available for a second public meeting in November 2017 when the main concerns were identified and discussed. During 2018 reports were commissioned and received in relation to housing, landscape and ecology in the Parish.

Having established the themes of concern to the community the Ryburgh Neighbourhood Plan Working Group have produced a draft Plan. The statutory procedure provides that the draft plan must be the subject of a period of consultation, giving all interested parties the opportunity to review and comment on the draft Plan.

The draft Plan and the Evidence in support can be found on the North Norfolk District Council Website at: <https://www.north-norfolk.gov.uk/ryburghpc>, or on the Parish Council's Website at: www.ryburghpc.info/neighbourhood-Plan. A paper copy can be read at the village shop or the Memorial Hall or St Andrew's Church. The period of consultation will be six weeks commencing 12th August and closing on 23rd September 2019.

Your views on the future development of Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates to ryburghNPD@gmail.com by 5pm on 23rd September 2019. Alternatively, responses can be returned to The Secretary to the Working Group, 5 Station Road, Great Ryburgh NR21 0DX

31st July 2019

Secretary to the Working Group on behalf of the Ryburgh Parish Council

Wentworth Ct (not inc) to SSA 'Cassia' MJR Am 7.08.19
 SSA → end of the village - odd nos - MJR Am 7.08.19
 FROM ENDS OF VILLAGE - even nos - inc. Highfield Am VR 7.08.19
 FROM HIGHFIELD CLOSE TO THE MANOR HOUSE ^{close} in pm VR+MJR 7.08.19
 DELIVERED remaining leaflets to Andrew Purday 8.08 for delivery
 bottom of village.



RYBURGH PARISH COUNCIL RYBURGH NEIGHBOURHOOD PLAN

C/o The Vines, 5, Station Road, Great Ryburgh, NR210DX
| 01328829472 | ryburghndp@gmail.com

Date 6th August 2019

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg.14 Neighbourhood Planning (General) Regulations 2012 (as amended).


The Working Group is now consulting on a Pre-submission Neighbourhood Plan. This consultation will take place for a six week period commencing 12th August and closing on 23rd September 2019.

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc.info/neighbourhoodplan or at North Norfolk District Council website at <https://www.north-norfolk.gov.uk/info/planning-policy/neighbourhood-plans/ryburgh-neighbourhood-plan/>

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates, to RyburghNDP@gmail.com by 5pm on 23rd September





2019. Alternatively responses can be returned to The Secretary to the Working Group, Ryburgh Neighbourhood Plan, The Vines, 5, Station Road, Great Ryburgh, NR210DX.

Yours faithfully,
Michael Rundle, Secretary to the Working Group.

From: Mike Rundle ryburghndp@npp.gov.uk
Subject: RYBURGH PARISH COUNCIL - Ryburgh Neighbourhood
Development Plan
Date: 5 Aug 2019 at 10:15:33
To: planning_liaison.anglian_central@environment-agency.gov.uk

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg. 14 Neighbourhood Planning (General) Regulations 2012 (as amended).

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Yours faithfully,
Michael Rundle, Secretary to the Working Group.

RYBURGH NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

ANNEX 2
CONSULTATION LOG

APRIL 2020

**Ryburgh Neighbourhood Plan
Working Group**

07876 588823

ryburghndp@gmail.com

www.ryburghpc.info/neighbourhood-plan

www.north-norfolk.gov.uk/ryburghnp

**All documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**

Regulation 14 Consultation Log: Consultation responses received and actions taken

Serial	Date received	From	Summary of Submission	Action taken by Working Group (WG)
1.	05/08/19	Marine Management Organisation	No response in relation to the draft NDP requiring action.	Response requiring no action by WG.
2.	13/08/19	Anglian Water	No response in relation to the draft NDP requiring action.	Response requiring no action by WG.
3.	14/08.19	Peter Roe	Concerned about air quality in the village. Wants air quality in the village to be monitored.	Referred to NNDC and their advice referred to Mr Roe (30/10/19). WG declined to incorporate.
4.	21/08/19	Kevin Redway	Support for creation of footpath to Fakenham, speed monitoring signs but not for doctors surgery. Supports RNP Policy 2.	Response requiring no action by WG.
5.	24/08/19	Tom Cook (Sennowe Estate)	Development is seldom sustainable. Infrastructure and natural resources cannot cope with any more development. Need for affordable houses. Supports RNP Policies 5, 6, 7, 8, and 9. Concerned about pollution and effects of planting trees on lowland open fields.	Reviewed by WG as positive comments. No modification of draft RNP considered necessary.
6.	10/09/19	National Grid	Neighbourhood Area includes high pressure gas transmission pipeline FM04-Bacton to Gt Ryburgh	Response requiring no action by WG.
7.	12/08/19	Anne Prentis (Churchwarden)	Wants better picture of St Andrew's Church to be included. Tower is mediaeval with Saxon origins not Norman). Concerned about drains. Believes that the lower part of the village is under threat from sudden rushes of surface water that drains cannot cope with. Any new building must include commensurate improvements to infrastructure. Believes there is a pressing need for the drainage capacity in the village to be increased	Reviewed by WG. Reference in RNP to church being of Norman origin corrected. Issues re drains the subject of provision in the NNDC Core Strategy (4.1.11) and emerging Local Plan (Policy SD10) thought to be adequate.

			Water running down the road past Bridge Farm is a danger to road users.	
8.	16/09/19	Claire Lanham (Memorial Hall Committee)	Housing development will benefit the Memorial Hall and the Playing Field	Response requiring no action by WG.
9.	16/09/19	Claire Lanham (Personal)	Section 4.2 should include bridleways as well as cycleways and footpaths	Reviewed by WG and Policy 2 amended to include bridleways
10.	17/09/19	Natural England	No specific comments. General advice only on how to set out the NDP and possible things to consider.	Response considered. No action necessary.
11.	18/09/19	Historic England	Suggests listing locally important heritage assets setting out what factors make them special. Welcomes Policy 11 and its supporting text and draws attention to their designation assessment report. Suggests a 'Neighbourhood Area of Archaeological Importance'.	Considered by the WG. No action additional to RNP Policy 11 considered necessary.
12.	18/09/19	North Norfolk District Council	Advice offered re compliance with National and local Planning Policy, alignment of time frame with Local Plan, advisability of referring to future development of Maltings reviewed. Advice on current wording of Policies. Advice upon RLCA. Caution advised upon the extent of the Habitat Areas and the support for that extent from the Ecology Report. It was suggested that policies 4, 7, 8, 9 and 10 could be amalgamated to avoid duplication. The Archaeology policy wording was described as onerous. The extent of the Settlement Boundary was questioned. Policy 3 for Infill Housing was reviewed and reconsideration of the adequacy of the area shown within the Settlement Boundary advised. NNDC officers were supportive of the Policy as representing the ambition of the Plan to ensure the sustainability of Ryburgh.	Considered by WG. Draft RNP altered to align with end date of emerging local plan. Specific reference added to guide future development of Maltings. Policy wording adjusted (Policies 1, 2, 3). Comments on RLCA referred to the author of the LCA and adjustments made. The author of the Ecology report was asked to comment upon the boundary of the Habitat Areas and he confirmed on 05.02.2020 (Doc. No[21] of Annex 2 that the boundary is 'entirely consistent'. The suggestion of duplication was reviewed with NNDC by meeting and e-mail and a wording satisfactory to all arrived at. The Archaeology policy was redrafted. The

				extent of the Settlement Boundary was reviewed and the boundary altered to include the Conservation Area of the village and other potential sites where infill might take place.
13.	23/09/19	Norfolk County Council	<p>The County offered advice upon supporting text for contribution towards infrastructure.</p> <p>Factual errors concerning historic environment were cited.</p> <p>Policy 11 would discourage small developments.</p> <p>A surface water flooding policy was recommended.</p> <p>Policy 1 required amendment to permit construction traffic.</p>	<p>Having regard to the very limited Infill development proposed contribution to infrastructure was considered inappropriate.</p> <p>Factual errors re historic environment were corrected. Policy 11 was rewritten.</p> <p>Surface water flooding was considered and decided to be adequately dealt with in NNDC Core Strategy and emerging local plan.</p> <p>Policy 1 was redrafted to meet the observation that it should not prohibit HGV traffic temporally necessary and not sustained.</p>
14.	23/09/19	Barley Wilson (Personal)	<p>Pleased with emphasis on River Wensum landscapes and habitat importance</p> <p>Policy 1 - Strongly supports policy of refusing any development that would increase traffic levels in the village, particularly large vehicles (HGVs, tractors and other farm machinery)</p> <p>Policy 2 - Supports protection of railway line for future use as footpath/cycleway to Fakenham</p> <p>Policy 3 - Mixed infill development would be beneficial but supports policy to limit visual impact on Wensum valley</p> <p>Policy 4 - Landscape Character Assessment misses the landscape significance of small valleys and tributary streams to the Wensum</p> <p>Policy 5 - Welcomes policy to protect landscape and habitat features and protection of soils.</p> <p>Policy 6 - Agrees policy to protect dark skies</p> <p>Policy 7 & 8 - Strongly agrees policy to protect aquatic and terrestrial ecology of the Wensum. Wants policy strengthened to minimise 'diffuse point pollution'</p> <p>Policy 9 - Ecological Network should include the railway line and adjacent hedgerows</p>	<p>WG agreed contribution very largely supportive and no action necessary.</p>

			Policy 10 - Wants extent of open land extended SE of Wensum up to the railway line or further Policy 11 - Agrees	
15.	23/09/19	Barley Wilson (Playing Field Committee)	Policy 1 - Strongly supports Policy 5 - Strongly supports Annex 3 (Aspirations) - Would look favourably on proposals for use of the pavilion for community benefit, provided such proposals come with funding.	No action necessary.
16.	23/09/19	Alison Henry	Policy 1 - Strongly supports but wants policy to refuse any development proposal that would significantly increase vehicle traffic Policy 2 - Strongly supports Policy 3 - Supports with reservations. Wants to know which sites are designated brownfield and are open to infill. Would support small scale developments that do not have the potential to increase vehicle traffic. Wants explanation of why the conservation area is excluded from policy of infill. Policies 4-7 Strongly supports Policy 8 Strongly supports but wants to know how impact on habitat will be measured Policies 9-11 - Strongly supports Aspirations - wants something added to the NDP to introduce traffic calming measures	Reviewed by the WG. Restriction upon increase of vehicular traffic from infill development thought unlikely to be an acceptable workable policy. Exclusion of Conservation Area noted and adjustment to incorporate made. Traffic calming measures thought not to be matters for a Neighbourhood Plan, although a very valid aspiration.
17.	23/09/19	Environment Agency	Policy 3 - Need to state that development should not be permitted in flood zones 2 or 3 Policies 7 8 9 - Encourage opening up of culverts and the creation of new water courses. Protection of Groundwater from Contaminated land require sufficient information to be provided upon planning application to satisfy NPPF.	Policy 3 Infill Housing does not relate to Flood Zones 2 or 3 so no action required. Suggestion for enhancement action for habitat areas considered to be inappropriate without evidence base for same. No WG enthusiasm for an entirely new policy in relation to groundwater and contaminated land there being provision for such matters in the Core Strategy.

18	09/19	Andrew Purdy	The requirement to have "at least one small home with two or fewer bedrooms is provided for every one larger dwelling with four or more bedrooms" is the wrong way round. We need more affordable housing, but affordable housing does not equal small housing. Adding more bottom rungs will exacerbate the existing imbalance in the affordable housing ladder. We already have a preponderance of 2 and 3 bedroomed houses and what we need is more 4+ bedroomed affordable houses for young families to move up into in order to release the starter homes for those just setting out in the housing ladder.	Adjustment made in wording of Policy 3 to reflect criticism.
19	24/09/19	Ian Wilson	Concerned about the impact of infill development on insect habitats within the built up area. Support greater access to countryside through footpaths and cycleways, if done correctly.	No action required.
20	24/02/20	Pensthorpe Conservation Trust	Concern that the disused railway line is an important wildlife corridor and should be included as a Habitat Area and that a Habitat Area 'buffer strip' should be included along the stream leading to Little Ryburgh Common.	Adjusting the Habitat Area plan (Annex 6) to incorporate the additional area as specified by Pensthorpe.
21.	Sept 2019 To Feb 2020	Crisp Maltings	Adjustment of Policy 1 to the effect that proposals for development should seek to minimise HGV movements. Adjustment to 4.1.5. as 31 daily HGV movements incorrect Proposal for reclassification of the village from "Countryside" to "Growth Village" to permit housing expansion "to enable the continued expansion and sustain the business of Crisp in Great Ryburgh".	Adjustment not accepted as contrary to objective to ensure no increase in existing levels of HGV movements so as to enhance potential for sustainable development of the village. Request for correct number of movements answered on 17 th Jan 2020 and 4.1.5 altered to reflect that information No support for such from responses from public meetings. Housing expansion proposed out of scale to existing village and its infrastructure. Proposal rejected. There is overwhelming support for the construction of a new road to take Crisp traffic to the West of the village but no

			<p>Adjustment of Settlement Boundary (Policy 3) to incorporate Crisp and the subject of Crisp's development proposals.</p> <p>That Policy 4 (Landscape Character) be adjusted to include mention of the opportunity that the proposed expansion of the Crisp plant presents to enhance the landscape impact of the facility.</p> <p>That Policy 6 (Dark Night Skies) should be altered to incorporate additional words "Lighting associated with the Maltings facility to the East of the village will be permitted where it is necessary for the operational activity and safety of the site".</p> <p>Part of the proposed access route to serve an expanded Maltings lies within the Habitat Area (Policy 7 & 8, Annex 6) and the Open Land Area (Policy 10, Annex 7). That the area shown in Annex 6 is not supported by Wild Frontier's Report and that the area shown in Annex 7 is not supported by the Landscape Assessment. Accordingly that Policy 7 be deleted, Policy 8 be deleted and the wording quoted by Wild Frontier as used for the Bure Valley in the Saxthorpe/Corpusty plan be substituted and that Policy 10 be deleted.</p>	<p>proposals from Crisp to accommodate additional traffic generated by 50 new houses and no undertaking that any HGV traffic shall not continue to enter the Crisp site from the East. The housing expansion that Crisp propose and/or the inclusion of the Industrial Site within the Settlement Boundary would be out of scale to existing village and its infrastructure. Proposal rejected.</p> <p>Policy 4 based upon reference to the report of CJ Yardley. Mention of opportunity to enhance landscape impact not practicable, the report having been written and the nature of enhancements proposed not known.</p> <p>The Working Group considered that the wording of Policy 6 does not forbid lighting reasonably required for operational activity and safety and that the additional wording is therefore unnecessary.</p> <p>The onus to make a case for the proposed access route in an area of special habitat importance should fall upon the developer. Justification for the extent of the Habitat Area is the land's nature/character as the flood plain of the River Wensum and its tributaries. The support of Wild Frontier to the Habitat Area is evidenced by its e-mail of 5th February 2020.</p> <p>Justification for the extent of the Open Land (Annex 7 and Policy 10) is as set out in Paras. 4.6.1 and 4.6.2 of the NDP and is not dependent (as implied) upon the opinion of C J Yardley as to the visual amenity, its local significance, its beauty, tranquillity, richness</p>
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				of its wildlife and historic significance of the area but merely as to the landscape identification as being open in nature.
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From: SM-MMO-Consultations (MMO)

Consultations: MMO@marinemanagement.org.uk

Subject: Consultation response- PLEASE READ

Date: 5 Aug 2019 at 09:44:35

To: Mike Rundle ryburghndp@gmail.com

Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards

The Marine Management Organisation

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a [marine licence](#) in accordance with the [Marine and Coastal Access Act \(MCAA\) 2009](#). Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward

extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the [Marine Policy Statement](#) for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the [Marine and Coastal Access Act](#) and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service soundness self-assessment checklist](#). [If you wish to contact your local marine planning officer you can find their details on our gov.uk page.](#)

[The East Inshore and Offshore Marine Plans](#) were published on the 2nd April 2014, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East and Inshore and Offshore Plans please visit our [Marine Information System](#).

[The South Marine Plan](#) was published on the 17th July 2018, becoming a material consideration for public authorities with decision making functions. The South Marine Plan covers the coast and seas from Folkestone to the River Dart in Devon. For further information on how to apply the South Marine Plan please visit our [Marine Information System](#).

The MMO is currently in the process of developing marine plans for the remaining 7 marine plan areas by 2021. These are the [North East](#) Marine Plans, the [North West](#) Marine Plans, the [South East](#) Marine Plan and the [South West](#) Marine Plans.

[Minerals and waste plans and local aggregate assessments](#)

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The NPPF [Minerals Planning Practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The National and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period including marine supply.

The NPPF informed Minerals Planning Practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on [0300 123 1032](tel:03001231032).

The Marine Management Organisation (MMO) The information contained in this communication is intended for the named recipient(s) only. If you have received this message in error, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the content is strictly prohibited and may be unlawful. Whilst this email and associated attachments will have been checked for known viruses whilst within MMO systems, we can accept no responsibility once it has left our systems. Communications on the MMO's computer systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

From: Mike Rundle ryburghndp@gmail.com
Subject: Re: Ryburgh Parish Council - Ryburgh Neighbourhood Plan
Date: 13 Aug 2019 at 15:38:54
To: Patience Stewart sPatience@anglianwater.co.uk

Many thanks. Receipt acknowledged.

Sent from my iPad

On 13 Aug 2019, at 13:52, Patience Stewart
<sPatience@anglianwater.co.uk> wrote:

Dear Sir/Madam,

Thank you for the opportunity to comment on the Ryburgh Pre-submission Neighbourhood Plan consultation. The following comments are submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this response.

General comments

We note that the emerging North Norfolk District Local Plan already includes district wide policies relating to wastewater infrastructure and surface water drainage including the provision of SuDs (Policy SD10). Therefore it is not considered necessary to include a similar policy in the Neighbourhood Plan.

Policies 1 - 11

It is noted that the Neighbourhood Plan includes a number of criteria based policies which are intended to be used in the determination of planning applications within the Parish. We have no comments to make regarding these policies as these do not appear to raise any issue for Anglian Water as a water and sewerage company.

Should you have any queries relating to this response please let me know.

Regards,

Stewart Patience

Spatial Planning Manager

Anglian Water Services Limited

Mobile: [07764989051](tel:07764989051)

Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT
www.anglianwater.co.uk

From: Mike Rundle [<mailto:ryburghndp@gmail.com>]
Sent: 05 August 2019 09:45
To: darren.fradgley@arqiva.com; osm.enquiries@atkinsglobal.com;
newsitereceptioneastofengland@openreach.co.uk; brian.truman@etil.co.uk; public.affairs@ec.co.uk;
info@mbnl.co.uk; hm@mobileuk.org; cmf.enquiries@etil.co.uk; jane.evans@three.co.uk;
phughes@wirelessinfrastructure.co.uk; Patience Stewart; Planning Liaison; nnceg.contactus@nhs.net
Subject: Ryburgh Parish Council - Ryburgh Neighbourhood Plan

EXTERNAL MAIL - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg.14 Neighbourhood Planning (General) Regulations 2012 (as amended).

The Working Group is now consulting on a Pre-submission Neighbourhood Plan. This consultation will take place for a six week period commencing 12th August and closing on 23rd September 2019.

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc.info/neighbourhood-plan or at North Norfolk District Council website at <https://www.north-norfolk.gov.uk/ryburghpc> .

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates, to RyburghNDP@gmail.com by 5pm on 23rd September 2019. Alternatively responses can be returned to The Secretary to the Working Group, Ryburgh Neighbourhood Plan, The Vines, 5, Station Road, Great Ryburgh, NR210DX.

Yours faithfully,

Michael Rundle, Secretary to the Working Group.

Sent from my iPad

Sent from my iPad

Sent from my iPad

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Anglian Water Services Limited

Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Registered in England No [2366656](#)

Please consider the environment before printing this email.

From: Mike Rundle ryburghrdp@gmail.com
Subject: Re: Neighbourhood plan
Date: 14 Aug 2019 at 09:11:27
To: Peter Roe [REDACTED]
Cc: [REDACTED]

Dear Peter and Susan,

Many thanks for your observations. These will be discussed by the Working Group once the Consultation period has expired, and the minutes of the discussion will be put up on the Parish Council Website.

Your involvement is most helpful.

Michael Rundle

Sent from my iPad

On 14 Aug 2019, at 07:15, Peter Roe <[REDACTED]> wrote:

Sent from my iPad

Begin forwarded message:

From: Peter Roe <[REDACTED]>
Date: 13 August 2019 at 19:57:07 BST
To: Ryburgh Parish Council <ryburghNPD@gmail.com>
Subject: Neighbourhood plan

Dear Working Committee

Having read through the Ryburgh Neighbourhood Plan we find the Working Group have looked at most aspects with regard to protecting and enhancing our special village.

We feel that there is one aspect missing from the Draft Plan which is the health of the village. The air quality in the village with so many traffic

movements is creating health problems which includes breathing and asthma attacks.

Having spoken to residents in the village they agree that the air quality can not be allowed to get any worse, but must improve.

Breckland Council recently conducted a survey in Swaffham under an Air Quality Management Area (AQMA) scheme, it had more than 40mcg (micrograms) of

Nitrogen Dioxide per cu metre, with management this has now lowered to

25mcg / metre.

To measure the air quality we suggest meters are installed in certain areas in the village over a period of time to measure Nitrogen Dioxide levels and Particulates,

the meters should be available from our local Council.

Also the Group to conduct a survey to each household in the village to ascertain if the health of residents has declined due to poor air quality.

Please confirm receipt of this email

Yours sincerely

Peter and Susan Roe

Sent from my iPad

From: KEVIN REDWAY [REDACTED]
Subject: Ryburgh Neighbourhood Plan
Date: 21 Aug 2019 at 11:18:50
To: ryburghndp@gmail.com

As new residents of Great Ryburgh we have read the above and would like to register a couple of comments.

We would particularly appreciate a cycle/pedestrian path to Fakenham. The only safe way to access the facilities of Fakenham is by car, which increases pollution and is an unhealthy means of travelling 3 or 4 miles.

Is it a consideration to install speed monitoring signs in the village to at least advise drivers what speed they are doing? This would improve safety and ultimately reduce pollution and be a health benefit. Is a speed camera under discussion?

We would not necessarily support a doctor's surgery as this may increase traffic within the village.

The aim to stop development along the disused railway line, retaining the walkway for both dogs and people, and the protection of the open skies area are both vital to the health and welfare of residents.

With kind regards
Linda and Kevin Redway
[REDACTED]

**SENNOWE ESTATE
GATELEYHILL
GATELEY
NORFOLK
NR20 5EJ**

Tel: 01328 829122

Dear Mr. Rundle,

24th. August, 2019.

Thank you for the Draft Neighbourhood Plan to which I respond.

3.1.1. Public Access:

We are addressing the issue of a path from Bridge Farm up to Stibbard Cross Roads.

Vision Statement 3.2.1. Development:

I believe that development can seldom be 'sustainable'. The massive exploitation that is currently being inflicted upon Norfolk cannot be described as 'sustainable' by any stretch of the imagination. Our hospitals, surgeries and schools are overloaded. Our aquifers depleted, our rivers and watercourses polluted. The road system is totally inadequate and contributing more air pollution daily. The A1067 is an example.

I am concerned by the phrase 'to promote sustainable development...' I think this is dangerous and not achievable. 'Sustainable' means 'without depletion of natural resources'. It also used to mean 'without detriment to future generations'. Clearly there is very little development which can fulfil these objectives. It has been proved again and again that increasing the size of a village does not increase its viability.

The majority of development in Norfolk is up-market speculative housing which attracts retired people from outside the County which puts increased pressure on welfare services. What we need is 'affordable' housing for the indigenous young people of Norfolk.

Great Ryburgh and Little Ryburgh are most attractive villages. It would be grossly irresponsible for our generation to wreck either of them by promoting un-sustainable 'sustainable development'.

I support Policy 5, but consider it unobtainable.

I support Policy 6. I have in the past asked The Maltings to alter their intrusive lights which they duly did.

I support Policies 7,8 and 9.

We go to considerable lengths to protect the landscape of the Sennowe Estate. The land is commercially farmed which enables us to employ people for conservation, amenity work and the maintenance of historic buildings.

Open Field habitat is perhaps the least understood lowland type. Birds and mammals of the open field require far greater areas than those of forest and garden. Much ecological damage has been inflicted by planting trees on such habitat to the detriment and depletion of fragile and susceptible species.

The Sennowe woodlands are a productive forest managed on a continuous cover, multi species, uneven aged, natural regeneration basis. This is considered to be the most productive and eco-friendly policy.

cont.....

2 cont.

We of course endeavour to protect the river valley under our management so far as we are able. I am concerned at the increasing pollution in the river Wensum. This is largely attributable to increased development in Fakenham

I hope you will find the above comments positive.

Yours sincerely,

A handwritten signature in cursive script that reads "Tom Cook". The signature is written in dark ink and is positioned below the typed name.

T.R.E. Cook.



The Secretary to the Working Group
Ryburgh Neighbourhood Plan
The Vines
5 Station Road
Great Ryburgh
NR21 0DX

Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
RyburghNDP@gmail.com

10 September 2019

Dear Sir / Madam

**Ryburgh Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.

Assets in your area

National Grid has identified the following high-pressure gas transmission pipeline as falling within the Neighbourhood area boundary:

- **FM04 - Bacton to Gt Ryburgh**

Nicholls House
Homer Close
Leamington Spa
Warwickshire CV34 6TT
United Kingdom
Tel +44 (0) 1926 439 000
woodplc.com

Wood Environment
& Infrastructure Solutions UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com

Electricity distribution

Information regarding the distribution network can be found at: www.energynetworks.org.uk

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition, the following publications are available from the National Grid website or by contacting us at the address overleaf:

- A sense of place – design guidelines for development near high voltage overhead lines: A sense of place design guidelines for development near high voltage overhead lines:
<https://www.nationalgridet.com/document/130626/download>
- Guidelines when working near NGG assets: <https://www.nationalgridgas.com/land-and-assets/working-near-our-assets>
- Guidelines when working near NGETT assets: <https://www.nationalgridet.com/network-and-assets/working-near-our-assets>

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown overleaf to your consultation database:

Lucy Bartley

Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies

Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

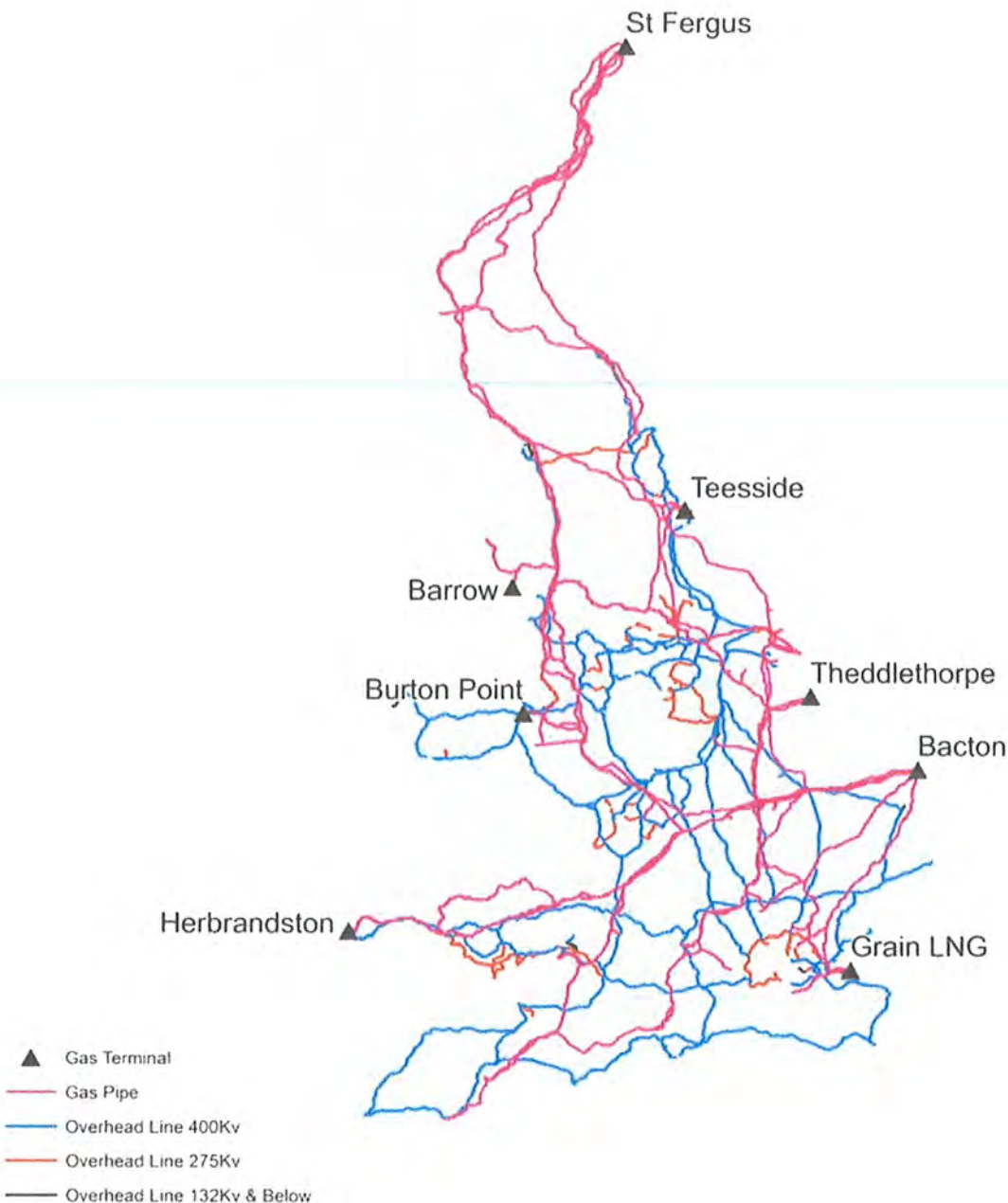
Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate

Our UK network



From Anne M.C. Prentis [REDACTED]
Subject: Response
Date: 12 Sep 2019 at 17:53:29
To: ryburghndp@gmail.com

Page 2. 2.1.3

Please correct: a mediaeval round tower church with Saxon origins (not Norman)

Please add a picture of the church to give a more rounded picture of a village that values its heritage and has regard for all that the church can offer. It is open 365 days of the year, is open to all and attracts visitors from the local B and Bs as well as serving the community. (I have plenty of pictures.)

I can see no mention of drains - something that I raised at the meeting as well as on a questionnaire. With the increased occurrence of very heavy rain storms, the lower part of the village is at threat from the sudden rush of surface water that our drains cannot cope with. This will only get worse if new building is encouraged without improved infrastructure. Only a few weeks ago the water flooded across the road in Station Road by The Boar and the sewage backed up through domestic drains, endangering the Wensum. The church too was at risk with water flooding into the porch, there being too much flow for our drainage gully.

Anglian Water carried out a camera survey of the drains and said they were clear. The conclusion must be that they are no longer suited to the amount of surface water that flows into the system during heavy rain. I would be grateful if you could emphasise the pressing need in the village for updated drains with greater capacity.

There is no mention either of the flooding that occurs the other side of the bridge when the rain is heavy. That road can be treacherous in a

downpour with the water running off the fields and down the hill.

Many thanks for all your efforts,

Anne Prentis

Sent from my iPad

From: Claire Lanham [REDACTED]
Subject: Memorial Hall comments
Date: 16 Sep 2019 at 20:40:19
To: RyburghNDP@gmail.com

Dear NDP Committee

I am writing as Chair of the Memorial Hall and Playing Field management committee.

The Neighbourhood plan presents a view of a diverse and developing community which has a good selection of facilities including the Memorial Hall.

Section 4.3 of the plan covering housing development in the village promotes diverse growth hopefully bringing a range of potential new "customers" to enjoy the Hall and Playing Field, which can only benefit those two community assets.

Thank you for your work in producing the plan.

Best regards

Claire Lanham

From: Claire Lanham [REDACTED]
Subject: Re: Neighbourhood plan
Date: 16 Sep 2019 at 21:22:00
To: RyburghNDP@gmail.com

Just one thought

As one of a good number of local horse riders I note that there is no mention of bridleways in Section 4.2, only cycleways and footpaths.

Would it be possible to include bridleways?

Best regards Claire Lanham

On Mon, 16 Sep 2019, 20:23 Claire Lanham, [REDACTED] wrote:

Just one thought

As one of a good number of local horse riders I note that there is no mention of bridleways in Section 4.2, only cycleways and footpaths.

Would it be possible to include bridleways?

Best regards Claire Lanham

From: SM-NE-Consultations (NE) consultations@naturalengland.org.uk
Subject: Ryburgh Neighbourhood Plan
Date: 17 Sep 2019 at 15:41:08
To: ryburghndp@gmail.com

For the attention of Michael Rundle

Please find Natural England's response in relation to the above mentioned consultation attached herewith.

Kind regards

Dawn Kinrade
Natural England
Operations Delivery
Consultations Team
Hornbeam House
Electra Way
Crewe
Cheshire
CW1 6GJ

0208 0268349
consultations@naturalengland.org.uk
www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: Mike Rundle [<mailto:ryburghndp@gmail.com>]

Sent: 05 August 2019 09:44

To: Nick.Lockley@hea.gsx.gov.uk; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; Rowson, Tamara <Tamara.Rowson@naturalengland.org.uk>; Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>; planning_liason.anglian_central@environment-agency.gov.uk; customers@historicengland.org.uk; eastofengland@historicengland.org.uk; debbie.mack@historicengland.org.uk; james.walton2@networkrail.co.uk; property@networkrail.co.uk; SM-MMO-SH - MMO Lowestoft Team (MMO) <SH.Lowestoft@marinemanagement.org.uk>; SM-MMO-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>; adamcanning@bpa.co.uk; simonashdown@bpa.co.uk; nwalsham@bpa.co.uk
Subject: RYBURGH PARISH COUNCIL - Ryburgh Neighbourhood Plan

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg.14 Neighbourhood Planning (General) Regulations 2012 (as amended).

The Working Group is now consulting on a Pre-submission Neighbourhood Plan. This consultation will take place for a six week period commencing 12th August and closing on 23rd September 2019.

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc.info/neighbourhood-plan or at North Norfolk District Council website at <https://www.north-norfolk.gov.uk/ryburghpc> .

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates, to RyburghNDP@gmail.com by 5pm on 23rd September 2019. Alternatively responses can be returned to The Secretary to the Working Group, Ryburgh Neighbourhood Plan, The Vines, 5, Station Road, Great Ryburgh, NR210DX.

Yours faithfully,

Michael Rundle, Secretary to the Working Group.

Sent from my iPad

Sent from my iPad

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Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

pdf

2909915-NaturalEngland.pdf

308 KB

Date: 17 September 2019
Our ref: 290945



Michael Rundle
Ryburgh Parish Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir

Ryburgh Neighbourhood Plan – Reg 14 consultation

Thank you for your consultation on the above dated 5 August 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully
Dawn Kinrade
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



Historic England

By e-mail to:
 Michael Rundle
 Secretary, Ryburgh Neighbourhood Plan Working
 Group

Our ref: PL00607388
 Your ref:
 Date: 18/09/2019
 Direct Dial: 01223 582746
 Mobile: 07833 718273

Dear Mr Rundle,

Draft Neighbourhood Plan for Ryburgh

Thank you for consulting Historic England about your draft Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period.

Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
 Telephone 01223 58 2749 HistoricEngland.org.uk

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generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The conservation officer at North Norfolk District Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.

The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Ryburgh. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.

The government's [National Planning Practice Guidance](#) on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood* scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies,



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which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>

If you have not already done so, we would recommend that you speak to the staff at Norfolk County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

In particular, we welcome Policy 11 and its supporting text, relating to Ryburgh's unique archaeological significance, including the recent discoveries associated with the Anglo-Saxon period. We would draw your attention to the recent designation assessment report (included with this consultation response), which may assist you in further refining your neighbourhood plan's approach to the protection of these archaeological remains. A possible way we might suggest is using the information in the report to support the identification of a 'Neighbourhood Area of Archaeological Importance' that could be afforded a greater, or more specific, level of protection with a specific policy.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

Your Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area



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assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](#), and here: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces>.

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>.

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>



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Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you 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 protected or improved through appropriate policy wording and a robust evidence base. This can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here:

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets:

<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://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment

: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>



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We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by Ryburgh Parish Council in your correspondence of 5 August 2019. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

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



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From: Iain Withington iain.withington@norfolk.gov.uk
Subject: RYBURGH PARISH COUNCIL-NNDC consultation response
Date: 18 Sep 2019 at 15:42:31
To: RyburghNDP@gmail.com
Cc: Mike Rundle ryburghndp@gmail.com

Dear Michael,

Please find attached Officer's response to the emerging draft neighbourhood plan which I circulated across the Council and relevant Members seeking feedback. It makes a number of recommendations and observations for your consideration which reflect the different teams areas of interest which I will be happy to discuss with you as well as guide you through the next stages once you have had time to review this response and all the other responses you may receive.

If you have any questions or wish clarification please don't hesitate to get in touch

Kind regards

Iain

Iain Withington
Planning Policy Team Leader
+441263 516034



-----Original Message-----

From: Mike Rundle <ryburghndp@gmail.com>

Sent: 05 August 2019 09:44

To: stephen.faulkner@norfolk.gov.uk; kettlestonepc@googlemail.com;
puddingnortonpc@gmail.com; stibbardpc@gmail.com;

info@fakenhamtowncouncil.co.uk; the.webbs59@btopenworld.com;
colkirkpc@btinternet.com; Iain Withington <Iain.Withington@north-norfolk.gov.uk>

Subject: RYBURGH PARISH COUNCIL- Neighbourhood Plan for Great and Little Ryburgh, Fakenham NR210DX

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg. 14 Neighbourhood Planning (General) Regulations 2012 (as amended).

The Working Group is now consulting on a Pre-submission Neighbourhood Plan. This consultation will take place for a six week period commencing 12th August and closing on 23rd September 2019.

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc.info/neighbourhood-plan or at North Norfolk District Council website at <https://www.north-norfolk.gov.uk/ryburghpc>.

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates, to RyburghNDP@gmail.com by 5pm on 23rd September 2019. Alternatively responses can be returned to The Secretary to the Working Group, Ryburgh Neighbourhood Plan, The Vines, 5, Station Road, Great Ryburgh, NR210DX.

Yours faithfully,
Michael Rundle, Secretary to the Working Group.

Sent from my iPad

North Norfolk District Council

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313 KB

Ryburgh Neighbourhood Plan
North Norfolk District Council Response

Thank you for consulting NNDC on the pre submission neighbourhood plan. NNDC is the statutory Local Planning Authority, LPA for the area and is a specific consultee.

The pre submission document demonstrates a significant amount of work has been undertaken by the neighbourhood plan steering group in order to create a plan that supports their vision for the neighbourhood area. The Council supports the emerging document and the consultation being carried out upon it. The comments below form officers' advice on the emerging neighbourhood plan from across the Council's departments at regulation 14 stage of the Neighbourhood Planning (General) Regulations 2012 as amended. The comments are designed to be helpful and supportive in the production ahead of the final submission and prior to independent examination. Comments are mainly restricted to general advice and matters around compliance with government legislation and in particular the basic conditions as set out in paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). It will be up to the neighbourhood plan steering Group and Parish Council as the Qualifying Body to review these and other comments received and decided how they are taken forward and used to finalise the Draft Plan ahead of submission for independent examination. Officers will continue to assist and provide objective guidance in both the overall approach, statutory requirements, policy wording and around how to reconcile any competing issues raised (if any) in order for the Draft Plan to be prepared ahead of independent examination.

National Policy

Overall neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs, develop a shared vision for their neighbourhood and shape the development and growth of their local area where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area, set out through the Local Plan.

NNDC have produced a suit of additional guidance aimed at supporting local communities in North Norfolk undertaking neighbourhood planning. These are based around specific check sheets including one to guide any submission of a Draft Plan for examination and frequent topics that town and parish councils have sought to include in neighbourhood plans. They are designed to provide background information, and guidance on how neighbourhood planning groups can reflect local circumstances and develop policies that are justified and evidence in a positive and realistic way, which if followed will provide more certainty at examination. These guides are updated from time to time and can be found on the Council's web site: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/neighbourhood-planning/>

In addition, those producing neighbourhood plans should refer to the national Planning Practice Guidance which provides the government guidance and parameters around planning. <https://www.gov.uk/government/collections/planning-practice-guidance>

Only a draft Neighbourhood Plan that meets each of the set of "Basic Conditions" can be put to a referendum and be "made". The basic conditions for *Neighbourhood Development Plans* are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;

- the making of the plan contributes to sustainable development;
- **the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);**
- the making of the plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the Order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the Order (or neighbourhood plan).
- In addition, neighbourhood plans must be compatible with Human Rights requirements.

The national Planning Practice Guidance (PPG) provides comprehensive web based guidance for the planning system which all Plans and Programmes should be in general conformity with. In many cases the guidance adds detail and interpretation of the National planning policy Framework, NPPF, which neighbourhood planners need to be familiar with.

The PPG at [Reference ID: 41-074-20140306](#) advises that the basic condition relating to 'general conformity' with strategic policies contained in the Local Plan should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.

Key to the development of a sound neighbourhood plan is the evidence base, which should be fully transparent, referenced and verifiable. Evidence, rather than views, should be used to inform and justify the development of any plans options and emerging proposed policies. Building a strong evidence base, to support and inform the production of a neighbourhood plan is vital to the immediate and longer term success of a neighbourhood plan. The evidence can be both quantitative (facts and figures such as census data) as well as qualitative (e.g. opinions given in consultation responses, as long as backed by facts and justified) and should be used to support the decisions made and the policies developed to be included in your neighbourhood plan.

Officers are supportive of the approach taken in the emerging plan where in the main additional specific local evidence has been commissioned and prepared to inform the emerging plan and published alongside the consultation document.

The Development Plan

The Development Plan consists of: the adopted Core Strategy, the Site Allocations Development Plan Document (DPD). Of material consideration are the Design Guide Supplementary Planning Document, SPD and the Landscape Character Assessment SPD. The emerging Local Plan, associated background documents and updated evidence underpinning them are also at an advanced stage and are a material consideration especially in the considerations of longevity of the emerging Neighbourhood Plan policies.

Time Frame of the Neighbourhood Plan

Consideration could be given to aligning the end date of the emerging neighbourhood plan with that of the emerging Local Plan. i.e 2036.

Subjects of the Neighbourhood Plan

It is recognised that the subjects covered in a neighbourhood plan are down to the steering group and community as supported and justified by evidence. Neighbourhood plans are not obliged to contain policies addressing all types of development, nor should they repeat or duplicate existing policy approaches in the wider Development Plan. However, it remains notable the neighbourhood plan remains silent on the Malting's development aspirations, especially given the overarching vision. The Great Ryburgh Maltings site is located in the village and forms a substantial part of the built up area. The site forms the headquarters of a multi-million-pound international business with a turnover of approximately £200 million pounds and has a supply chain of over 280 local farmers. The site has recently expanded through the construction of a specialty malt plant, steep house and warehouse (Planning application reference PF/15/0837, June 2015). The permission granted was subject to a specific condition that limited future output tonnage from the Maltings site at Great Ryburgh did not exceed 115,000 tonnes in one calendar year. The reason given was *"to ensure that vehicular movements to and from the site, are not increased through increased output and associated traffic movements in the interests of highway safety in accordance with policy CT5 of the adopted North Norfolk Core Strategy"* There is also a further permission which is understood to have been commenced but not yet completed for the construction of a further two silos and lorry park on adjacent grounds, (planning application reference PF/09/0966 (April 2010).

In July 2017 a public exhibition was held outlining initial proposals for a further expansion of the site incorporating the previous permission but to include between 50 - 75 residential units, new access road bypassing the west of the village, further industrial expansion and provision of community facilities. The proposals included the aspirations to handle an increased tonnage, up to 175,000 annually but with a decrease in traffic movements through the village.

The Maltings is an integral part of the village and although the absence of specific reference to guiding future development at the Maltings may be deliberate and as such is accepted as the authors prerogative, it is however thought that through the neighborhood plan there remains an opportunity to explore further sustainable growth options and influence economic growth, proposals and decisions including those of the Maltings if it was thought appropriate.

Further commentary is provided on this by the Economic Growth manager at the Council towards the end of this response.

General comments - policy wording

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless there are material considerations suggesting otherwise. Officers find the suggestion that proposals will be refused if they do not accord to various policies in the neighbourhood plan misleading and incorrect. It is not the Neighbourhood Plan which will determine decisions but the policies contained in the overall Development Plan and material considerations which will inform the decision maker. There are several policies in the plan where this issues can be raised and as such all policies should be reviewed and should be rephrased. E.g. policies such as policy 1 could be amended to not supported. policy 5 could be amended to be supported rather than *only be permitted ...*

National policy states that Plans should be prepared positively to support local development, be in a way that is aspirational but deliverable and which supports the strategic policies of the Local Plan. Any approach must be positively worded to facilitate sustainable growth rather be restrictive or negative.

As such policies should generally be positively worded and consideration could be given to rephrasing some of the current wording throughout the neighbourhood plan i.e where policies stipulate what would not be supported the wording could be changed placing a more positive emphasis which indicated where proposals would be supported. For example, policy 1 could be altered to *..Proposals for development within the Neighbourhood Area that would NOT result in sustained additional HGV movements in Bridge Road, Station Road and/or Fakenham Road shall BE SUPPORTEDsix months*

Government guidance also states that,

“a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications”

Some policies in the Plan would benefit from amended wording and or amalgamation to ensure clarity for application and implementation purposes. Where this is the case, officers have raised concerns, suggested policy deletions and or amended wording where they consider the policy cannot be achieved through the planning system or greater clarity could be achieved.

Overall, the plan presents an opportunity to define and refine development proposals in the parish of Ryburgh and its production is welcomed and supported.

Section 4 Planning Policies

Section 4.1 Traffic Safety

This section of the Plan mainly talks about HGV movements to and from the identified industrial area, i.e the Crisp Malting site as identified in annex 4 and the concern of local residents. The site remains a significant employer in the district and a world leader in the production of barley, wheat and rye for the brewing industry. However, it should be noted that not all traffic will be generated by this works and it is thought that the policy will be ineffective in controlling through traffic or that generated from other means outside the neighbourhood plan area. Evidence could be collated through a traffic survey to establish the level of traffic movements, direction of travel and the proportion of through traffic – any survey should account for variations of days of the week and seasonal variations. Further advice from the Norfolk County Council Highways should be sought in finalising this policy. In relation to the Maltings to what extent is the business movements of the Malting’s seasonal and will this approach be effective, seen as reasonable and or defensible?

As explained above it is not the Neighbourhood Plan which will determine decisions but the policies contained in the overall Development Plan and material considerations which will inform the decision maker. Wording in policies such as *shall be refused* should be amended to not supported or re worded to say where development will be supported.

Safeguard Land for Public Access

The policy approach and retention of the railway beds for public access is supported. Future iterations of the plan could provide a map of the former railway bed. The policy could also be

enhanced by requiring all development to incorporate green infrastructure principles into proposals and also by adding further wording along the lines of *development proposals will fully incorporate green infrastructure principles into proposals, and provide detailed scheme for the provision of new green infrastructure, mitigation and enhancement of existing green infrastructure contribute to enhancements and opportunities for the enhanced public access to the railway bed.....*and or any other identified opportunities you may care to list in an annex or mini GI strategy to be contained in the plan.

The parish is currently identified as open countryside and as such sits outside the settlement hierarchy where residential development would normally be permitted. The distribution of growth and the housing target are seen as strategic policies that neighbourhood plans are required to confirm with. The Government's overall premise for neighbourhood plans is to bring forward additional growth and seek to add local distinction providing it is justified, supported by appropriate evidence and in general conformity with the strategic priorities and strategic local planning policies i.e the adopted Local Plan , though regard should also be had to the emerging policies in the emerging local plan which was recently consulted on ¹.

In doing so, for neighbourhood plans it is clear that the expectation is that *neighbourhood plans allow communities to choose where they want new growth² to be and have a say on what they look like and what infrastructure should be provided..... in order to meet their communities needs and where the ambition of the neighbourhood is aligned with the strategic needs of the wider local area* i.e as set out in the Planning Practice Guidance - paragraph 001

Paragraph 003 goes on to say that neighbourhood planning provides the opportunity for communities to *set out a positive vision on how they want their communities to develop.... In ways that meet identified local need and make sense for local people.*

Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan in agreement with the local planning authority, as a basis for their housing policies and any allocations that they wish to make. In order to meet need neighbourhood plans are encouraged by the Government to plan to meet their housing requirement and where possible exceed it³ and should set out in the plan additional housing allocations.

In recognising the small scale nature of the village of Ryburgh and seeking to support a small but limited amount of growth through the establishment of a settlement boundary and an infill policy Officers are supportive of the ambition of the Plan to help ensure the sustainability of Ryburgh.

It is however considered that the boundary as currently drawn may not provide the opportunities for infill development in accordance with the aims of the Plan. Further consideration could be given to the inclusion of the built up area to the east along Bridge Road and Mill Road which although forms part of the existing conservation area still remains part of the built up area (and could be

[paragraph 13](#)

² i.e in addition to that set out in the Local Plan

³ PPG para 103 Ref ID 41-103-20190509 09 05 2019

considered the heart of the village) and whether it remains appropriate to draw the boundary as tightly to the residential curtilage.

Please also refer to separate comments by the conservation officer on this matter which can be found under section 4.7 Protection of the Historic Environment.

Policy 3

- Bullet 4 could refer to consideration of the wider matter of amenity rather than un-neighbourly development.
- The references to Local policy guidance should be clarified.

Section 4.7 Protection of the Environment

Comments from Landscape officer

Evidence base

Section 2.1.1 of the Ryburgh Landscape Character Assessment that forms part of the Evidence Pack (p.11) states that the primary aim of the Ryburgh Landscape Character Assessment (LCA) is to inform the development of the Core Strategy policies on landscape protection, in particular EN2: Protection and Enhancement of Landscape and Settlement Character. This is NOT the case of this evidence base. The Ryburgh LCA is an evidence base to support the relevant landscape policies in the Ryburgh Neighbourhood Plan. All reference to the now adopted North Norfolk Core Strategy and its policies should be removed from this document in this regard, as previously advised.

The Ryburgh LCA should complement the draft Supplementary Planning Document the North Norfolk LCA, dated Nov 2018 which has been out to public consultation and is planned for adoption in accordance with the emerging Local Plan work programme and reference to the Councils updated LCA in the text of the Ryburgh LCA and Np would be encouraged.

The purpose of the Ryburgh LCA is to expand on the classifications contained within the North Norfolk LCA in the Ryburgh Neighbourhood Area (Ryburgh NA) and to identify in more detail the special landscape characteristics of the Ryburgh NA in order to inform the proposed policies. Both LCA's should then be used to inform and support policy within the Ryburgh NP.

In addition, officers have concerns that the language in places is overly prescriptive (e.g. not accounting for permitted development rights) and is in places negative towards development, as such caution is advised in quoting directly from the evidence in certain circumstances and a wider perspective taken in order to justify the approaches taken.

Policy 4: Landscape Character

The wording of this policy implies that the Ryburgh LCA by Chris Yardley is the policy and this is misleading. Officers would advise that the wording should be re-phrased and consideration given to that as set out below

Policy 4 Protection and Enhancement of Landscape and Settlement Character

- *Proposals for development within the Ryburgh NA should be informed by, and sympathetic to, the key characteristics and landscape guidelines of the defined Landscape Character Areas identified in the **Landscape Character Assessment – Ryburgh Neighbourhood Plan** December 2018. (CJ Yardley)*

- *Proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible enhance, the local distinctiveness of the area, the settlement character, and key landscape features and characteristics.*

Policy 5: Protection and Enhancement of Local Habitats, Landscape and Amenity

This policy seems to be duplicated in Policy 4 and Policy 7,8 & 9. Suggest consideration is given to the amalgamation of one concise policy which would strengthen the approach.

Policy 6: Dark Skies

Officers welcome the inclusion of this policy and the recognition of the significance of dark skies in the character of the North Norfolk landscape

Section 9: Evidence Base of the Policy

Comments from landscape officer

Evidence Base

Section 4.5.1 states that the Ecological Report (by Wild Frontier Ecology) was “commissioned to demonstrate the ecological importance of the river Wensum valley” and tributaries. This is quite a *leading* statement, the purpose of the report was to provide an ecological report on Ryburgh Parish to inform the preparation of the NP, i.e. assess the baseline ecological features/assets of the whole parish. It is the conclusion of the report that demonstrates the ecological importance of the River Wensum valley. It is recommended that consideration is given to altering the text accordingly.

The report identified ecological assets outside of River Wensum corridor and tributaries such as West Wood CWS (an ancient woodland), hedgerows and a network of ponds. The NP and its policies (Habitat Areas Map) focuses on the River Wensum and tributaries and therefore misses out on the other important ecological assets of the Parish. Whilst it is recognised that the river Wensum is an important asset, and should be protected as such, the NP fails to go that step further to identify and protect the other ecological assets in the Parish as identified in Section 8.3 ‘Suggested Policy Input for Biodiversity’ of the Ecological Report.

As such further consideration should be given to policy inputs in accordance with section 8 of the evidence report.

Policy 7: Protection and Enhancement of Local Habitats (1)

This policy relies on the habitat areas that are set out on the map in Annexe 6. There appears to be little justification for the delineation of these areas set out in either in the Ecology Report or the LCA, meaning that the policy and area delineated may not be robustly identified or justified. As such officers would advise caution.

Officers agree that the physical area of designation of the River Wensum SAC/SSSI is limited to just the river and that the adjacent river valley sides, tributaries and associated pasture are important supporting habitats. Natural England recognise this and have established clearly defined Impact Risk Zones. These are defined zones around each SSSI which reflect the particular sensitivities of the feature for which it is notified and indicate the type of development that could have adverse impacts. Officers would suggest that incorporating these geographical zones into the delineation of

the proposed habitat Area is a more evidence-based methodology that would withstand scrutiny. (please note that they do not however consider the tributaries or ancient woodland nearby).

Natural England mapping can be found at <https://magic.defra.gov.uk/MagicMap.aspx>

Suggested policy wording...

Policy 7 Protection and Enhancement of Local Habitat Zones

Development proposals within or adjacent to the defined Local Habitat Zones should aim to protect and enhance the local conservation features and habitats.

Where adverse impacts are identified, proportionate and relevant mitigation measures should form part of the proposals.

The second section of the above suggested policy is based around the requirement that any approach must be positively worded to facilitate sustainable growth rather be restrictive or negative as detailed in the general comments at the start of this response.

Policy 8: Protection and Enhancement of Local Habitats (2)

See comments relating to policy 5

Policy 9: Ecology Network

Officers support the inclusion of this policy. The Plan could however go further and identify potential restoration projects and or policy requirements such as development to incorporate biodiversity friendly landscaping, nest boxes and other suggested policy consideration as set out in the Ecology evidence section 8.

Comments from landscape officer

Policy 10: Open land

The justification for the Open Land Areas Map at Annexe 7 is set out in 4.6.2 as the Landscape Character Assessment and the Ecological Report. The geographical area of the Open Land designation is largely contained within the Habitat Areas Map/Impact Risk Zones Areas.

The significance of the 'openness' of the landscape within the Open Land designation is clearly set out within each of the defined Landscape Character Areas and is highlighted as a valued characteristic of these particular landscapes. It therefore seems superfluous to reiterate the Open Land characteristic in a separate policy

Officers would advise that this important aspect of the landscape is therefore accounted for within Policy 4: Protection and Enhancement of Landscape and Settlement Character and also supported through Policy 7: Protection and Enhancement of Local Habitat Zones. Policy 10 Open Land is therefore a repetition which could be avoided through the amalgamation of the above policies.

Comments from Conservation Design & Landscape Officer (CD&L)

The historic environment chapter is rather brief and could benefit for further expansion into referencing design if thought appropriate.

Locality have published a new guidance note on Design – Achieving well- designed places through neighbourhood planning – which may be of interest. <https://neighbourhoodplanning.org/toolkits-and-guidance/>

Policy 11: Archaeology

The first para of this policy seems quite onerous if they are genuinely talking about *all* planning applications within 250m of *all* Historic Environment Records – potentially this could encompass most of the village. Particularly as; i) not all development would affect below ground archaeology, and ii) not all records relate to archaeology – some are just listings and building reports, I wonder if this is actually reasonable/defensible.

As a potential solution the policy could be redrafted to include a more selective or targeted approach based around specific criteria or historical assets rather than all historical records.

Further advice should be obtained from Norfolk Historic Environmental Services as part of Norfolk County Council

Settlement Boundary – Annex 5

It is also not clear why the settlement boundary has been drawn to exclude the Great Ryburgh Conservation Area, CA, (with the exception of a small section of the old railway line). After all CAs should be about positively managing rather than preventing development. To have a settlement boundary which excludes the historic core of the village seems questionable at best.

Officers would normally expect the conservation area to be part of the settlement boundary and it is recommended that as part of finalising the plan and any wider review of the settlement boundary consideration is given to the inclusion of the historic core of the village.

Comments Economic Growth Manger

Thank you for the opportunity to make representation to the Ryburgh Neighbourhood Plan.

The proposed Neighbourhood Plan for Ryburgh argues that the high street and adjoining pavements are inadequate in terms of their present and future capacity to support future development from the existing industrial presence. Whilst it is appreciated that this may be a matter of some local concern, the Economic Growth team would suggest that the plan should be cautious in its approach to imposing policies that could later prejudice growth on this site. The predominant business owner in Ryburgh, Crisp Malt, are a significant employer locally and are a very important business on a national scale, forming an integral part of the supply chain across a number of business sectors. Preferably it would be welcomed to instead see detail (presently lacking) that better describes how the village can explore sustainable growth and development. This would seem an appropriate and healthy approach to welcoming growth that supports rather than hinders commercial opportunity and local employment opportunities.

Comments from the Housing Strategy & Delivery Manager

Here are the comments of the Strategic Housing Team on the aims and policy of the Housing Section of the Draft Ryburgh Neighbourhood Development Plan (NDP).

The NDP sets out the following vision:

VISION: Ryburgh will be a place where people want to live that has a stimulating environment with access to all the facilities and amenities to enable someone to live a happy and fulfilling life from cradle to grave within a thriving village community.

In terms of housing, to deliver this vision Ryburgh will need housing which meets a diverse range of needs including:

- Family homes for the children of current residents who wish to remain in Ryburgh and bring up families of their own.
- Small homes for households who wish to 'downsize'.
- Homes suitable to meet the needs of people with limited mobility including homes suitable for households which include a wheelchair user.
- A proportion of affordable homes in all of the above categories for households who cannot afford to rent or buy a market home.

The existing housing stock will meet much of this need as properties change ownership/change tenant over time. The NDP plans for some infill housing which will allow for some population growth and/or some demographic changes.

Some specific observations on the Housing Policy within the NDP

Policy 3 Infill Housing in Great Ryburgh

Proposals for new dwellings representing small-scale growth within the settlement of Great Ryburgh will be supported provided that:

1. The development consists of infilling (the filling of a small gap with one to five dwellings) of a small undeveloped plot or on a brownfield site; and,
2. the proposed development is similar in scale and height to existing neighbouring dwellings; and,
3. will not involve the outward extension of the village of Great Ryburgh; and,
4. is not considered to consist of un-neighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and,
5. where more than one new home is proposed on the same site, then at least one small home with two or fewer bedrooms is provided for every one larger dwelling with four or more bedrooms.

Proposals for the extension of existing buildings within the RNA will be supported provided that they comply with local policy guidance.

Proposals for the replacement of existing buildings for housing within the RNA will be supported provided that they comply with local policy guidance.

Strategic Housing observations:

1. The Settlement Boundary (Annex 5 of the NDP) is very tightly drawn and may not provide enough sites to deliver the required new/redeveloped housing.
 - a. Possible remedy – loosen the settlement boundary.
2. Infill development is unlikely to provide any new affordable housing. Possible remedies:
 - a. Allocate a housing development site – the developer would provide some affordable housing as part of the s106 process (subject to viability).
 - b. Support the development of affordable housing on exceptions housing sites as and when there is evidence of local need for a development. (Great Ryburgh has two exceptions housing

schemes and any relets on these sites will provide a limited supply of affordable homes for local allocation).

3. Infill development is unlikely to provide homes suitable for people with limited mobility/wheelchair users.
 - a. Possible remedy – amend the requirement for infill sites of two or more homes to include the provision of a home built to Category 2: Accessible and adaptable dwellings M4(2) standard (as an alternative to a home of two-bedrooms or fewer).

(please note further information on this can be obtained from the emerging Local Plan policy HOU8 pages 129 – 134 and or from planning policy team).

Guidance on the need for Strategic Environmental Assessment, SEA and Habitat Regulation Assessment (HRA) screening opinion

At this stage no Screening Assessment or Screening Opinion has been undertaken / issued and it is recommended that once consideration of representations from this consultation have been undertaken and well before the finalisation of policies that a screening request is submitted to the Council in relation to SEA and HRA regulations along with any updated policies.

To be 'made', a neighbourhood plan must meet certain Basic Conditions. These include that the making of the plan *"does not breach, and is otherwise compatible with, EU obligations"* as incorporated into UK law. A Neighbourhood Plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant.

As such a neighbourhood plan may require a Strategic Environmental Assessment, SEA and a separate assessment in relation to the Habitats Regulations 2017, HRA. Guidance strongly advises neighbourhood planning groups to consider the environmental implications at an appropriate stage following the finalisation of the draft policies and prior to any submission for examination. In doing so it is **essential to seek** the advice of the local planning authority on whether an SEA and a HRA is required. As the responsible and competent authority in law the Council must be satisfied that a neighbourhood plan has adhered to these regulations and as such offers to undertake the required initial screening review in the first instance.

For the purposes of a fuller explanation. Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of Plans and Programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

Habitat Regulation Assessment, (HRA) is the process undertaken to identify if a Plan would have a likely significant impact on nature conservation sites /habitat site that are of European importance, also referred to as Natura 2000 sites.

Establishing whether a Neighbourhood Plan takes into account SEA and HRA legislation are important legal requirements. Establishing this can only be done when the Plan is sufficiently advanced but should be undertaken at the earliest opportunity so as to allow refinement through further iterations of the Plan. Undertaking it too early may however result in the exercise being required to be undertaken again and further changes made to a *"finished"* Plan. At assessment stage a neighbourhood plan proposal must be deemed to provide sufficient information to enable a competent authority (in Law), to undertake a screening exercise to determine whether there are to

be likely significant effects. If it is concluded that there are likely to be significant effects than a full sustainability appraisal which include the requirements of the SEA legislation would need to be produced i.e one which includes a robust exploration of the effects of alternative approaches to the policies in the Plan. Similarly, in terms of HRA legislation then an Appropriate Assessment would need to be carried out to identify the potential risks to European sites posed by the emerging policies, and seek to find solutions that enable sustainable development to meet the needs of an area whilst protecting the European sites. Guidance stipulates that if an appropriate assessment is required, then it will engage the need for a full strategic environmental assessment.

Following on from screening, if such documents are required, the production of them will be the responsibility of the Qualifying Body (Parish Council). These are considered to be of a specialist and technical nature and further specific grant support and technical assistance can be obtained from Locality. Officers can provide further advice based on the outcome of any screening exercise. If it is concluded that no further reports are required, the Council will be asked at independent examination to confirm this formally and provide the necessary evidence, it is therefore in the interests of everyone concerned to ensure this important legal process conducted to the legislative requirements.

In meeting these obligations, the national PPG sets out that an initial screening stage is required to establish whether the Plan is to have a likely significant environmental effects and or likely significant impacts on nature conservation sites that are of European importance. As part of this process the Council will need to consult separately with the Environment Agency, Historic England and Natural England as the statutory consultees in this process on its screening opinion.

As a general rule of thumb, SEA is more likely to be necessary if:

- a neighbourhood plan allocates sites for development (for housing, employment etc.) that haven't already been appraised through the sustainability appraisal (SA) of the relevant Local Plan)
- the neighbourhood plan area contains sensitive environmental assets that may be affected by the policies and proposals in the neighbourhood plan
- the neighbourhood plan is likely to have significant environmental effects not already addressed through the sustainability appraisal of the relevant Local Plan.

In terms of habitat regulations, a neighbourhood plan or any plan cannot proceed if a risk of significant effects on a European site cannot be excluded. i.e through mitigation or policy amendment.

.....

From: Chamberlain, Naomi naomi.chamberlain@norfolk.gov.uk
Subject: NCC response to the Ryburgh Neighbourhood Plan - Reg 14
Date: 23 Sep 2019 at 09:18:13
To: RyburghNDP@gmail.com
Cc: Faulkner, Stephen stephen.faulkner@norfolk.gov.uk, Doleman, Richard richard.doleman@norfolk.gov.uk, Hickling, Steve steve.hickling@norfolk.gov.uk, Lead Local Flood Authority llfa@norfolk.gov.uk

Good morning

Thank you for consulting Norfolk County Council on the Neighbourhood Plan. Please find attached the County Councils comments.

Best wishes,

Naomi

Naomi Chamberlain, Trainee Planner

Community & Environmental Services

Tel: [01603 638422](tel:01603638422)

County Hall, Norwich, NR1 2DH



Norfolk County Council



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**Norfolk County Council Comments on the:
Ryburgh Neighbourhood Plan (Reg 14)
September 2019****1. Preface**

- 1.1 The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of 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 Policy 6 Dark Skies is supported as it is a robust and concise policy.

3. Infrastructure Delivery

- 3.1 The Plan could contain supporting text referencing the following;
- 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.
 - 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 developments.
- 3.2 Should you have any queries with the above comments please contact Naomi Chamberlain (Trainee Planner) at naomi.chamberlain@norfolk.gov.uk or call 01603 638422.

4. Historic Environment

- 4.1 There are a number of factual errors in paragraphs 4.7.1 and 4.7.2 (page 16). Paragraph 4.7.1 should be amended from "the early Anglo Saxon burial site" to "*Mid Anglo-Saxon burial site*", as the 2016 burial site is a Mid Anglo-Saxon burial site. Paragraph 4.7.2 is factually incorrect as there is no record of the bridge having Saxon foundations and it is very unlikely that it has Saxon foundations. There is though, a possibility that the church may have Late Anglo-Saxon elements. Paragraph 4.7.2 should be rewritten to reflect this comment.

4.2 Policy 11 (page 16) would incur added costs to developers and would discourage small developments (extensions and single houses). At present the Breckland District Council, advised by NCC Historic environment planning, views all planning applications and makes decisions on any mitigation based on the known archaeological resource and the impact of the development upon that resource. The National Planning Policy Framework paragraphs 189 and 197 refers to the balanced judgement in regard to the scale of any harm or loss and paragraph 199 states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact...'. It is suggested that policy 11 is reworded as the current policy may deter small developments.

4.3 That Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted (<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>).

It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:

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 (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at 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.

4.4 Should you have any queries with the above comments please contact Steve Hickling (Historic Environment Officer) at steve.hickling@norfolk.gov.uk or call 01362 869278.

5. **Lead Local Flood Authority**

5.1 It is noted that there is no mention of surface water flood risk specifically within the neighbourhood plan, therefore, the Lead Local Flood Authority has suggested that a flooding policy is introduced into the neighbourhood plan.

5.2 The LLFA suggested the following specific policy with regards to surface water flooding:

POLICY: FLOOD RISK

The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and

Lead Local Flood Authority

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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 Ryburgh 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.

5.3 Allocation of Sites

The Lead Local Flood Authority expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test are required to be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.

- 5.4 Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.

6. **Transport**

- 6.1 Housing or other developments that are constructed will increase HGV movements. Policy 1 (page 10) should reference **significant** HGV movements, policy 1 could only apply to proposals without mitigation so the policy will need to be rewritten as the policy could not be enforced against construction traffic, so the 6 months definition is not suitable. Therefore, the policy as drafted is not suitable or likely to be enforceable and should be redrafted to address the points made.
- 6.2 Should you have any queries with the above comments please contact Richard Doleman (Principal Infrastructure Development Planner) at richard.doleman@norfolk.gov.uk or call 01603 223263.

From: <[REDACTED]> <[REDACTED]>
Subject: Ryburgh NDP consultation - Pre-Submission draft
Date: 23 Sep 2019 at 15:40:57
To: <ryburghndp@gmail.com> <ryburghndp@gmail.com>

Hi Mike,

This is looking impressive!

My response is as follows:

2.1.3. I agree that it's difficult to over-emphasise the importance of the River Wensum in terms of landscape and habitat value, not just to the village but to north Norfolk as a whole. It is after all the only river of European-level SAC designation between the Thames and the Humber. It deserves to be of central importance to our village NDP, and I think that this draft reflects this.

Policy 1 Traffic Safety

Residents currently face daily safety issues relating to heavy levels of HGV traffic throughout a small village – lorries mounting pavements, lack of sections of pavement altogether, existing pavements too narrow for buggies and certainly not passable for pushchairs, safety for horse riders having to face large lorries in confined road spaces, and the safety risks of lorries passing school buses. I strongly support this policy refusing any increase in HGV traffic levels, and would question whether six months is too long a timescale for a temporary increase in HGV traffic. We already notice an increase in July/August HGV movements due to farm lorries bringing grain to CMG. This increased traffic during the school holidays must increase road safety risk during the school holidays, and even six months at this level of traffic makes a significant negative impact.

Policy 2 Safeguarded Land for Public Access

I strongly support the protection of the old railway line for potential future use as a sustainable off-road footpath or cycleway as this offers a pleasant and safe route connecting the village to Fakenham, avoiding the existing road routes which are dangerous for walkers and cyclists because of levels of traffic, particularly HGVs. The potential benefits for wider health and well-being are numerous.

Policy 3 Infill Housing

I agree that small amounts of mixed infill housing proposed here would benefit the sustainable growth of the community. I also agree with the restrictions on skyline visibility to minimise visual impact on the wider Wensum valley.

Policy 4 Landscape Character

I welcome Chris Yardley's Landscape Character Assessment report, although I think it misses the landscape significance of the small valleys of the tributary streams to the Wensum within the NDP area. Fortunately these are captured in Policy 5.

Policy 5 Protection and enhancement of Local Habitats, Landscape and Amenity

I welcome the wording of this policy that recognises the importance of smaller landscape and habitat features to the broader picture e.g. ponds and ditches. The inclusion of protection of soils is also important and too often overlooked.

Policy 6 Dark Night Skies

Agreed.

Policy 7 and Policy 8 Protection and Enhancement of Local Habitats

I strongly agree with the highest level of protection given to the aquatic and terrestrial ecology of the Wensum, and the need to protect adjacent habitats for this purpose.

Is there any possibility of including an aim to minimise 'diffuse point pollution'? I believe this is the term for small amounts of pollution e.g. sediments, nutrients like nitrogen and phosphates, agricultural chemicals, road run-off water, that arrive via countless ditches, drains etc. I understand that this is now the main cause of loss of water quality in the Wensum. So difficult to address though.

Policy 9 Ecological Network

I believe this is particularly significant with respect to the Wensum river corridor, but also applies to the connecting network of large, historic hedgerows in the village, which undoubtedly relate to the high numbers of BAP species, including birds and bats. Another ecological network relates to the old railway line and adjacent hedgerows and wetland habitats. Identifying and strengthening these networks will give the greatest benefits in terms of larger, more sustainable habitats for wildlife, as opposed to smaller, more isolated habitat areas which are always more vulnerable within an area of intensive agriculture.

Policy 10 Open Land

Is there scope to extend the extent of open land south-east of the Wensum up slope to the railway line or further? This area has a great impact on views of the village setting as you approach from the north-east.

Policy 11 Archaeology

Agreed.

I hope this helps, and well done for such an impressive document.

Regards

Barley

Hi Mike,

On behalf of Ryburgh Playing Field Committee I'd like to offer the following response to the Ryburgh NDP Pre-Submission document:

Policy 1 Traffic Safety

We strongly support this policy because of

- The safety issues relating to the entrance to the playing field from Fakenham Road where, because the road isn't wide enough for HGV traffic to easily pass, lorries routinely mount the pavement at the very point where children exit from the playing field.
- Our fundraising events often link the use of both the Memorial Hall and the playing field amenities on opposite side of Fakenham Road in the centre of the village, and therefore any increase in vehicle traffic mounting pavements will increase the risk to pedestrians using these village amenities.
- The combination of inadequate pavements and current levels of HGV traffic is deterring families with young children from walking to use the playing field facilities. We want to increase community use of and benefit from the playing field amenities, and increased levels of HGV traffic would have a negative impact. Better road safety is also important to encourage use of the community woodland as a forest school teaching amenity by groups walking up through the village from Pebbles Day Nursery.

Policy 5 Protection of Local Habitats, Landscape and Amenity and Policy 9 Ecological Networks

We strongly support these policies because both are relevant to Ryburgh's community woodland situated to the rear of the playing field. Since the start of this project over 4 years ago, this area of native woodland has become both a valued amenity area for informal recreation, and a valuable wildlife habitat connected by mature hedgerows to adjacent areas of trees and to the old railway line, which has itself become a major ecological corridor through the NDP area. Protection of the whole network will increase both the ecological and amenity values of the community woodland, and the attractive setting for the playing field as a whole.

Annex 3 Memorandum of Aspirations – Community Centre

We are looking into the potential uses for the old games pavilion on the playing field. The committee would look favourably at any suitable proposal that would offer community benefits providing that funding is also secured for subsequent upkeep of the building fabric, so that this does not become an added burden on fundraising.

With our thanks for all your work on NDP development.

Barley Wilson

Ryburgh Playing Field Committee

From: Alison Henry [REDACTED]
 Subject: Comments on the pre-submission Neighbourhood
 Development Plan
 Date: 23 Sep 2019 at 12:13:27
 To: ryburghndp@gmail.com
 Cc: Alison Henry [REDACTED]

Dear Steering Committee

Thank you for the opportunity to comment on the pre-submission Neighbourhood Development Plan. I am generally very happy with the plan but have a few concerns, as per the comments below:

Policy 1 - strongly support but I would like to see additional provision in the policy to cover refusal of development proposals which have the potential to significantly increase the amount of *general* vehicular traffic (private cars, vans etc) on an already overused C road, for example development proposals involving multiple dwellings, new roads etc.

Policy 2 - strongly support.

Policy 3 - support, but with the following reservations (with apologies for any ignorance or misunderstanding on my part):

- given the wording of the policy, it is essential to know which sites in Ryburgh are designated brownfield and thus open to infill. This does not appear to be covered either in the plan or in the Housing Report (evidence document 1). Could a map therefore be provided? For example, is the land adjacent to the Maltings where a housing development may be proposed, together with the adjacent fields, designated a brownfield or greenfield site given that it has not previously been built on?
- as per my comment re Policy 1 above, I would like to see a point added to the Policy to the effect that small scale developments will be supported provided that they do not have the potential to lead to a sustained or significant increase in the amount of general vehicular traffic travelling through Great Ryburgh
- para 4.3.7 and 4.3.8 - I'm not clear (or convinced) why the conservation area is excluded from the existing settlement area of Great Ryburgh and thus immune to infill.

Policies 4-7- strongly support

Policy 8 - strongly support, but re the 2nd bullet point in particular, I am concerned how it might be 'policed', ie how will 'impact upon the habitat' be measured?

Policies 9-11 - strongly support.

Annex 3 - Aspirations

- I strongly support the comments about footpaths/cycle ways and access to

the countryside. When I moved here 4+ years ago I was very surprised at, and disappointed by, the lack of access to the surrounding countryside via public footpaths etc. As someone who uses the Norwich bus on a fairly regular basis, I would also love to be able to walk safely to and fro the mainroad. I would also relish being able to walk to Fakenham via Highfield Lane to avoid using the car for environmental reasons, as well as to enhance my physical and mental wellbeing.

- I strongly support the comments about traffic safety but was disappointed to find no mention in the Plan about traffic calming (unless I missed something), although I would be very surprised if this issue had not come up in the previous consultation. I would like to see something added to the Plan about the possibility of road calming measures, though I'm guessing it could only be mentioned as an Aspiration. Whilst the number of HGVs passing through the village is certainly a major problem, the number of cars speeding through the village - in particular at the Fakenham Road/Highfield Lane end of the village - and using it as a 'rat run' at all hours of the day, is equally hazardous to pedestrians, cyclists, pets and wildlife.
- I am happy with the existing community centre and would prefer that the Memorial Hall be enhanced rather than a new centre built.

Finally, I'd like to thank all those involved with the Steering Committee for their time and energy in working towards the Plan - their efforts are very much appreciated.

Best wishes,

Alison

From: Kermath, Natalie Natalie.Kermath@environment-agency.gov.uk
Subject: RE: RYBURGH PARISH COUNCIL - Ryburgh Neighbourhood Plan
Date: 23 Sep 2019 at 15:51:42
To: Mike Rundle ryburghndp@gmail.com

Good afternoon,

Please find attached our response the Neighbourhood Plan Consultation.

We request that you keep us up to date on the process of the Neighbourhood Plan.

Kind Regards

Natalie Kermath

Sustainable Places Planning Advisor – East Anglia Area (East)

Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

natalie.kermath@environment-agency.gov.uk

External: [020771 41064](tel:02077141064) | Internal: 41064



National Customer Contact Centre: [03708 506506](tel:03708506506)

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Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients' benefit. More information can be found on our website [here](#).

-----Original Message-----

From: Mike Rundle [<mailto:ryburghndp@gmail.com>]

Sent: 05 August 2019 09:44

To: Nick.Lockley@hea.gsx.gov.uk; consultations@naturalengland.org.uk; tamara.rowson@naturalengland.org.uk; Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>; planning_liason_anglian_central@environment-agency.gov.uk; customers@historicengland.org.uk; eastofengland@historicengland.org.uk; debbie.mack@historicengland.org.uk; james.walton2@networkrail.co.uk; property@networkrail.co.uk; lowestoft@marinemanagement.org.uk; consultations.mmo@marinemanagement.org.uk; adamcanning@bpa.co.uk; simonashdown@bpa.co.uk; nwalsham@bpa.co.uk

Subject: RYBURGH PARISH COUNCIL - Ryburgh Neighbourhood Plan

Dear Consultee,

I am writing in my capacity as secretary of Ryburgh Neighbourhood Plan Working Group to you as a statutory consultee under the provisions of Reg.14 Neighbourhood Planning (General) Regulations 2012 (as amended).

The Working Group is now consulting on a Pre-submission Neighbourhood Plan. This consultation will take place for a six week period commencing 12th August and closing on 23rd September 2019.

The document, including relevant supporting evidence is available on our Parish website at www.ryburghpc.info/neighbourhood-plan or at North Norfolk District Council website at <https://www.north-norfolk.gov.uk/ryburghpc> .

Your views on future development in Ryburgh are important and will inform the development of the Plan before it is submitted to North Norfolk District Council for independent examination. We encourage your participation, views and ideas on this draft Neighbourhood Plan in order to shape a robust document which will protect and enhance our special village.

Please return any response, quoting the paragraph of the draft Plan to which the response relates, to RyburghNDP@gmail.com by 5pm on 23rd September 2019. Alternatively responses can be returned to The Secretary to the Working Group, Ryburgh Neighbourhood Plan, The Vines, 5, Station Road, Great Ryburgh, NR210DX.

Yours faithfully,
Michael Rundle, Secretary to the Working Group.

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Mr Michael Rundle
5 Station Road
Great Ryburgh
Fakenham
NR21 0DX

Our ref: AE/2019/124399/01-L01
Your ref: ryburgh

Date: 23 September 2019

Dear Mr Rundle

RYBURGH DRAFT NEIGHBOURHOOD PLAN

Thank you for your letter relating to the Ryburgh Neighbourhood Plan. We have assessed the draft Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan.

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 explain our role in in the planning process in more detail and describe how we work with others; 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.

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

Flood Risk

While the Neighbourhood plan makes reference to the River Wensum that runs through the Neighbourhood plan area, it does not make any reference to the fluvial flood risk from the River Wensum.

Policy 3 reviews where new development should be permitted. This should state that development should not be permitted in flood zones 2 or 3 in the present day or in

future climate change flood zones 2 or 3.

Any development that is proposed within flood zones 2 or 3 will need to be accompanied by a Flood Risk Assessment.

Flood Data

You should request flood maps from our customers and engagement team Please contact: Enquiries_EastAnglia@environment-agency.gov.uk. These should be used in the Neighbourhood plan to show flood zones.

Strategic Flood Risk Assessments (SFRA) are undertaken by local planning authorities as part of the planning process. The SFRA may contain information to assist in the Neighbourhood Plan. You should consult the SFRA while preparing planning applications. Please contact your local authority for further information.

Ecology

We are pleased to see that an Ecological report has been carried out. Policies 7 8 and 9 include protection and enhancement to significant habitat areas. These policies should be enhanced to include criteria as to how they will be protected and enhanced.

We would encourage opening up of culverts, improvement/naturalisation/creation of new watercourses, and the provision of other environmental infrastructure that would provide wider biodiversity benefits and help deliver Water Framework Directive (WFD) improvements.

Groundwater and Contaminated Land

The Neighbourhood plan falls within a source protection zone 1, 2 and 3. For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with planning applications to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.

Please note that the views expressed in this letter by us are a response to the proposed Neighbourhood Development Plan only and do not represent our final views 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 applications.

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 that this advice is useful.

Yours sincerely



Miss Natalie Kermath
Planning Advisor

Cont/d..

Please note: there is no Document 18.

A comment (ref comment 18) was raised by Mr Andrew Purdy at the Working Group meeting of 12 November 2019. The comment was recorded directly to the Consultation Log on 09/19. See item 18 in the Consultation Log (Annex 2).

Ian Wilson – Comments on the Ryburgh Pre-Submission Neighbourhood Plan

September 2019

I broadly agree with the draft NDP so have only highlighted areas where I differ, or wish for more emphasis. Therefore for any section not mentioned below it can be taken that I am in agreement.

The most important factor is to balance the needs of Ryburgh's Community with that of the environment and ecology. These are by no means exclusive if approached in the appropriate ways, and are indeed in many ways compatible. That said, I believe that protecting the environment and ecology of the Wensum Valley and its feed in habitats should be paramount.

Policies

4.3.8 While unspoilt views of the countryside from outside the built up area of the village (albeit much of it denuded of wildlife by current farming practices) are important, I feel that it's much more important that development is in the appropriate place. Minimising ecological damage is much more important than affecting the odd view. After all, there's nowhere from the village's peripherals that the carbuncle of the Maltings can't be seen.

Policy 3 Infilling building does reduce the impact outside the built up area, but it should be noted that this reduces the area of flower-filled gardens, one of the most prolific habitats for insects. This should be mitigated by efforts to improve the many habitats of the parish outside the built up area.

Policies 5, 7, 8 & 9 The parish should be aiming for protection and enhancement of local habitats and wildlife irrespective of whether development is taking place. Additional to those listed are native wildflower meadows and scrub (highly underrated by land managers at present). The advantages of Rewilding (where appropriate) are fast becoming part of mainstream ecology. Emphasis is given in the later Aspirations of the importance of working with local

land owners and managers for elements such as access; the same should apply to habitats and preservation of the River Wensum SSSI. I applaud the addition of the Habitat Areas shown in **Annex 6** as being hugely important to both the parish and the River Wensum.

Policy 10 Preservation of visually important Open Land should not necessarily preclude the creation of vital habitats such as native scrub or woodland listed above. The landscapes of the Lake District and Yorkshire Dales are examples of ecologically very poor habitats preserved largely because of “visual importance”.

Memorandum of Aspirations

Footpaths/cycleways and access to the countryside

Greater countryside access would offer many benefits, both practical - i.e. safe, pollution free access to Fakenham via cycle or foot, particularly for those too young to drive, and healthwise through exercise.

Some in the parish fear that this would lead to more damage to habitats and wildlife. I personally do not believe this if done in the correct way.

For instance, access to Great Ryburgh Common appears to be divided between those few from Ryburgh who brave the unmaintained and overgrown official pathway, and those from Fakenham who have much easier access along the old railway line. The latter group tend to leave litter but confine themselves to the drier northern end of the common. I've never seen evidence of them entering the wetter, more ecologically rich parts of the common. This unwelcoming boggy-ness if the common will always protect it from damage by humans.

Aside from the above advantages, greater access for more responsible members of the community would help to police the common. Pensthorpe Wildlife Park in particular would of course have to be assured of security from trespass.

Pensthorpe Natural Park



Mr M Rundle
Mike_rundle@icloud.com

26 February 2020

Dear Mike

Re Ryburgh Neighbourhood Development Plan

Thank you for kindly allowing Bill Jordan and I to attend the Ryburgh neighbourhood development plan working group meeting last Monday. Both Bill and I found it very informative and it was good to hear our communities support for Pensthorpe Natural Park and the works we are doing in supporting conservation through the Wensum valley.

Following the discussions at the working group meeting, I have, as agreed, attached a copy of the Annex 6 Habitat Areas and included those areas we discussed which should also be included as protected habitats. This includes the disused railway line where it runs through Pensthorpe Natural Park, as we are managing it as part of the nature reserve. I have also included the two "buffer zones" to enhance and better protect the SSSI/SAC's at Crane Meadow and Langor Brook, which are also shown in Annex 8 European Sites map.

Furthermore, it was very encouraging to share in the working group's understanding of why Policy 2 (Annex 4) had been included in the NDP and that it was a historic aspiration of North Norfolk District Council rather than a more recent aspiration of the Ryburgh community. We were further encouraged that the working group were keen to make changes to 4.2.2 to reflect that the community did not support Policy 2, as it is not your desire to save the disused railway line as a potential footpath, bridleway or cycleway. Both Bill and I look forward to receiving a copy of the revision.

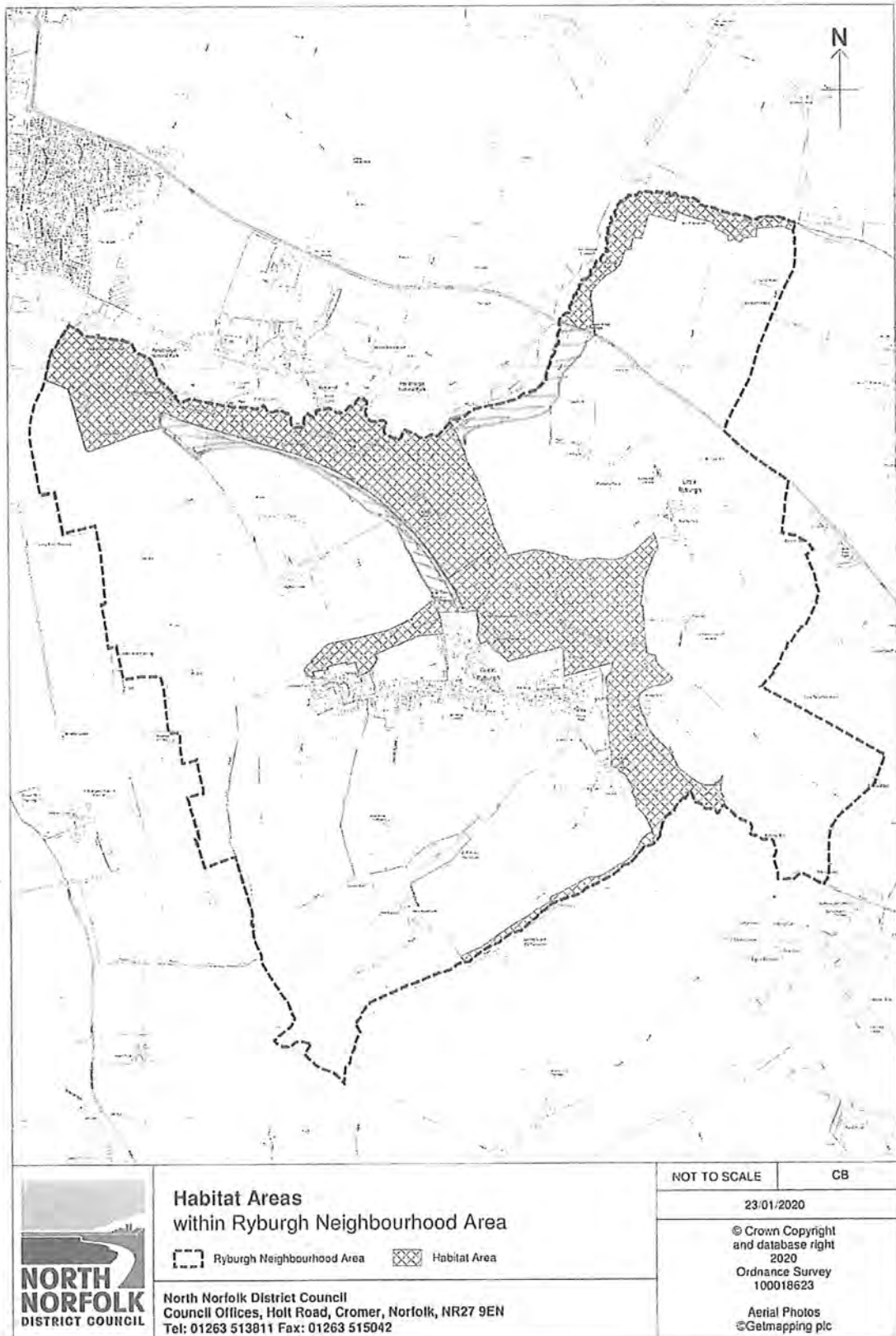
Providing the above changes are made in the manner discussed at the working group then Pensthorpe Natural Park would be happy to support the revised Ryburgh development plan. We would also be more than happy to join an appropriate sub-group to look into the reinstatement of historic footpath from Highfield Lane to Great Ryburgh Common and potential solutions to finding an appropriate route that does not conflict with the operation of Pensthorpe Natural Park.

Yours sincerely


Dan Duthie
 General Manager

Pensthorpe, Fakenham, Norfolk NR21 2JL. T 01328 631695. E info@pensthorpe.com

Annex 6 Habitat Areas Map



Annex 6 - Habitat Areas Map

 *ADDITIONAL AREAS*

From: Jake Lambert [REDACTED]
Subject: Crisp Malting Group Representation (Ryburgh Neighbourhood Plan Pre-Submission Draft)
Date: 23 Sep 2019 at 16:56:06
To: ryburghndp@gmail.com
CC: Thompson, David [REDACTED] David Thompson [REDACTED] Taylor, Graham [REDACTED] Dyter, Adrian [REDACTED] Lambert, Jake [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Dear Sir/Madam,

Please find attached a representation, prepared on behalf of Crisp Malting Group, as part of the Pre-Submission Consultation on the emerging draft Ryburgh Neighbourhood Plan.

We trust that this representation will assist the Ryburgh NDP Steering Group in preparing its final updated version of the Neighbourhood Plan ahead of examination.

If you have any queries, please don't hesitate to get in touch.

Please could you confirm receipt of this representation. A hard copy of the representation will be delivered to the NDP Steering Group address.

Kind regards,

Jake



Jake Lambert
Planner, Planning

16 Upper King Street, Norwich, Norfolk. NR3 1HA
DD: [01603 229317](tel:01603229317) | M: [07976 630000](tel:07976630000) | bidwells.co.uk

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Appendix 1

POLICY 2 – CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN

1.0 Introduction

- 1.1 On behalf of Crisp Malting Group (thereafter referred to as Crisp), this representation provides comment on the pre-submission draft of the Ryburgh Neighbourhood Plan, and its associated evidence base. This Representation considers the fundamental role of the Ryburgh Maltings within the village and wider region, and outlines how the emerging proposals for the expansion of the site would assist in achieving the key aims and objectives of the Neighbourhood Plan. The representation also makes suggestions for alterations to policy wording, to ensure the Parish Council's Plan passes the necessary tests of soundness, and provides sufficient flexibility to assist in promoting the continued prosperity of Crisp and its Great Ryburgh facility.

2.0 Role of Crisp in the Norfolk Economy

- 2.1 Crisp was established in Norfolk in 1870 and is now a leading privately-owned maltster in the UK, supplying malted cereals to breweries, distilleries and food producers around the world. The Group's Great Ryburgh site is regarded as one of the largest and most efficient malting plants in the UK.
- 2.2 Crisp are a major economic driver for North Norfolk. Over 280 local farmers produce barley, wheat and rye for Crisp in Norfolk. In addition, 298 businesses within the NR postcode supply goods and services to Crisp. The facility has 115 workers working on or from this site and it is the headquarters of an international business with turnover of approximately £200 million.
- 2.3 There has been a Maltings on the site in Great Ryburgh since 1870. Over the intervening 149 years, the Maltings facility has been developed, improved and expanded. In view of the significant economic and social contribution Crisp makes to the village, North Norfolk and UK economies, we consider that the Ryburgh Neighbourhood Plan, should have clear regard to the need for the Ryburgh facility to continue to develop and expand within the village, to sustain its significant employment generation both directly and indirectly. £.£
- 2.4 The presence of Crisp within Great Ryburgh also has implications for Ryburgh's position within the Settlement Hierarchy, outlined within North Norfolk District Council's Adopted and Emerging Local Plan. We have made representations to demonstrate that Gt Ryburgh does not neatly fall within the categories identified, and based upon these should fall between a large and small growth village. Whilst it is acknowledged that Gt Ryburgh does not benefit from all the local facilities indicated by the Large Growth Villages, Gt Ryburgh does have services/facilities comparable to the Small Growth Villages, with the additional benefit of having a significant employer within the village, employing local people in roles at all levels up to and including senior management. This representation considers how the NDP can address Ryburgh's unique position within the Settlement Hierarchy. £

3.0 Proposed Expansion of the Gt Ryburgh Site

- 3.1 The proposed development, which was consulted upon with the Parish Council and the local community in 2017, entails the expansion of the existing Maltings facility at Great Ryburgh. To facilitate this expansion, the proposed development also comprises the provision of a new access road to the Maltings site which links with the Fakenham Road to the west of the village.
- 3.2 The proposed development is comprised of four key elements, explained in greater detail below:
1. Access Road to the Maltings Site (detailed element);
 2. New Maltings Facility (outline element);
 3. Residential Development (outline element);
 4. Expansion to Increase Warehousing/Silo Storage (detailed element).

Access Road to the Maltings Site

- 3.3 This proposed access road connects to Fakenham Road to the West of the village. The path of the access road is proposed to wrap north and west around the existing village, to connect with the proposed expanded area of the Maltings site. This road would be used as the principal access to the site.
- 3.4 The road would be a 7.3m wide carriageway with 2m wide verges adjacent, built to adoptable standards. This standard of carriageway will be able to accommodate two-way HGV traffic.

New Maltings Facility

- 3.5 The proposed development would include the expansion of the existing maltings facility to increase the annual throughput to 175,000 tonnes per annum. The indicative masterplan comprises the following details:
- 3.12 hectares of development on land to the west of the existing Maltings;
 - Development to include infrastructure associated with the expansion of the Maltings and HGV/staff parking;
 - Drainage attenuation pond to the north-east of the site;
 - An area of open space associated with the Maltings between the development and the rear curtilage of existing dwellings on Fakenham Road; and
 - Proposed vegetative boundaries to mitigate views from existing and proposed residential dwellings.
 - HGV parking facility for up to 24 vehicles and associated staff car parking;
 - A new drainage attenuation features forming part of the wider surface water drainage, to ensure the proposed development does not increase flood risk on site or elsewhere, keeping the drainage system for the residential and commercial aspects separate.

Residential Development

- 3.6 In addition to the expansion of the existing Maltings facility, residential development is also proposed on part of the site, consisting of a mixture of 2-bed, 3-bed and 4-bed houses to assist in meeting the local and district housing need.

Public Open Space to the north of the development site;

A minimum of a 5-metre enhanced and proposed vegetative buffer between the proposed development and existing residences;

Minimum distance between proposed dwellings and the rear elevation of dwellings located along Fakenham Road to be 35 metres; and

The potential for provision of land for a new community facility, to be determined at reserved matters stages.

- 3.7 The dwellings will be accessed via a new access road located adjacent to 62 Fakenham Road, which if necessary will include demolition of property within the control of Crisp to facilitate the delivery of a vehicular access to the required highway standards. The project team are working to conclude the final technical aspects of the application, prior to submission, expected towards the end of 2019.

Expansion to Increase Warehousing/Silo Storage

- 3.8 Crisp have identified an immediate operational need to create additional storage space at the Ryburgh site. This need has been generated by the rapid growth of Crisp's craft malt range.
- 3.9 This detailed element of the proposal should be read as the first phase of the Maltings Expansion. While this first phase will not generate any increase in output produced at the site, it will increase storage on site, which will reduce double-handling of material by reducing reliance on off-site storage facilities. By centralising storage in this manner, vehicular movements through Ryburgh will decrease in the short term.

4.0 Review of the Ryburgh Pre-Submission Draft Neighbourhood Plan

- 4.1 Crisp, in principle, are supportive of Ryburgh Parish Council's objective of producing a Neighbourhood Plan (NDP), to assist the local authority in deciding planning applications for development in the Ryburgh Neighbourhood Area.
- 4.2 However, this section seeks to identify elements of the NDP which should be amended or revised to account for the benefits associated with the continued operation and expansion of the Gt Ryburgh facility.

Paragraph 2.1.3

- 4.3 When setting the context of Ryburgh, it is important that Crisp Malting Group is represented as a key part of the village community. We, therefore, suggest the following revision of this paragraph:

1.1.3 Ryburgh as a whole is an active community with a community shop including a Post Office, Nursery School, an pub/restaurant, butcher, fish and chip shop, Norman church with round tower, Village Hall and a number of home-based small businesses. There has also been a Maltings in Great Ryburgh since 1870. Over the intervening 149 years, the Maltings facility has been developed, improved and expanded, to become a major economic driver for North Norfolk, creating significant local employment, both directly within the maltings, and indirectly through the supply chain and wider agricultural community which supports the work of the Maltings. Both Great and Little Ryburgh are set within the Wensum River valley surrounded by agricultural land and woodlands the great majority of which is owned by the Sennowe Estate. The importance to Ryburgh of its setting within the river valley cannot be overstated. The meadows, marsh land, lakes, reed beds, hedges and ditches provide an open landscape where the river crosses the Neighbourhood Area that is, arguably, of great natural beauty and which provides the pre-eminent wildlife corridor (in contrast to the intensive agriculture that surrounds it) of North Norfolk.

Paragraphs 3.1.1, 4.1.5 and Policy 1

- 4.4 It is recognised that traffic safety has been identified as the most significant local issue in responses from the community (63.41% of responses). In response to this, Policy 1 seeks to discourage proposals for development within the Neighbourhood Area which will result in sustained additional HGV movements on Bridge Road, Station Road and/or Fakenham Road.
- 4.5 The proposed expansion of the Maltings facility will have a significant positive impact upon HGV traffic in Ryburgh. The HGV traffic that will access the site from the east will remain largely unchanged. With the proposals in place, there will be an increase in traffic travelling to and from the west. However, these HGVs will not enter the village centre of Great Ryburgh but will instead access the site via the new access road to the western end of the village. Furthermore, the existing HGV traffic accessing the proposal site from the west will be re-routed onto the new access road. This means that existing residents would experience a decrease in HGV traffic travelling through the village from the west to access the Maltings.

4.6 However, it should not be underestimated that a portion of HGVs that travel through the village are not associated with the operation of the Maltings, and instead are supporting the wider agricultural activities of the locality. To prevent HGVs from travelling through the village, which is a designated HGV route for this part of the County, could have adverse impacts upon the operation and sustainability of the rural businesses operating within the area.

4.7 From this, it is apparent that the emerging proposals for Crisp could have some significant traffic benefits that the proposed development will deliver, and we suggest the wording of Policy 1 should be sufficiently flexible which can accommodate such proposals. To assist in facilitating the delivery of this key piece of potential highway infrastructure, which would be to the betterment of the village, we suggest the following revision to Policy 1:

Policy 1: Traffic Safety ~~Proposals for development within the Neighbourhood Area should seek to minimise HGV movements would result in sustained additional HGV movements in on Bridge Road, Station Road and/or Fakenham Road wherever possible. shall be refused. For the purposes of this policy, 'HGV' shall mean any truck with a gross combination mass of over 3,500 kilograms (7,716 lbs) and 'sustained' shall mean continuing or likely to continue for a period in excess of six months.~~

4.8 Furthermore, Paragraph 4.1.5 should be revised to reflect Crisp's current operational practices. For instance, Crisp no longer utilises its storage facility at Rackheath. In addition, the estimated 31.47 daily HGV movements through the village is not an accurate reflection of Crisp's operational activity in Ryburgh. These figures should, therefore, be omitted from the NDP.

4.9 The first bullet point of Paragraph 3.1.1, concerning Traffic Safety, should also be amended to reflect the beneficial impact the proposed development will have upon traffic safety in Ryburgh. We suggest the following amendment:

3.1.1 *The Aims addressed by this NDP which were identified in the consultation process are:*

- *Traffic Safety (this was the most frequently mentioned issue in responses from the community, in 63.41% of responses). It arises no doubt because of the narrow character of the high street of Great Ryburgh (namely Station Road/Fakenham Road), the consequent inadequacy of the pavements and the dangerous proximity to the traffic, particularly HGV's, of the pedestrian, of school children catching school buses, of cyclists and disability scooters. It is recognised that the proposed new access road to the west of Ryburgh village, to be provided as part of the emerging proposals for the expansion of Crisp Malting Group's Ryburgh facility, if granted planning permission has the potential beneficial impact to help alleviate HGV movements from the village centre. The problem is largely one for the County Highways department but is the subject of a policy in this NDP designed to ensure that the current position does not get worse. The issue is also addressed in Annex 3 'Memorandum of Aspirations'*

Policy 3

4.10 At present, Policy 3 seeks to limit housing growth in Ryburgh to infill sites of between one to five dwellings only, and restrict housing development so that, for every new home of four or more bedrooms, a new home of two or fewer bedrooms must be provided.

- 4.11 Paragraph 77 of the National Planning Policy Framework (NPPF) recognises the need for housing in rural areas to enhance and maintain the vitality of rural communities.
- 4.12 In line with the NPPF, planning policies concerning housing in rural settlements like Ryburgh should facilitate the provision of proportionate housing growth, to support and enhance the vitality of rural settlements. The intention of Policy 3 to limit housing growth in Ryburgh to infill sites of between one to five dwellings, we feel, does not reflect the increased demand for housing in the local area.
- 4.13 In addition, Paragraph 29 of the NPPF determines that '*neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*'.
- 4.14 Policy HO3 of the Adopted Core Strategy, and Policy SD 4 of the Emerging Local Plan, allows for housing development in the Countryside, where it meets certain criteria. This criterion does not limit housing growth in settlements defined as Countryside, like Ryburgh, to infill sites of between one to five dwellings. Policy 3 of the Ryburgh NP is, therefore, in conflict with Paragraph 29 of the NPPF, by seeking to promote less development than set out in the strategic policies for the area.
- 4.15 Equally, the proposed control on the mix of new housing developments within Gt Ryburgh undermines Policy SS2 of the Adopted Core Strategy and Policy HOU3 of the Emerging Local Plan, which requires the size/mix of housing developments within the Countryside to be determined through an assessment of local need.
- 4.16 Furthermore, Policy SD 3 of North Norfolk District Council's First Draft Local Plan (Regulation 18) identifies the Council's proposed Settlement Hierarchy to 2036, with Gt Ryburgh identified as 'Countryside' at present. We have made representations to demonstrate that Gt Ryburgh does not neatly fall within the categories identified, and based upon these should fall between a large and small growth village. Whilst it is acknowledged that Gt Ryburgh does not benefit from all the local facilities indicated by the Large Growth Villages, Gt Ryburgh does have services/facilities comparable to the Small Growth Villages, with the additional benefit of having a significant employer within the village, employing local people in roles at all levels up to and including senior management.
- 4.17 Therefore, we contend that the scale of any new residential development should be able to exceed that identified for Small Growth Villages (i.e. 0-20 dwellings) on the basis that it will help enable the continued expansion and sustain the business of Crisp in Gt Ryburgh/North Norfolk, and deliver new road infrastructure which will help reduce HGV movements through the village centre. This will significantly improve traffic safety in the village, to achieve the primary aim of the Ryburgh Neighbourhood Plan. From this, it is apparent that Ryburgh's position in the emerging Settlement Hierarchy should be amended to recognise the substantial community benefits that the provision of residential development on Crisp Malting Group's land can deliver.
- 4.18 From a review of Evidence Document 1 – Housing Report within the Evidence Pack accompanying the Pre-Submission consultation, we understand that infill housing is the preferred form of development within the village. Just 41 residents responding to a housing-specific questionnaire, which has shaped the content of Policy 3. We note that, of the 41 respondents, 36 respondents outlined traffic increases as the main constraint to residential development in Ryburgh. The proposed access route to serve the expanded maltings will alleviate traffic

pressure in the village, to respond to this key concern around the implementation of further housing growth in Ryburgh.

4.19 In addition to the evidence gathered as part of the NDP Housing Report, feedback received as part of the public exhibition event in July 2017 concerning the proposed expansion of the maltings site, expressed local support for some new housing in the settlement, to support local families and the vitality of the village.

4.20 We, therefore, consider that Policy 3 of the Ryburgh Neighbourhood Plan should be revised to reflect the beneficial impact new residential development would have in Ryburgh. We consider Overarching Policy 2 of the recently Adopted (April 2019) Corpusty and Saxthorpe Neighbourhood Plan a suitable template to follow, which works to shape housing development, while refraining from undermining strategic policies (Appendix 1). Using this policy as a guideline, coupled with the feedback received from the local community, we suggest the following policy revision to Policy 3:

Policy 3: Housing in Great Ryburgh

All new residential development should:

- *Respect the character of the immediate locality;*
- *Provide for safe vehicular access;*
- *The proposed development is similar in scale and height to existing neighbouring dwellings;*
- *Provide for cycle storage and pedestrian access;*
- *Make appropriate provision for the disposal of surface water;*

Proposals for infill development within the settlement boundary should:

- *Sit comfortably with existing adjacent dwellings in terms of scale, height, mass and orientation; and*
- *Where appropriate respect the relationship between the built-up extent of the village and the surrounding countryside.*

Policy 4

4.21 It is understood that the Landscape Character Assessment, prepared by C J Yardley Landscape Survey Design and Management, is intended to represent the Ryburgh NP's approach to landscape matters.

4.22 The proposed expansion of the maltings facility will be accompanied by a Landscape and Visual Impact Assessment (LVIA). This will address the landscape impact of the maltings and provide enhancement measures to be incorporated within the proposed development.

4.23 In summary, while it is recognised that the maltings is a dominant feature at the eastern end of the village landscape, the emerging expansion proposals represent an opportunity to enhance the landscape impact of the facility and provide further commercial proposals within the backdrop

of the existing industrial context/character of this part of the village. This should be recognised within the Landscape Character Assessment and Policy 4 of the Ryburgh NDP.

Policy 6

- 4.24 The Landscape Character Assessment suggests that the lighting associated with the operation of maltings is dominant, and diminishes the sense of rural isolation which is otherwise strong during daylight hours. Policy 6 should recognise that an element of external lighting will inevitably be required as part of the operational activity of the maltings facility. As a major economic driver for Ryburgh and North Norfolk, policies which seek to limit essential lighting on site should be avoided, as this may have a detrimental impact upon the safety and operational capacity of the facility. We therefore propose the following amendment to Policy 6:

Policy 6 Development proposals containing external lighting requiring planning permission must demonstrate that the lighting is essential and that its design and operation will minimise impact on dark skies. In particular it must be demonstrated that the luminance level and period of illumination are the least necessary for the lighting to perform its function and that there will be no or minimum spillage beyond the property boundary. Lighting associated with the maltings facility to the east of the village will be permitted where it is necessary for the operational activity and safety of the site.

Policy 7, Policy 8 and Policy 10

- 4.25 It is recognised that the Habitat Areas Map and the Open Land Areas Map are identical. Part of the proposed new access route to serve the expanded maltings lies within the Habitat and Open Land Areas.
- 4.26 As previously discussed, the delivery of the proposed access route is imperative in achieving the Ryburgh NDP's primary aim of improving traffic safety in the village. The significant community benefits associated with the proposed access route, and the expansion of the maltings facility, should be recognised within policies 7, 8 and 10.
- 4.27 Policy 7, in its current form, is not conducive to the delivery of the access road, by seeking to limit development within the Habitat Area to proposals to conserve or enhance habitats only
- 4.28 The approach taken with Policies 7 and 8 in the NDP is not reflective of Section 8.3 of the Ecology Report prepared by Wild Frontier, which contains recommendations for the implementation of a biodiversity policy within the NDP. The recommendation sensibly follows the example of the Copusty & Saxthorpe NDP, which incorporates a policy designed to safeguard the ecologically significant Bure Valley from inappropriate development proposals. The Report suggests adapting this policy for the Wensum Valley within Ryburgh Parish to form a biodiversity policy, as follows:

The River Wensum and its surrounding River Valley is identified as a key component of the Parish's Green Infrastructure Network. The habitats found within river valleys are identified within the Priority Habitats and Species covered under Section 41 of the Natural Environment and Rural Communities Act 2006. The Wensum itself is SSSI/ SAC.

Development proposals within or adjacent to this important and sensitive habitat area will only be permitted if

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

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

4.29 From this, it is apparent that Policies 7 and 8 are not reflective of the recommendations within the Evidence Pack, prepared to support the delivery of the NDP. We, therefore, suggest that Policy 7 should be deleted, and Policy 8 revised to incorporate the policy wording suggested by Wild Frontier, as outlined above.

4.30 Furthermore, Wild Frontier's report makes no reference to the Habitat Area outlined within the NDP. To ensure the soundness of the Ryburgh NDP, we suggest that the Habitat Area should be deleted from the NDP, as the rationale for its inclusion is not supported by evidence.

4.31 It is recognised that the proposed Open Land Area is identical to the Habitat Area. The rationale for the extent of the Open Land Area is, like with the Habitat Area, not directly informed by the Landscape Assessment prepared within the Evidence Pack. Its inclusion within the NDP is therefore a risk to its soundness. As the Open Land Area is intrinsically connected with the Habitat Area, Policy 10 and Section 4.6 of the NDP should be deleted, as the proposed revision to Policy 8 above addresses development proposals within both Areas. Additionally, Policy 4 represents the Ryburgh NDP's approach to landscape matters.

4.32 A detailed programme of ecological survey work is being prepared as part of the formulation of the development proposals, acknowledging the site's proximity to Pensthorpe Nature Reserve and the River Wensum SSSI. This will inform the range of ecological enhancements to be implemented as part of the proposed development.

Annex 3

4.33 It is recognised that 29.26% of submissions to the Neighbourhood Plan Working Group raised the desirability of better community facilities. This element of the NP should recognise that a new community facility, to replace the existing village memorial hall and land, was included within the proposals that formed the basis of our public consultation event on Thursday 13th July.

4.34 Feedback received through public consultation demonstrated that the Parish Council and the Management Committee of the Village Hall were not in favour of the proposed new community facility, and considered the existing Village Hall appropriate for the needs of the community. However, feedback from the wider local community received as part of the public consultation in 2017 identified a keen interest in the provision of new community facilities in Ryburgh. To

respond to these views, the community facility space within the development will remain in outline. This enables sufficient flexibility to determine a suitable community use at a more detailed design stage, informed by further community engagement. This should be reflected within Annex 3.

Annex 4 and Annex 5

- 4.35 At present, the Settlement Boundary for Ryburgh wraps tightly around the residential core of the village. As a significant part of the village, the maltings should be incorporated within the Settlement Boundary, and not contained within a separate 'Industrial Area', as intended within Annex 5.
- 4.36 As discussed, the delivery of the proposed access route is imperative in achieving the Ryburgh NP's primary aim of improving traffic safety in the village. Meanwhile, Crisp must be able to maintain its position as a significant local employer and economic driver for the village.
- 4.37 To enable this, the NDP needs to provide sufficient flexibility in its policies and designations to enable the expansion of the maltings. It is therefore considered the Settlement Boundary should be revised to incorporate the extent of the proposed development as a potential area for expansion, to recognise the key role Crisp have in realising the aims and objectives of the Ryburgh NDP.

POLICY 2 – CORPUSTY AND SAXTHORPE NEIGHBOURHOOD PLAN

OVERARCHING POLICY 2 - NEW RESIDENTIAL DEVELOPMENT

All new residential development should:

- respect the character of the immediate locality within which it is located;
- respect the rich archaeological heritage of the Neighbourhood Area;
- provide for safe vehicular access;
- provide for cycle storage and pedestrian access;
- safeguard and respect identified Local Green Spaces designated in Policy E5 of this Plan; and
- make appropriate provision for the disposal of waste and surface water.

Development proposals on the three priority sites as identified in Figure 14 should:

- safeguard existing hedges or replace them to an appropriate standard by alternative planting (Sites 1 and 2);
- provide an area of public open space of 0.15 hectares in the northern part of the Site 1 (as defined in Figure 14);
- provide public access through open spaces provided on the three sites; and
- provide appropriate natural landscaping along the north-eastern boundary of Site 3.

Proposals for infill development within the settlement boundary should:

- sit comfortably with existing adjacent dwellings in terms of scale, height, mass and orientation; and
- where appropriate respect the relationship between the built-up extent of the village concerned and the surrounding countryside.

5.0 Conclusion

- 5.1 This representation endeavours to assist the Great Ryburgh NDP Working Group in continuing the preparation of the Neighbourhood Plan, by ensuring that the community benefits associated with Crisp expansion plan, which have been the subject of local public consultation are recognised within the emerging NDP.
- 5.2 To summarise, the implementation of the proposed access road, to serve the expanded maltings, will have a transformative impact upon traffic safety in Great Ryburgh, by helping reduce future traffic through the village centre. The NDP should, therefore, support the implementation of this vital infrastructure element, which will achieve the key aim of the Ryburgh NDP by improving traffic safety within the village.
- 5.3 Various NDP policies require slight amendment, as outlined within this report, specifically Policy 3 should also be revised, to ensure that the NDP remains in accordance with strategic policies of NNDC Local Plan concerning residential development. Other policies regarding ecology, landscape and lighting should also be amended to enable Crisp Malting Group to deliver development proposals which provide significant community benefits, while maintaining its position as a significant local employer and economic driver for the village, the District and the rural county of Norfolk.

From: Mike Rundle ryburghndp@btinternet.com
Subject: Ryburgh NDP
Date: 10 Oct 2019 at 09:37:54
To: [REDACTED]
Cc: [REDACTED]

Dear Mr Lambert,

Very many thanks for your email of the 23rd of September delivering the representations on behalf of CMG. To assist the working group in the consideration of the points you have made and the adjustments you have suggested to the pre-submission draft of the NDP, it would be helpful if you could elucidate some of the statements that you rely upon. The working group is attempting to identify policies that will be for the benefit of the communities of Little and Great Ryburgh for the next 20 years including of course, the Maltings. You speak of the "fundamental role" of the Ryburgh Maltings within the village and of a NDP that "provides sufficient flexibility to assist in promoting the continued prosperity of Crisp" (your paragraph 1.0) but you will understand that the principal role with which the NDP is charged is the interest of the community as a whole and that this is the context within which the policies contained in the NDP should be framed. Nevertheless the importance of the continued health of the Maltings carries a considerable weight in our discussions and your responses to the matters raised below will help us to better understand the Maltings position.

The paragraph numbering that I adopt is the numbering contained in your representation.

4.5 Can HGV's approaching the village from the east be instructed to avoid use of the village High Street by continuing around Fakenham using the major roads, and entering the Crisp facility from the west, using the new road? This would clearly increase the positive impact upon HGV traffic, from the construction of the new road.

What proposals do Crisp have in order to avoid the loss of amenity that would be experienced by the last house in the village, at the Tattersett end, from the building of the entrance/exit to the new road immediately adjoining that property?

4.8 Can Crisp help the working group with a figure for the number of HGV movements through the village that are currently taking place? We note that Crisp no longer utilises its storage facility at Rackheath but, in paragraph 3.9 Crisp refer to "double handling of material" and "reliance on offsite storage facilities". The absence of accurate figures, which are only known to Crisp, requires dependence upon the estimated daily movements used in the pre-submission draft NDP.

What would be the estimated number of additional HGV movements should Crisp's proposed expansion of the Gt Ryburgh site take place?

4.9 please comment upon the proposition that the issues of traffic safety do not arise principally from the number of HGV movements, but from the physical constraints of the road through the village and the size of the HGV's as described in Para 4.1 of the pre-submission draft NDP.

4.12 what is Crisp's evidence please, for its view that there is an "increased demand for housing in the local area" that would not be satisfied by Policy 3?

4.14/15 it is the working groups understanding that our policy 3 is simply a positive vision on how the community wishes the village to develop. As such, it adds to and does not contradict SD4 and HOU3. Do you agree please?

4.16 we understand Crisp have three sites in the Eastern region. Ryburgh, Ditchingham and Mistley. How many employees actually work exclusively at the Ryburgh plant and how many are employed by Crisp but work, probably as lorry drivers, between customers and/or sites please?

4.17 what traffic would the proposed residential development for which Crisp seek planning permission of 50 to 75 houses, generate and how do you envisage the existing high street of the village would cope with this

increase.

It is the present view of the working group that a housing development of this size might unbalance the existing community. Please comment.

4.23 please advise what is meant by the enhancement "of the landscape impact of the facility"; and "further commercial proposals within the backdrop of the existing industrial context/character of this part of the village".

The working group is next meeting on the 22nd of October and it would be a great assistance if we could have your responses by then so that they may be considered by the group. One of the members of the working group from its inception has been Graham Taylor, an employee of crisp and we understand he is to retire and we have invited his successor to attend meetings at his place. I understand the name of his successor is James (or possibly Jake) Lambert. Are you in fact one and the same?

In any event I look forward to hearing from you,

Yours sincerely,

Mike Rundle

Sent from my iPad

From: michael rundle [REDACTED]
Subject: Re: Ryburgh NDP
Date: 31 Jan 2020 at 12:16:33
To: Jake Lambert [REDACTED]

Dear Mr Lambert,

Thank you for your e-mail of 17th inst.

Having regard to the importance of the Crisp Maltings to the community and the additional information you have provided, a further meeting of the working group has been called at which all you say will be given further consideration. You mention 'designated HGV route' in your response to Paras 4.5 and 4.9. Enquiry with NCC Highways has advised that there is no designation by Highways as to the routes that HGV's should take. Some roads are signed to be unsuitable for traffic over a certain weight but otherwise all traffic is entitled to use a public highway. What exactly are you referring to when you say that Ryburgh High Street is a designated HGV route please?

Sincerely,
M Rundle

On January 17, 2020 at 1:37 PM, Jake Lambert <[REDACTED]> wrote:

Hello Mike,

Thanks again for issuing the updated draft NDP. As Adrian has mentioned, there are some points we wish to highlight, on behalf of Crisp, before the NDP is issued for the Regulation 16 consultation. We would refer you back to the representation submitted by Bidwells in September 2019 in connection with the Pre-Submission draft of the NDP (attached). This document highlighted a number of suggested amendments which we believe will place the NDP in a more robust position at examination, while also realising the NDP's goal of enabling the sustainable growth and development of the village, of which the Maltings plays a key part.

Section 2

We appreciate this section has been amended to address the expansion proposals at the Gt Ryburgh site. Please see below some suggested changes to this section:

- Paragraphs 2.1.4 to 2.1.7 should be deleted. While we appreciate the Working Group's position around certain aspects of the expansion proposals, comments on the proposals themselves should not be incorporated within the NDP, and should be expressed separately once the planning application is submitted, in early 2020.
- Paragraph 2.1.7 is of particular concern, as the maltings expansion proposals are proposed in two phases. Phase 1 relates to a more immediate business need to require more on-site storage to minimise reliance on off-site storage and associated existing HGV movements. Output from the site would remain at current levels due to this application not containing any expansion of the malt processing, hence why the new access road would not be included as part of this proposal. Phase 2 will result in an proposed increase in production capacity (from 115,000 tonnes p/a to 175,000 tonnes p/a), which is when the access road will be required, hence why it is included in Phase 2. The assertion in Paragraph 2.1.7 that 'any increase in activity... must be contingent

upon prior completion of the new access road' should therefore be removed, to reflect the phasing of the mallings expansion;

- Note 1 should also be deleted, as this matter of detail is being addressed through the design of the new access road.

Many of the points within the September 2019 representation remain valid. The most salient points are outlined below:

Policy 1

As the September 2019 representation (attached) identifies, the expansion proposals will have a significant positive impact upon traffic safety in Ryburgh. This is identified as the key concern of Ryburgh residents. The wording of Policy 1 should therefore be amended, as shown within the September 2019 representation, to assist in facilitating the delivery of the access road, which would be to the betterment of the village.

Policy 3

We remain concerned that this policy, which seeks to limit residential development in Ryburgh to infill development of no more than 5 dwellings, would be perceived by the Examiner as an attempt to undermine the housing policies of the adopted and emerging NNDC Local Plan. Paragraph 29 of the NPPF determines that 'neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies'. The housing policies within the Corpusty & Saxthorpe NDP adopted a similar approach to Policy 3, though the policies were deemed unsound by the Examiner, and were amended accordingly. The Corpusty and Saxthorpe NDP's housing policy is a suitable template to follow, which works to shape housing development, while refraining from undermining strategic policies (Appendix 1 of the September 2019 representation).

Habitat Area and Open Space Area

We are concerned that both the extent of both the Habitat Area and Open Space Area are not directly informed by the technical reports prepared to support the NDP. The approach taken with Policies 7 and 8 in the NDP is not reflective of Section 8.3 of the Ecology Report prepared by Wild Frontier, which contains recommendations for the implementation of a biodiversity policy within the NDP. The recommendation sensibly follows the example of the Corpusty & Saxthorpe NDP, which incorporates a policy designed to safeguard the ecologically significant Bure Valley from inappropriate development proposals. From this, it is apparent that Policies 7 and 8 are not reflective of the recommendations within the Evidence Pack, prepared to support the delivery of the NDP. We, therefore, suggest that Policy 7 should be deleted, and Policy 8 revised to incorporate the policy wording suggested by Wild Frontier. Furthermore, Wild Frontier's report makes no explicit reference to the Habitat Area outlined within the NDP. To ensure the soundness of the Ryburgh NDP, we suggest that the Habitat Area should be deleted from the NDP, as the rationale for its inclusion is not supported by evidence. It is recognised that the proposed Open Land Area is identical to the Habitat Area. The rationale for the extent of the Open Land Area is, like with the Habitat Area, not directly informed by the Landscape Assessment prepared within the Evidence Pack. Its inclusion within the NDP is therefore a risk to its soundness. As the Open Land Area is intrinsically connected with the Habitat Area, Policy 10 and Section 4.6 of the NDP should be deleted, as the proposed revision to Policy 8 above addresses development proposals within both Areas. Additionally, Policy 4 represents the Ryburgh NDP's approach to landscape matters.

Industrial Area

At present, the Settlement Boundary for Ryburgh wraps tightly around the residential core of the village. The Settlement Boundary should follow the built form of the settlement, so all aspects of the existing Crisp site should be included within the Settlement Boundary.

We suggest that these changes are implemented before the NDP is issued for the Regulation 16 consultation, to ensure that the NDP is deemed sound at examination. We are concerned that, if these changes are not implemented, the plan is exposed to significant revision at examination stage, which risks eroding the community's ownership of the NDP.

Finally, regarding the rail line, the passenger service between Dereham and Wells ceased in 1964, and the final freight train left Ryburgh in 1981. The rail line has been unused ever since, with its official closure following in 1982. It is understood that the policy aim to safeguard land for sustainable transport (the route of the former railway line) originated in the early 2000's, with the establishment of the Norfolk Orbital Railway group. Construction of the maltings plant in this location took place in two phases, between 1985 and 1993. It is therefore apparent that the buildings on the site came long before the policy ambition to safeguard this land for the potential future reinstatement of the route.

Please also see below answers in red to your queries raised in your previous email to me. I apologise for the delay in returning with these comments:

Dear Mr Lambert,

Very many thanks for your email of [the 23rd of September](#) delivering the representations on behalf of CMG. To assist the working group in the consideration of the points you have made and the adjustments you have suggested to the pre-submission draft of the NDP, it would be helpful if you could elucidate some of the statements that you rely upon. The working group is attempting to identify policies that will be for the benefit of the communities of Little and Great Ryburgh for the next 20 years including of course, the Maltings. You speak of the "fundamental role" of the Ryburgh Maltings within the village and of a NDP that "provides sufficient flexibility to assist in promoting the continued prosperity of Crisp" (your paragraph 1.0) but you will understand that the principal role with which the NDP is charged is the interest of the community as a whole and that this is the context within which the policies contained in the NDP should be framed. Nevertheless the importance of the continued health of the Maltings carries a considerable weight in our discussions and your responses to the matters raised below will help us to better understand the Maltings position.

The paragraph numbering that I adopt is the numbering contained in your representation.

4.5 Can HGV's approaching the village from the east be instructed to avoid use of the village High Street by continuing around Fakenham using the major roads, and entering the Crisp facility from the west, using the new road? This would clearly increase the positive impact upon HGV traffic, from the construction of the new road. **At present, approximately 70% of HGV traffic accessing Crisp's Ryburgh facility enter Ryburgh from the west, with the remaining 30% of HGVs accessing the maltings from the east. While the access road will remove approximately 70% of all Crisp-related HGV traffic from the village centre, there will always be an element of HGV traffic accessing the facility from the east. While solutions could be explored to divert CMG vehicles in this fashion, it would be very difficult to enforce a diversion of this magnitude for non-CMG vehicles accessing the site from the east. Equally, it should be noted that the High Street remains a designated HGV route, used frequently by HGVs which are not affiliated with Crisp, so a total eradication of HGVs from the village centre is not possible to achieve.**

What proposals do Crisp have in order to avoid the loss of amenity that would be experienced by the last house in the village, at the Tattersett end, from the building of the entrance/exit to the new road immediately adjoining that property? **Noise attenuation measures, through the implementation of a significant landscaped/planted buffer, will be implemented between the access road and those properties at the western boundary of Gt Ryburgh.**

4.8 Can Crisp help the working group with a figure for the number of HGV movements through the

village that are currently taking place? We note that Crisp no longer utilises its storage facility at Rackheath but, in paragraph 3.9 Crisp refer to "double handling of material" and "reliance on offsite storage facilities". The absence of accurate figures, which are only known to Crisp, requires dependence upon the estimated daily movements used in the pre-submission draft NDP. **Traffics surveys, undertaken in October 2019, counted 114 HGV arrivals/departures from all three Gates of the Ryburgh facility between 05:30 – 18:30 on a typical day.**

What would be the estimated number of additional HGV movements should Crisp's proposed expansion of the Gt Ryburgh site take place? **Maximum increase could be up to 44 arrivals/departures per day.**

4.9 please comment upon the proposition that the issues of traffic safety do not arise principally from the number of HGV movements, but from the physical constraints of the road through the village and the size of the HGV's as described in Para 4.1 of the pre-submission draft NDP. **The road is a designated HGV route, of strategic importance to Crisp and myriad other rural businesses throughout the District. Crisp's proposals to implement the access road to the west of the village will result in a significant reduction in the number of vehicle movements through the village. While the physical constraints of the High Street will remain, the volume of traffic safety incidents will diminish significantly as a result of Crisp's expansion proposals.**

4.12 what is Crisp's evidence please, for its view that there is an "increased demand for housing in the local area" that would not be satisfied by Policy 3? **As you're aware, the emerging North Norfolk District Council Local Plan, to guide development in the District to 2036, is currently being prepared. The Plan is required to plan for the delivery of 10,860 new homes in the period 2016 - 2036. The spatial distribution of this housing growth has not yet been ascertained, and there is a chance that some growth may be allocated within Gt Ryburgh, to reflect the increasing demand for housing in the District as a whole.**

4.14/15 it is the working groups understanding that our policy 3 is simply a positive vision on how the community wishes the village to develop. As such, it adds to and does not contradict SD4 and HOU3. Do you agree please? **Policies HO3 and SD4 set out the District-wide position regarding housing growth. The wording of these policies is flexible, to enable their application to a range of sites and circumstances. Policy 3, at present, seeks to contradict policies HO3 and SD4 by adding detail which is contrary to the clear advice within Paragraph 29 of the NPPF, that NDPs are not permitted to promote less development than set out in the strategic policies for the area. It is our concern that, at present, Policy 3 will be interpreted as an attempt to undermine these strategic policies at examination, which elevates the risk of the NDP being found unsound.**

4.16 we understand Crisp have three sites in the Eastern region. Ryburgh, Ditchingham and Mistley. How many employees actually work exclusively at the Ryburgh plant and how many are employed by Crisp but work, probably as lorry drivers, between customers and/or sites please? **Crisp employs 115 staff members at its Ryburgh site.**

4.17 what traffic would the proposed residential development for which Crisp seek planning permission of 50 to 75 houses, generate and how do you envisage the existing high street of the village would cope with this increase.

It is the present view of the working group that a housing development of this size might unbalance the existing community. Please comment. **Following feedback received at the public consultation event in 2017, the scale of the proposed housing development has been reduced from 75 to 50 dwellings. It is considered that the delivery of 50 residential dwellings would have a positive impact upon the High Street and the village as a whole, through the enforcement of a 20mph limit through the centre of the village, which will further diminish traffic safety concerns within the village. It is considered that the addition of housing growth in Ryburgh would assist in maintaining the vitality of Ryburgh's community, in line with Paragraph 77 of the NPPF.**

4.23 please advise what is meant by the enhancement "of the landscape impact of the facility", and

"further commercial proposals within the backdrop of the existing industrial context/character of this part of the village". The emerging proposals present an opportunity to approach the proposed new facilities with material treatments that are more sensitive to the landscape character of Ryburgh, as it is recognised that the emerging proposals will result in a degree of landscape impact.

In any event I look forward to hearing from you.

Yours sincerely,

Mike Rundle

Should you wish to discuss any aspect of the above, please get in touch.

Kind regards,

Jake

BIDWELLS

Jake Lambert



From: michael rundle
Sent: Thursday, January 30, 2020 3:06 PM
To: Robert Yaxley <[REDACTED]>
Subject: Ryburgh NDP

Dear Mr Yaxley,

You will remember preparing the ecology report at the request of the Great Ryburgh neighbourhood plan working group in August 2018. An issue has arisen upon which it would be most helpful to have your comment.

I attach a copy of an email written by Mssrs Bidwells property consultants, who act for Crisp Maltings and dated 17th January 2020. You will see the section entitled "habitat area and open space area" and it is the issues they raise in this paragraph upon which I need your comment please. I also attach a copy of the current version of the NDP from which you'll see the Policies 7 & 8.

It would be most helpful to have your view upon what they say in time for the next meeting of the working group, which is likely to be in approximately two weeks time.

I should add that on this occasion we rely upon your goodwill to let us have your comments without charge. We have no current funds with which to pay for expert opinion. Please let me know if you feel unable to help on that basis.

your sincerely

Sent from my iPhone

From: Robert Yaxley [REDACTED]
Subject: RE: Ryburgh NDP
Date: 5 Feb 2020 at 10:23:28
To: michael.rundle [REDACTED]

Mike,

Thanks for your email.

I have read the Bidwells comments. I will address the main points below.

I was not aware of the approach taken by the PC in relation to the defining of Habitat Areas; this is because the Wild Frontier Ecology report was written before the policies (7 and 8) were fully evolved. However, the policy approach taken seems entirely consistent with the report as defined in section 6 of the report, which specifies enhancement of the Wensum valley as a wildlife corridor including supporting habitats and tributary water-bodies.

It should be apparent to those involved in the NDP process that the Wild Frontier Ecology report was provided at an early stage to inform policy-making by the Parish Council, rather than prematurely defining policy in its suggested wordings.

I hope this helps.

Best Regards

Robert Yaxley BSc CEcol CEnv MCIEEM
Principal Ecologist and Director
T: [01328 864633](tel:01328864633) / 855680
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Please note - my normal working days are Monday to Thursday.

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