



Neighbourhood Plan 4 Yaxham Newsletter

Issue 5

Breckland Local Plan – Our consultations showed residents wanted to remain small and rural, but Breckland Council still proposes major new developments if the village is a Local Service Centre

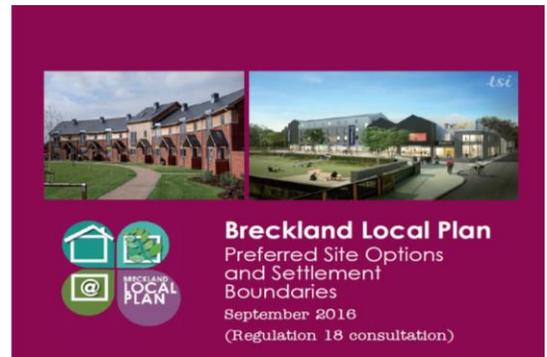
Give your response to Breckland by 31st October.

Breckland Council still wants Yaxham to be a “**Local Service Centre**”. This means designated development sites and more houses – 95 since 2011.

We have no pub, no shop or post office in Clint Green, a school that is over-subscribed and cannot expand, little or no additional employment opportunities in the village and a bus service that starts too late and stops too early.

If a village is called a Local Service Centre it means it can support significant extra houses – and identifies sites for them. Breckland in January said Yaxham should have another 52 new houses, it now says 95 new houses – in a village of 330 homes. The Local Plan is for 20 years. There is nothing to stop Breckland coming back for more – if we are a Local Service Centre – and going back to those landowners who have already volunteered their land.

**Tell the Parish Council what you think!
Parish Council Meeting on 20th October –
7.30pm at the Village Hall Meeting Room!**



Key Points to make.

- Yaxham is too small for large development
- Where are the services to support new development?
- The school is a local village school – it is full already and has no room to expand
- The Post Office closed in 2008
- The Lord Nelson Pub closed in 2009
- Clint Green Shop closed in 2015
- The last pub The Mill closed in 2015

The school in Clint Green is too far to walk to on busy roads from Yaxham village. The holiday park shop in Yaxham is too far to walk on busy roads from Clint Green

To tell them what you think about this.

Please write to Breckland at:

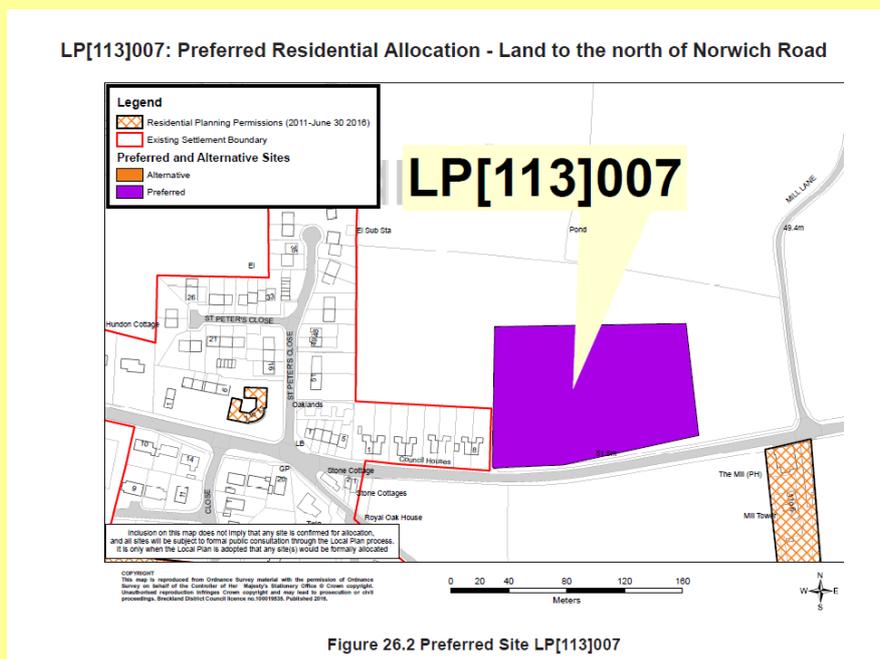
- **Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE**
- planningpolicyteam@breckland.gov.uk
- or go online:
<http://consult.breckland.gov.uk>

Please copy your comments to us at:

- NP4Yaxham, C/O Frogs Hall Farm, Cutthroat Lane, Yaxham NR19 1RG
- np4yaxham@gmail.com

Copies of Breckland's Plan can be seen on Wednesday 19th October, 2-8pm at Dereham Memorial Hall and online at <http://www.breckland.gov.uk/local-plan-consultation>. Consultation ends 31st October 2016.

**New Development site proposed for Yaxham – if it is a Local Service Centre
25 more new homes – where will it end?**



Breckland says this site is ok because it is within 800m of key services.
No it is not – it is 1km to the Yaxham Waters shop and 1.2km to the school.
How many will leave their cars at home?
And what about sewerage, flooding, and even more cars on our busy road?

Write to Breckland & say what you think of this site for development by 31st October 2016 at:
 • **Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham NR19 1EE**
 or planningpolicyteam@breckland.gov.uk or go online: <http://consult.breckland.gov.uk>
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**NP4Yaxham – Neighbourhood Plan Working Group
Opposes Major New Development**

The Neighbourhood Plan explicitly says “No” to Yaxham being a Local Service Centre and the extra large-scale development this would bring – based on what you told us. Yaxham and Clint Green have seen steady “organic” growth over many years – but estate-style large-scale development is out of keeping for Yaxham. Support the Neighbourhood Plan – say “No” to extra development and to Yaxham becoming a “Local Service Centre” – by 31st October 2016.

NP4Yaxham – The Neighbourhood Plan Keeps Progressing

The Neighbourhood Plan is also being consulted on - at the School, the Church & at:
<http://www.breckland.gov.uk/article/2293/Yaxham-Neighbourhood-Plan->
 The Consultation ends on 21st October 2016.

Breckland agreed on 11th October to submit the Plan to the Independent Examiner for review so the Plan can be finalised and put to a Referendum of the whole parish.