



Yaxham Neighbourhood Plan

Newsletter March 2024

OUR VILLAGE - OUR PLAN



WARNING

**Potentially 200 houses coming
to a field near you !
Find out more.**

YOUR VIEWS MATTER – Your Yaxham Neighbourhood Plan Working Group is continuing its review of the Neighbourhood Plan. We need to inform you of proposed changes to two policies within it and the addition of a new Local Green Space. Your views and comments on these changes are important. Breckland Council will be examining our revised document in the next few months, so it's essential we obtain feedback from residents on these changes to ensure we reflect your opinions. Our new Plan will be valid until 2036 so with your help, as a village, we will have a robust document to take us forward some years into the future.

Our **Yaxham Neighbourhood Plan** is an important document that Breckland Council must refer to when considering future planning applications. It helps set out the long-term vision for our rural village, hence this newsletter to you to collect your views on the proposed changes. We would be very grateful if you could complete the response form and we hope the following information will help you do this. Briefly set out below are the changes proposed. There are 3 ways you can respond during the consultation period, which runs from 10th April to 23rd May 2024: -

1. Go to https://yaxham.com/local_index/nplan/ and download the response form, save it, type in your views and email it to - np4yaxham2@gmail.com
(PLEASE NOTE THIS IS OUR PREFERRED RESPONSE OPTION)
2. Fill in this form and return the completed form to drop boxes at either Pickle & Pie, Yaxham School (Street Library), Yaxham Church or put it through the letterbox of Petersfield, Church Lane, Yaxham, NR191RQ, ASAP but no later than 5pm Thursday 23rd May. *(please ensure handwriting is clear as we need to be able to read your comments)*
3. Come along to the **community event on 27th April, 10am – 2pm** at the Community Room, Yaxham Village Hall to find out more. This will be a relaxed, informal drop-in session, there will be lots of information on show and you will be able to meet members of the Working Group. We can assist you with completing the response form and answer any questions you may have.

The Bar will be open too.

If you are having difficulty completing or understanding the questionnaire or with any other matters relating to the Neighbourhood Plan, then please do contact us - we will be very happy to help – at np4yaxham2@gmail.com. We thank you for your time and urge you to take a few moments to provide your feedback.

Consultation Response Form Neighbourhood Plan 4 Yaxham



Name:

Address:

Email Address:

In the orange boxes below, we have listed the new wording for the two policies and new additional Local Green Space designation that your Working Group are recommending to be changed. In the response box provided beneath each orange box, please confirm if you agree or disagree with the wording by stating **Yes** or **No** and add any comments you may have on the specific policy. If you would like to look at the original wording in the first Neighbourhood Plan (2017) for these three policies, to compare with the new wording, go to https://yaxham.com/local_index/nplan/

Alternatively, a hard copy will be available to view at the consultation event on the 27th April or there will be a hard copy for you to view by the drop boxes.

New Policy Words: HOU7 Affordable Homes for Local People

POLICY HOU7: Affordable Homes for Local People

In order to meet the housing needs of the parish all new housing developments providing Affordable Homes will make provision, by way of a s106 agreement, for the Affordable Homes to be made available first to eligible households on the Breckland District Council Housing Register with a local connection to the Parish of Yaxham for the lifetime of the development using the following cascade criteria in order of priority is defined as;

1. Resident of the Parish of Yaxham;
2. People who need to move to the Parish of Yaxham to give or receive support to or from close family*;
3. People who work in the Parish of Yaxham; and
4. People who were a former resident of the Parish of Yaxham.

* Close family is defined for this policy as - parent, spouse, civil partner, sibling, child, grandchild, or grandparent.

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.

What has changed? Paragraph 60 in the NPPF (*National Planning Policy Framework*) states that the needs of groups with specific housing requirements need to be addressed, to support the Government's objective of significantly boosting the supply of homes. Breckland's Local Plan requires 25% of Affordable Homes on developments of 10 or more and requires housing types, to cater for different accommodation needs.

There are 47 Affordable Homes in the parish of Yaxham, of which 46 are for rent and one is of shared ownership. Reason for the New Policy wording? Without the Local Connection Eligibility Criteria priority is not given to residents of Yaxham parish seeking an Affordable Home.

The rewording of this policy now creates the opportunity for people with a local connection to the parish of Yaxham to have priority in accessing some Affordable Homes as they become available in the Yaxham Neighbourhood Area.

As of March 2024, a total of 1,538 applicants were on the Housing Register, of those seven were identified as persons currently who live in the parish of Yaxham.

Policy HOU7: Affordable Homes for Local People		
Policy HOU7	Agree with the policy above ?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

New Policy Words: HOU2 Housing Density

Policy: HOU2 – Housing Density	
<p>In keeping with the generally low density within the parish, the density of new residential development will not normally exceed approximately 20 dwellings per hectare, unless there are material considerations which clearly justify a higher density, which may include the need for the development to be viable or the quality of the design of the proposal.</p> <p>The need for an appropriate density is particularly important for proposals which are within or abutting the Conservation Area.</p>	

Policy HOU2: Housing Density		
Policy HOU2	Agree with the policy above?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

New site for designation as Local Green Space in Policy ENV3- Land to the south of FP4

Policy: ENV3 – Land to the south of FP4 east of St Peter’s Close

In addition to the existing green spaces already designated in ENV3 in the current Neighbourhood Plan, the Parish Council are seeking to designate a new Local Green Space (LGS) on land to the south of FP4 (to the east of St. Peter’s Close and adjacent to the existing footpath leading to Mill Lane)

Policy ENV3: Local Green Space Designation - Land to the south of FP4

Policy ENV3	Agree with the above policy?	Please state clearly and fully any comments or concerns below, if necessary, please attach additional pages. Please state what change(s) would help to resolve your concerns.
	Yes or No	

Overall, do you agree with the Policy changes and updates in the Yaxham Neighbourhood Plan?	Yes or No	In your view are there any omissions from the Yaxham Neighbourhood Plan? (Please specify and, if necessary, please attach additional pages)
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Following engagement with Breckland District Council and feedback from the Yaxham Neighbourhood Plan Residents survey, conducted early 2023, the NP4Yaxham Working Group concluded that in the main, the policies within the existing Neighbourhood Plan were robust and appropriate. We therefore set about updating the remaining policies where necessary as shown above. This approach is endorsed by both Yaxham Parish Council and Breckland District Council.

Further details of the latest Yaxham Neighbourhood plan review can be found on the Yaxham Parish Council website. Full details of the proposed changes can be found on the “NP4Yaxham 2024 Review Changes” document listed here: <https://yaxham.com/wp-content/uploads/2024/04/YNP-2024-Review-Changes-v0.7.pdf>

Thank you for your time and feedback

Signature:	Date:
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DATA PROTECTION NOTICE: Yaxham Parish Council takes your privacy very seriously and processes your personal data with your consent in compliance with data protection legislation. Any personal details you supply will solely be used for the purposes of correspondence relating to the Yaxham Neighbourhood Plan. These details will be shared with the Local Authority, Breckland District Council, in order to carry out further statutory phases, which will involve your personal details and comments being made publicly available. Yaxham Parish Council, as detailed in their retention policy, will retain personal details. Please refer to Breckland District Council's own retention guidelines for how long they will retain your details. If you wish to discuss this any further, please don't hesitate to contact the Parish Clerk at: yaxhamparishclerk@gmail.com