

<p>Breckland Local Plan Pre-Submission Publication Representation Form</p>

This form should be used to make representations on the soundness of the Breckland Local Plan Pre-Submission Publication only.

An interactive version of the Breckland Local Plan Pre-Submission Publication is available on the Council's consultation website: <http://consult.breckland.gov.uk>. Instructions on how to enter representations are provided on the website. This is the Council's preferred method of receiving representations as it will help us to handle your representation quickly and efficiently.

If you are unable to use the online system you may submit representations using this form. Further copies can be downloaded from the Council's website: www.breckland.gov.uk/pre-submission-publication or the form can be photocopied.

This form is in two parts and has four pages. Part 1 covers your contact details and Part 2 covers your representation. **Please use a separate form for each representation you make.**

Please return by 4pm on Monday 2nd October 2017. Late representations cannot be considered. Return by e-mail to planningpolicyteam@breckland.gov.uk or by post to Planning Policy, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE.

Part 1: Your Contact Details

Name: Ian Martin	
Organisation: Yaxham Parish Council	
Address: Yaxham House, Norwich Road, Yaxham, Norfolk	
Post code: NR19 1RH	Telephone: 01362854248
E-mail: ianrmartin@btinternet.com	

If you have appointed someone to act as your agent please give their name and contact details.	
Name:	
Organisation:	
Address:	
Post code:	Telephone:
E-mail:	

Part 2: Your Representation (please use a separate form for each representation)

1. Do you consider the Pre-submission Publication to be: (Please tick the appropriate box)

Sound (You support the document)	✓
Unsound (You think the document needs changing)	

2. On which part of the document do you wish to make a representation?

Policy	GEN 03, GEN 05, HOU2, HOU3, HOU4, HOU5
Paragraph	SA Para 5.42, Para 19.3, Table 19.44
Site	
Proposals Map	
Settlement Boundary	
Other	

If you consider the document to be **SOUND**, please go to question 7.

3. If you consider the document to be UNSOUND, to which test of soundness does your representation apply to: (Please mark the appropriate box).

Legal Tests	
Is the plan legally compliant?	
Soundness Tests	
Is the plan positively prepared?	
Is the plan justified?	
Is the plan effective?	
Is the plan consistent with national policy?	

4. Have you raised this issue before during previous consultations? (Please tick the appropriate box)

Yes at Preferred Site Options and Settlement Boundaries Stage (September to October 2016)	✓
Yes at Preferred Directions Stage (January - February 2016)	✓
Yes at Issues and Options Stage (November 2014 - January 2015)	

5. If you have not raised this issue before please use the following box to explain why.

6. If you feel the plan is unsound, please use the following box to summarise why you feel the plan is unsound and explain any changes you believe are needed to make the plan sound. (Please attach extra sheets if necessary)

7. If you feel that the plan is sound, please tell us why.

**NP4Yaxham Working Group – Proposed Breckland Local Plan Pre-Submission Publication
Consultation Response**

The focus of the Yaxham response is on how the overall Plan affects the parish of Yaxham and whether in this context it is considered to meet the test of “Soundness”.

Yaxham is therefore pleased to note that in the settlement hierarchy the parish’s main settlements of Yaxham and Clint Green are expressly classed as within the third tier of the settlement boundary as “rural settlements have settlement boundaries” within General Policy GEN 03 and in Housing Policy HOU04 with Settlement Boundary Map 17 “Yaxham & Clint Green”.

In addition, the other settlement within this small rural parish is Brakefield Green and comes in below the third tier in the settlement hierarchy (Policy GEN 03) i.e. within “small villages and hamlets outside of settlement boundaries (Policy HOU 05).

This designation of the settlements within Yaxham Parish recognises their small village rural nature, the distributed nature of settlement within the parish and lack of local services capable of serving the whole community in a sustainable fashion. Yaxham has seen and continues to see small scale organic growth at a rate that is likely to meet or exceed the 7% growth designated for such villages (HOU 02). Indeed at present currently permitted properties equal almost 15% of the current settlement numbers. Each of its main settlements have some services, but are not “available... within the recognised acceptable walking distance – taken to be 800m.” – Sustainability Assessment Para 19.3 and Table 19.44. Indeed settlements within the Parish of Yaxham are 1km - 3km apart.

Yaxham welcomes the adoption by the emerging Local Plan of a policy element at the centre of the recently made Yaxham Neighbourhood Plan, namely supporting “development [that] avoids coalescence of settlements” – HOU 03 point 4., HOU 04 point 5., and with different wording HOU 05.

This is and was central to all the consultation feedback for the Yaxham Neighbourhood Plan.

Yaxham welcomes in policy GEN 05 addressing the role of settlement boundaries, which had been missing in earlier versions of the emerging Local Plan.

We are however concerned that the Sustainability Assessment has not been updated to include the Local Green Spaces designated in the Neighbourhood Plan (SA Para 5.42) although they are shown on the Policies Map for Yaxham.

On this basis it is considered that this element of the Plan as it affects the Parish of Yaxham meets the test of “soundness” in that it is:

- “positively made” in that it recognises the circumstances of such vulnerable small rural communities that support small-scale organic growth that will retain the character of the villages, enable services to be supported and maintained, but without imposing large-scale inappropriate development.
- “the plan justified” – yes, in that it is consistent with the consultation and policies of the Yaxham Neighbourhood Plan – “made” on 22nd June 2017, having passed at referendum with 92% voting “yes”, on a turnout of 58% i.e. 53% of the electorate voted “yes”.
- “the plan effective” – yes, in that it makes provision for small-scale organic growth, which in time can be substantial.
- “consistent with national policy” – yes as throughout the NPPF and NPPG there is a continual balance to be struck in rural areas of sustainable development that enhances and develops rural communities rather than undermines and destroys. The Yaxham Neighbourhood Plan was deemed to consistent with national policy, and it and the emerging Local Plan are consistent with each other.

As agreed by Yaxham Parish Council at its meeting on 21st September 2017

8. Can your representation be considered by this written representation or do you consider it necessary to attend the Examination in Public? (Please tick appropriate box)

Yes, my representation can be satisfactorily dealt with by written representations	✓
No, my representations can only be suitably dealt with by appearing at the Examination in Public	

9. If you wish to appear at the Examination in Public, please outline why you consider this to be necessary.

10. Do you wish to be: (Please tick appropriate boxes)

Notified of the Submission	✓
Notified of the Inspectors Recommendations	✓
Notified of the Adoption	✓

Declaration: I understand that the details included on this form will be available in the public domain. (please tick box)	
Signature: <i>Ian Martin</i>	Date: 1 st October 2017

Breckland District Council is registered with the Data Protection Act 1998 for the purpose of processing personal data in the performance of its legitimate business. Any information held by the Council will be processed in compliance with the principles set out in the Act. The preparation of the Breckland Local Plan Pre-Submission Publication is a public process and your full representation and address details will be made public for this purpose.