

# Newton Flotman Neighbourhood Plan Consultation Statement

To accompany Newton Flotman Neighbourhood Plan  
submission version, for examination

**February 2025**

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# 1. Introduction

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## 1.1 Background and consultation requirements

- 1.1.1 Newton Flotman Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Newton Flotman and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Newton Flotman Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged with from the outset of the process.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
  - a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. Explain how they were consulted;
  - c. Summarise the main issues and concerns raised by the persons consulted; and
  - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.<sup>1</sup>

## 1.2 Designation as a Neighbourhood Area

- 1.2.1 Newton Flotman Parish Council made an application for designation as a Neighbourhood Area in September 2023 (see Appendix 1 (a)). South Norfolk Council approved the area in October 2023

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

## 2. Community engagement stages

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### 2.1 The recruitment of a Steering Group

- 2.1.1 Newton Flotman Parish Council agreed to undertake a Neighbourhood Plan on 23<sup>rd</sup> September 2023, and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.
- 2.1.2 The Steering Group developed a Terms of Reference, see Appendix 3. All Steering Group members completed a Declaration of Interest form, lodged with Newton Flotman Parish Council.

### 2.2 Community engagement

- 2.2.1 In November 2023 Newton Flotman Neighbourhood Plan Steering Group appointed project support and agreed a further communication plan and community engagement plan. Communication is dealt with in section 3 of this report.
- 2.2.2 There are three stages in which residents of Newton Flotman and key stakeholders were engaged. This section gives an outline of each stage. Full details can be found in the appendices. The names of individual respondents have been removed.
- 2.2.3 **Stage 1: Initial work and key issues consultation** ((August 2023 to March 2024). Appendix 4.
  - **Initial consultation** (18<sup>th</sup> August at the Social Club, 19<sup>th</sup> August at the Church Room, 23<sup>rd</sup> August at the Cherry Tree Café and 27<sup>th</sup> August 2023 at the village fete): The purpose of the consultation was to identify key issues and themes in the parish. Residents were asked about the 'style and type of housing' (what people want to see more of and what should be avoided) and 'things to preserve'. The results were used by the Steering Group to draft a vision and give form to the household survey.
  - **Placecheck** (January 2024): Interactive map available for residents to highlight specific issues (positive, negative and areas for improvement): <https://www.placecheck.info/app/maps/nf>. Results fed into forming the household survey questions.
  - **Data profile for Newton Flotman** (March 2024): document containing key data for the parish, to inform policy writing.
  - **Character appraisal** (Spring 2024): Steering Group split the main built up areas of the parish into district character areas and described them in detail. The work fed into the Design Codes and Guidance.
- 2.2.4 **Stage 2: Commissioning specialist reports and household survey** (March to July 2024). Appendix 5.
  - **Housing Needs Assessment** (May 2024): an independent assessment of housing needs of the parish, undertaken by AECOM in conjunction with the Steering Group. The report addresses affordability and affordable



housing need, mix of housing needed (type and size), specialist housing for older people and next steps for Newton Flotman. Used to inform policy writing.

- **Household survey** (March/April 2024): paper survey hand delivered to residents in the parish and available online. 133 households responded out of 597 total households (Census 2021) in Newton Flotman, a 22 per cent response rate.
- **Newton Flotman Design Guidance and Codes** (July 2024): design codes for the character areas covering the main built up parts of the parish together with parish wide guidance. Undertaken by AECOM in conjunction with the Steering Group, to support the Neighbourhood Plan policies.

#### 2.2.5 **Stage 3: Policy drafting** (April 2024 to July 2024) **and pre-submission consultation on the draft Neighbourhood Plan (Regulation 14)** (October to November 2024). Appendix 6.

- Policy drafting began in April 2024, with the identification of objectives and key policy areas and continued through to July 2024.
- Following approval from the Parish Council on 24<sup>th</sup> September 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 21<sup>st</sup> October to 27<sup>th</sup> November 2024). It was sent to statutory agencies and available for residents to comment on.
- Consultation launched with an exhibition on Monday 21<sup>st</sup> October 2024, including consultation response forms. Subsequently the documents and response forms were available at the Village Centre, St Mary's Church and on the Parish Council website.
- The pre-submission Neighbourhood Plan was sent to statutory agencies, local organisations, business and available for residents to comment. The Neighbourhood Plan was sent to:
  - Active Norfolk
  - Anglia Region Theatre School (ARTS)
  - Anglian Water Services Ltd
  - Arkscap
  - Astill Planning
  - Broadland District Council & South Norfolk Council
  - BT
  - CofE Diocese of Norwich
  - Community Action Norfolk
  - CTIL
  - Duffields Animal Feeds
  - Environment Agency
  - Equal Lives
  - F W Properties
  - Flordon Parish Council
  - Highways England
  - Historic England
  - Homes England
  - Hyperoptic
  - ITS Technology
  - Marine Management Organisation
  - Mobile Operators Association

- Mulbarton Parish Council
- National Grid
- Natural England
- NCC Historic Environment Service
- Network Rail
- New Anglia Local Enterprise Partnership
- Norfolk & Suffolk Gypsy Roma & Traveller Service
- Norfolk & Waveney Integrated Care Partnership
- Norfolk Chamber of Commerce
- Norfolk Constabulary - Estates Department (HQ)
- Norfolk County Council
- Norfolk Geodiversity Partnership
- Norfolk Wildlife Trust
- Norwich International Airport Ltd.
- Paul Tate Motor Engineers
- Saxlingham Nethergate Parish Council
- Seasters Superbikes
- Shotesham Parish Council
- South Norfolk District Council
- Sports England East
- SSA Planning
- SSE Telecom
- St Mary's Church Newton Flotman
- Swainsthorpe Parosh Council
- Tasburgh Parish Council
- Tetlow King
- The Bridge Plus
- UK Power Networks
- Village Hall and Alan King Playing Field
- Water Management Alliance

## **2.3 Environmental screenings**

- 2.3.1 A Habitat Regulation Assessment (HRA) Screening and a Strategic Environmental Assessment (SEA) Screening were undertaken in August 2024. Consultation responses were received from the Environment Agency, Historic England and Natural England. The following determinations were made:
- On the basis of this screening report, and the response from Natural England, South Norfolk Council determines that a Habitats Regulations Assessment is not required in relation to the emerging Newton Flotman Neighbourhood Plan.
  - Based on the assessment undertaken in the SEA Screening Report and the responses received from the consultation bodies, the Council considers that it is unlikely that significant environmental effects will arise from implementation of the Newton Flotman Neighbourhood Plan, and therefore that a Strategic Environmental Assessment is not required.

### 3. Communication approach

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- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of Newton Flotman Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Neighbourhood Plan webpage on the parish website, **[www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan)**. It was updated during each phase in the development of the Plan. It contained updates and consultation material.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- The Neighbourhood Plan website: [www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan)
  - Posters displayed around the parish.
  - Flyers delivered to households.
  - Articles in the Partnership, parish magazine
  - Facebook
  - Updates at Parish Council meetings which are open to the public
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to be delivered to every household.

## 4. Conclusion

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- 4.1 The programme of community engagement and communications carried out during the production of Newton Flotman Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Newton Flotman Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, and the Greater Norwich Local Plan.

# APPENDIX 1: Designation of the Neighbourhood Plan Area

## APPENDIX 1(a): Newton Flotman Neighbourhood Plan area designation application.



### Newton Flotman Parish Council

Tel: 01508 447688  
E-mail [clerk@newtonflotmanpc.co.uk](mailto:clerk@newtonflotmanpc.co.uk)  
Website: [www.newtonflotmanpc.co.uk/](http://www.newtonflotmanpc.co.uk/)

Dear Mr Squires

#### Newton Flotman Neighbourhood Area Application

I am writing to inform you that the Newton Flotman Parish Council has (at their meeting of 26<sup>th</sup> September 2023) agreed to develop a Neighbourhood Plan for the Parish of Newton Flotman.

The Parish Council wishes to make an application for the designation of a Neighbourhood Area and it is making this application on the basis that it is a relevant body for the purposes of Section 61G of the Town and Country Planning Act 1990.

I enclose a map identifying the area to which the area relates, being the entire Parish of Newton Flotman.

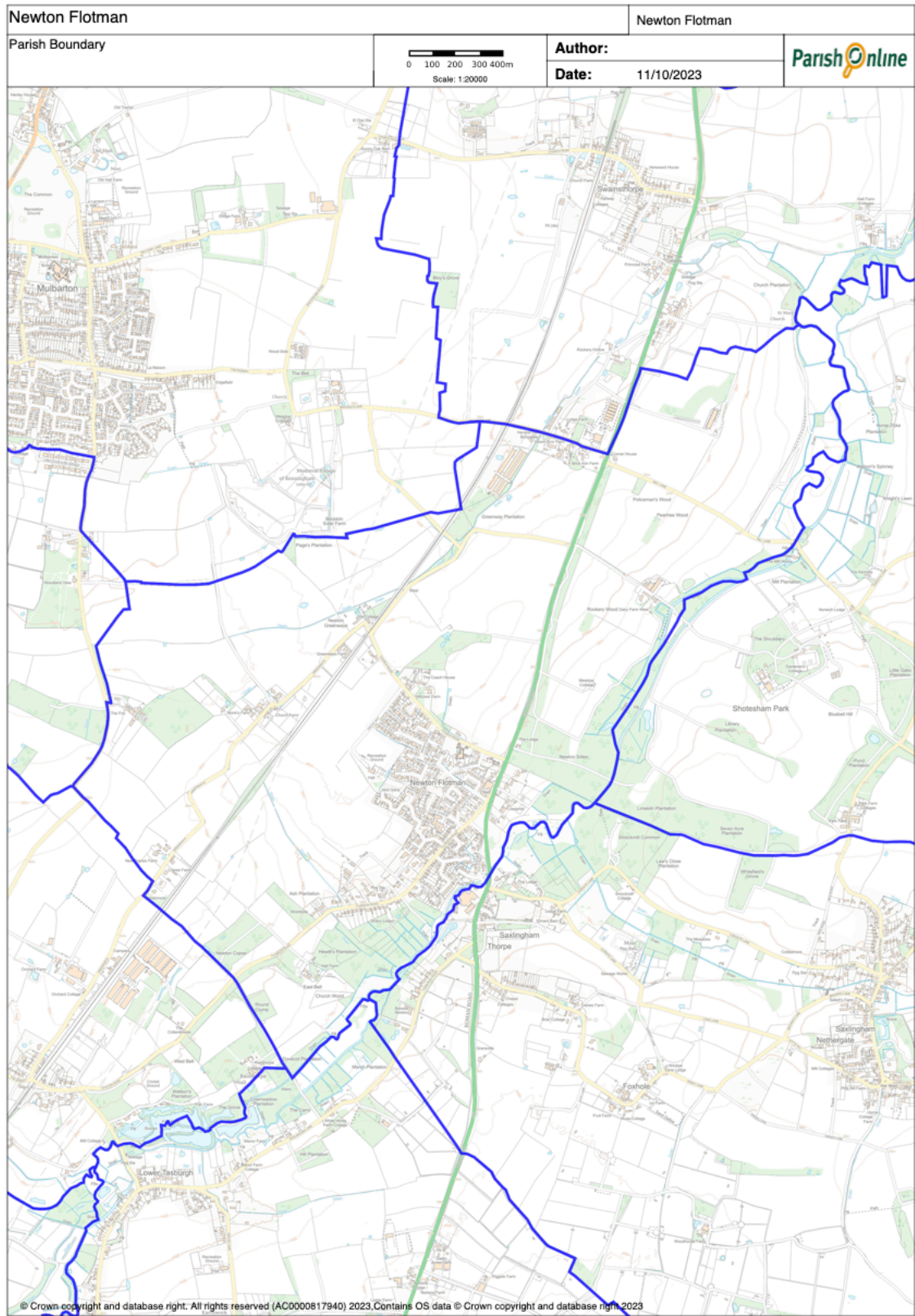
In the meantime, we will continue to progress the work on developing the plan.

Yours sincerely

Maria Hutson  
Clerk to Newton Flotman Parish Council

Enc. Parish Boundary Map

APPENDIX 1(b): Newton Flotman Neighbourhood Plan area map.



## APPENDIX 2: Neighbourhood Plan Steering Group members

The Newton Flotman Neighbourhood Plan Steering Group consisted of the following members:

- Drew Broad
- Martin Brooks
- Joel Fiddy
- Bob McKibbin
- Emma McMurdock
- Sharon Poyser
- Ann Segens
- Carol Watson
- Paul Weeks (chair)

Supported by:

- Maria Hutson – Parish Clerk.
  - Rachel Leggett – Principal independent consultant for the Neighbourhood Plan.
  - Andrea Long – Independent consultant, policy advice.
  - Emma Harrison – Independent consultant, data profile and environmental screenings.
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# APPENDIX 3: Terms of Reference for Newton Flotman Neighbourhood Plan Steering Group



## Newton Flotman Neighbourhood Plan Advisory Steering Group

### Terms of reference

#### 1. Purpose

1.1 The main purpose of the Neighbourhood Plan Steering Group is to prepare a Neighbourhood Plan for Newton Flotman on behalf of the Parish Council, in line with the requirements of the Neighbourhood Planning (General) Regulations 2012. It will set out policies and proposals that seek to address the community's aspirations for the area.

1.2 The Steering Group will try to engage the local community in a variety of ways to ensure that the Plan is truly representative of the ambitions of Newton Flotman. The Steering Group will maximise support for the approach taken in the Neighbourhood Plan by ensuring high levels of community engagement throughout the plan-making process

1.3 Progress the Plan to Independent Examination and a successful community referendum and ultimately adoption by South Norfolk Council to become planning policy.

#### 2 Principles

2.1 That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community.

2.2 All decisions made shall be fully evidenced and supported through consultation with the community.

2.3 No part of these Terms of Reference will override statutory legislation or the policies or procedures of the Parish Council.

#### 3 Roles and Responsibilities

3.1 In order to achieve this, the Steering Group will carry out the following roles:

- a) Be accountable for steering and providing strategic management of the Neighbourhood Plan for Newton Flotman.
- b) Set out a project timetable featuring key milestones and a budget for preparing the Neighbourhood Plan.
- c) Produce a consultation and engagement strategy, showing how the public will be involved throughout the process.
- d) Report monthly, or as appropriate, to the Parish Council.



- e) Undertake analysis and evidence gathering to support the plan production process.
- f) Actively support and promote the preparation of the Newton Flotman Neighbourhood Plan throughout the duration of the project.
- g) Identify sources of funding.
- h) Liaise with relevant authorities and organisations to make the plan as effective as possible.
- i) Gather data from a wide range of sources to ensure that the conclusions reached are fully evidenced and that the aspirations and issues of all residents are understood.
- j) Consult as widely and thoroughly as is possible to ensure that the draft and final Neighbourhood Plan is representative of the views of residents.
- k) Agree, subject to ratification by the Parish Council, a final submission version of the Newton Flotman Neighbourhood Plan.

#### **4. Membership**

4.1 The Steering Group will be made up of a cross-section of volunteers from the community, including Parish Councillors. Effort will be made to seek representation from all the community.

4.2 The Steering Group will include a maximum of 13 people, including representatives of the Parish Council and any interested members of the Parish, as approved by the Parish Council.

4.3 All members of the Steering Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Steering Group. This may include membership of an organisation, ownership or interest in land or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Group.

#### **5. Decision Making**

5.1 The Steering Group will have the support of the Parish Council to deliver its plan making functions. The Steering Group will report monthly, or as required, to the Parish Council setting out progress on its work. The Parish Council will formally approve draft policies prior to the Draft Neighbourhood Plan being created and will approve the Submission Draft Neighbourhood Plan prior to publication for consultation and independent examination.

#### **6. Meetings**

6.1 Steering Group meetings will take place on a suitable date once a month unless this is not possible for any reason, or as may be required.

6.2 Meetings will take place at Newton Flotman Village Hall or another suitable venue within the Parish if this is not possible. Or remotely in accordance with Government guidelines, should conditions dictate. The dates of future meetings will be made publicly available via the Parish Council website.

6.3 All meetings will be open to the public and will be subject to the rules of meetings, as set out in Newton Flotman Parish Council's Standing Orders (available on the Parish Council website).

6.4 The Steering Group will elect a Chairman and Vice Chairman from its membership for the duration of the project. If these positions should become vacant, the Steering Group will elect an alternative.

6.5 The Secretary shall keep a record of meetings and circulate minutes to Steering Group members and the Parish Council in a timely fashion. Minutes shall be made publicly available on the Parish Council website.

6.6 Decisions on matters relating to proposed content of the Plan shall be made by the full Parish Council, following consideration of recommendations made by the Steering Group. The Steering Group may decide the quorum necessary to conduct business – with a minimum of five members.

## **7. Working Groups**

7.1 The Steering Group may establish sub-groups, made up of volunteers from the community to aid them in any Neighbourhood Plan related work.

7.2 Each sub-group should have a lead person who is a member of the Steering Group.

7.3 Members of the community will be encouraged to participate in the process at all stages.

## **8. Finance**

8.1 All grants and funding will be applied for and held by the Parish Council, who will ring-fence the funds for Neighbourhood Plan work.

8.2 The Parish Council will approve a budget for the Plan.

8.3 The treasurer shall keep a clear record of expenditure, where necessary, supported by receipted invoices.

8.4 Steering Group members and volunteers from any Working Groups may claim back any expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan. This could include postage, stationery, telephone calls,

travel costs, childcare costs etc. The procedure for claiming and rates for these expenses shall be drawn up by the treasurer and agreed by the Steering Group.

**9. Conduct**

9.1 All Steering Group members are expected to abide by the principles and practice of the Parish Council Code of Conduct including declarations of interest.

**10. Changes to the Terms of Reference**

10.1 These Terms of Reference may be altered, and additional clauses added by agreement, shown by majority votes, of the Steering Group and approval of the Parish Council.

**11. Dissolution**

11.1 The Steering Group will be dissolved once its objectives have been attained and/or when at least two thirds of its members and the Parish Council consider its services are no longer required.

11.2 The Parish Council will be responsible for disposing of any remaining funds held in accordance with any conditions imposed by the grant funders and in the best interests of Newton Flotman Parish.

Produced October 2023

# APPENDIX 4: Stage 1 – Community consultation to establish key planning issues

## Appendix 4(a): Results of initial consultation, August 2023

### Things to preserve

#### GREEN SPACE

Trees: green spaces: wildlife - flowers, bird boxes

Playing field and footpaths: community event and cafe

Keep our green spaces: keep the rewilding of our village green!

Green space - village green: anything of heritage value eg Blundeville Manor - name by Rd: lovely old cottages on Old Street

Village centre: playing field: green right next to short St

Village green: Playing field: Old St (no developments on this street)

Trees, hedges

Playing field

Greenery next to Short St

Community garden

More sponsored plant pots areas etc 'village in bloom' style

Keep our green spaces keep the rewilding of our village green!

Keep the green spaces - playing field Kings Green Conserve them

The playing field 'could' be a beautiful green space for children. But the money spent on grass cutting isn't working. It's wasted. Can we look at alternative ways to have the field cut please? Different contractors? Group made of volunteers? Different avenues to help drainage?

Fix the footpaths and pavements!! H Campbell 3 Grove Dale

Verges cut near the main road so it's not so dangerous trying to cross

Good having bee friendly areas but would also be nice to ensure it does not just look abandoned ie clear patches left with the proper "bee friendly area" sign

Some rewilding on village green but perhaps cut some of it

Ditch at the side to be cleaned or vegetation right up to piped area please (**I think this is the ditch on the playing field**)

Keep the village green grass cut looks like the village is unloved! Agreed!

Community grass areas to be cut more Blundeville Manor grass

Main path along A140 so overgrown (not just grass - trees hangover) and cannot pass easily long standing issue

#### COMMUNITY ACTIVITY

Nursery provision

New sense of community: more events

More community events

Village hall community provision  
Rather than preserve, develop community spirit!!  
Community events for new people to the village  
More space for kids to play  
Children events  
Village centre  
Village centre Friday events to continue into winter? Every fortnight name when (e.g.) first and third in month?  
New play park for the children

### **style and type of housing**

#### **See more of**

When they do build more houses, make sure there is more appropriate parking  
Support private new builds not just big housing developments (keep it local for locals)  
Starter homes for children of families of the villagers. Why does space roads.  
More parking spaces  
More social housing  
I think social housing must be included in any development  
Small scale infill! Buildings that are eco friendly social/affordable housing in the mix  
Any housing to blend in with what we have now  
Eco friendly homes. Preservation - hedgerows trees etc  
Better shop  
Effective traffic calming on Flordon Road  
Slower cars, speed ramps, 20 mile per hour limit  
Agree with slower cars and footpath to smockmill common  
Speed bumps and Street lighting  
More speed signs to slow traffic. Currently one moved round village  
Less on street parking  
Housing with photovoltaic cells as an essential part of approval for building:  
Klargester tanks with each new build to reduce the strain on mains water and sewage systems  
E.V. charging points  
Keep green spaces  
More footpaths - 'round' the village, or permission to walk! Crossing to Smockmill Common  
Safe, walking path to Smockmill common from village  
Like the Flyers that come through with village info  
Nursery, horse fields, chip shop  
Charity shop jumble sales  
Village pub. Parking on Blundeville Manor/ and grass to be cut more.  
Communal areas

### **style and type of housing**

## **Things to avoid**

### **BUILDING**

More building

High rise buildings: developments with very little space between the houses and narrow roads

Large 4-5 bedroom houses

More housing

Don't mind new houses but please make sure there is adequate drainage.

People living at the bottom of the hill have problems with water not drainage

Less on the road parking

Alan Ave parking already bad

Couldn't the doctor's surgery car park double up for the arts car park at times?

Overcrowding. Can village shop please tidy up its frontage -its poster in window being falling down and crumpled for ages looks very uninviting

Hi viz type of cover over gate post the entrance of Playing field

Do not remove hedges or mature trees be very bad for biodiversity

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## Appendix 4(b): Placecheck poster/flyer



**Newton Flotman Neighbourhood Plan**

The Newton Flotman Neighbourhood Plan is a planning policy document written by the community to guide future development in the area over the next 20 years. It can include policies about the use and development of land, buildings, areas to protect and community needs.

Find out more at [www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan)

It is Newton Flotman's plan for the future. We need your views

Let us know your views by putting a pin and a comment on the online map [www.placecheck.info/app/maps/nf](http://www.placecheck.info/app/maps/nf)

Buttons: Add something I like, Add something I don't like, Add something to work on

QR code linking to the online map

## Appendix 4(c): Placecheck results

Category	What is it?	Why am I adding it?
Things I like	Kings Green	I appreciate the green area and would like to keep it, I understand the value of not mowing part of it but would like to see at least a wide margin round the edge to be mowed throughout the year to add beauty and ensure it does not look a mess. I hope a compromise can be made between the desires of the environmentalists and those of a more traditionalist mindset
Things we need to work on	Junction of Flordon Road and A140	Due to the heavy traffic on the A140 which will only get worse with the Long Stratton bypass and building of 1800 houses, need to improve the junction so that residents can get out and come into the village more easily
Things we need to work on	Unsafe crossing	There is no crossing across the busy A140 towards the south of the village where a bus stop is located

Category	What is it?	Why am I adding it?
Things I like	Dog waste bin	Good availability of dog waste bins across the village to help minimise dog waste left on pavements
Things I like	Church & community use	Nice historic church and room used for community facilities/events
Things I like	Bus stop	Good bus service to the village is vital given limited facilities in the village
Things I like	Access to greenspace	Good access to walks/fresh air and encouragement for exercise to the community
Things I don't like	No Pedestrian path / Cycle lanes	No safe cycle or pedestrian paths along A140 in/out of the village
Things we need to work on	Speed limit ignored	Road used by children, speed is dangerous
Things we need to work on	Very dangerous corner	Drivers pull out without looking, a one way street which is frequently ignored as drivers use it to access A140
Things I like	King's Green	I love the re-wilding, and the bench to sit on
Things we need to work on	Children's park	Needs updating. A park like Hempnall Park is something to aspire to. Given limited activities for children in the village a good park is a must
Things I like	The church and church room	Place of worship and beacon on the horizon as you enter the village from. Norwich, church room used for community use, churchyard important habitat for wildlife, accessible tower and panoramic views
Things we need to work on	Potential issue for amenity - river crossing to Smock Mill Common	A crossing point would enable a safer walking route to Smock Mill add more amenities to the village
Things I like	Kings Green	Focal point , - village sign and spot for Carols on the Green, commemorative trees
Things we need to work on	Access point to the river	More could be done to make this a feature...crossing...part of a walkway?
Things I like	Newton Flotman bridge	Good place to watch wildlife!
Things we need to work on	Amenity land	Shame the only access to the river is not public land
Things we need to work on	Plot left...	Could this be working into a plan to improve access from Olive Avenue to the centre of the village to reduce isolation
Things I like	Village Centre	Vital community asset, been lovely to see it being rejuvenated, with the bar and weekly cafe
Things I like	Olive House , residential care home	Many residents are local and it employs people from the village
Things I like	Village shop	Provides convenience goods for the village including newspapers



Category	What is it?	Why am I adding it?
Things I like	Tree plantation	A few years ago some of us planted trees and we check on their progress.
Things I don't like	Parking on this corner	Dangerous
Things I don't like	Parking opposite St Mary's pull out	Dangerous
Things I don't like	No foot path	Dangerous
Things we need to work on	No mowing here it's just a part of the field	Birds and wildlife
Things we need to work on	Why have we not got a pull in waiting box like Swainsthorpe, there's plenty of room and it would stop the rush hour queue into the village	Ease of access
Things we need to work on	20mph along Brightons Road and around the school, there is no need to go faster within the village	Safety
Things I don't like	Verge maintenance	The verges on school road need removing completely as the cars parking on them mean the grass will never grow again. The pavements should be expanded over the verges to aid the safety of children walking to and from school.
Things we need to work on	Grass verge	This grass verge is growing more and more over the pavement every year, and chance it could be moved back to where the pavement should end?
Things I don't like	Large HGVs use this relatively narrow road with cars parked on the verges	Likely to be a serious accident especially where there are no footpaths
Things we need to work on	Ditch along northern border of playing field	The ditch needs maintenance work undertaking to reduce the flow of water downstream. Once this is completed there needs to be regular maintenance of this ditch
Things we need to work on	Ditch to the west of playing field	The ditch regularly floods and needs work to be undertaken to resolve the issue

Category	What is it?	Why am I adding it?
Things we need to work on	Ditch to east of playing field	This ditch needs to be cleared of rubbish and vegetation and then regularly maintained.
Things I don't like	Dangerous area at night for parking	This area would greatly benefit from a street light as it is such a small space with different angled driveways and so many cars, parking is a hazard at night.
Things I don't like	Cars parked	Parking opposite a junction can be dangerous especially when a vehicle joins from the side road without looking in both directions (Alan Avenue for example).
Things we need to work on	Village/road signs needs upkeep	Signs and posts are dirty and rusty
Things I don't like	Vehicles parking on Old Street, near the junction	It makes pulling incredibly dangerous
Things we need to work on	Bus Stop	Extremely dangerous to cross road. Have seen 2 very near accidents whilst waiting to cross the road caused by people taking a chance to cross. A safe crossing is definitely needed.
Things we need to work on	Add a 2 person wooden bench looking out across the fields	A lovely quiet spot to take a break when walking
Things we need to work on	Outside pull up bar	Outside gym equipment to encourage health and fitness for younger people. Wouldn't have to be much, just a calisthenics pull up bar and dips bar would be great
Things we need to work on	Smoother concrete somewhere in the park area	For kids to skateboard on and learn how to ride a bike etc
Things I like	Allotments	Lovely addition to the village
Things I like	Great place for dog walking	Great views and close spot for regular walks
Things we need to work on	Road junction- Church rd with A140	It is very very difficult to see to get out of this road to even turn left. The view towards Long Stratton is partly obscured by the tall sloping bank and although it is possible to get a view if you move far enough forward, cars joining from Flordon Road (Very often at speed after they have speeded up to join the A140 themselves) are hidden from sight . Most people as far as I can see go down Brightons Rd to join the A140 if they want to turn right as it is extremely unsafe to do so using Church Rd
Things I don't like	Road deteriorated on the edge	cycling made difficult due to potholes

Category	What is it?	Why am I adding it?
Things I don't like	Rubbish dumped, trees falling	people fly tipping. dead trees need to be trimmed.
Things I don't like	undergrowth and overgrown trees	Very difficult to get to my fence to remove ivy because of the deep undergrowth in this area of ground and trees.
Things we need to work on	Paths uneven	The paths are uneven and need to be improved around the playing field
Things I like	Trees and hedges around playing field	very good for nature
Things we need to work on	There need to be consequences for ignoring the speed limit in Flordon Road, also for ignoring the one way system in Short Street	As traffic levels through the village inevitably increase, failure to comply with these basic traffic regulations is almost certainly going to escalate from the current relatively 'minor' issues of collisions with parked vehicles to more pets being killed and ultimately a child or adult being injured or killed.
Things I like	Playing field Dog poop bins	It's very hygienic and convenient that there are so many dog waste bins around the playing field
Things we need to work on	Waste bins	There are two waste bins in the area of the children's playground. These are often full to overflowing and either the bins need to be bigger or alternatively emptied more often.
Things we need to work on	Church Road East side hedges.	This hedge regularly is left to grow out into the road and reduces Church road, which is narrow in any case, to a one way road along most of its length. Regular cutting back would help greatly
Things we need to work on	Ditch to west of church road by bridge cottage.	The field ditch regularly gets full and then overflows into Church Road. It then runs, often in a torrent down towards the level crossing then, before the crossing, crosses the road and continues along Pound Lane for approx 500-600 yards before finally finding its way into the ditch. This water flow is eroding the side of the road into a stream bed. The water needs to be directed into the normally dry ditch to the East of Church Road where it can then run to where it needs to go ( which will be towards the Railway bridge where it will join the stream there)
Things I like	Barry Brooks, the farmer and his staff to be commended	This farmer owns much of the land between the village and Mulbarton and he keeps the wide field edges well maintained. This affords wonderful dog walking opportunities, away from traffic an activity he appears to allow freely
Things I don't like	Grass verges	Though I agree with leaving some areas unmown to benefit wildlife. I do think those areas directly adjacent to the road should be maintained more regularly. The two areas either side of Clabburn close are an

Category	What is it?	Why am I adding it?
		example and, in my opinion make the area look untidy and uncared for.
Things I like	Hedge and trees trimmed	I,Ãm glad the the hedge and trees here were trimmed back from Grove way during the latter part of 2023. It was getting very overgrown and now looks much better while still affording ample cover for wildlife
Things I like	Playing field	I like the tree and shrub planting around the edge of the playing field.
Things I like	Playing field	This is a lovely, well kept open space and a tremendous facility for the village
Things we need to work on	Railway Bridge	During periods of heavy rain the road under the bridge gets flooded. I would like to see a gauge under here so drivers can see how deep the water is at it,Ãs deepest point. Particularly important as this is the most direct route to Mulbarton from our village
Things we need to work on	A140	Trying to exit Kingsway to head towards Norwich. You take your life in your hands trying to get across the road from the left on the bend
Things I don't like	Wrong to close the junction as it would cause traffic to back up if the junction beside the garage was closed	I am concerned that the closure of the junction would only add to the traffic congestion on Ipswich Road, Flordon Road and St Marys Close
Things we need to work on	Lorries delivering to Seasters. Blocks off one lane for traffic either joining Ipswich Road from Flordon Road or vice versa	The lorries are causing a temporary roadblock when they park to unload motorbikes for Seasters
Things we need to work on	Outside gym	We need an outside gym to enable people to exercise
Things we need to work on	skate park and climbing equipment	A skate park was suggested when research was undertaken in 2021. It would be a good addition for the village. Outside climbing equipment would also be good for the teenagers
Things I like	Bus top cleanliness	The bus stop is very clean and the buses are nearly always on time
Things we need to work on	pavements need improvement	The pavements are uneven and need resurfacing properly
Things I don't like	pedestrians and dog walkers	Pedestrians and dog walkers need to wear florescent clothing at night to make them visible to drivers and cyclists
Things I don't like	The sloping and some times often very muddy exit out	I have to go all the way back up and round to where I came in and it would be lovely to imagine that I wont have too.

Category	What is it?	Why am I adding it?
	of far meadow and its too narrow for my motorised three wheel wheelchair,	
Things we need to work on	Dog waste Bin	The height of this dog waste bin is far too high for any wheelchair user to be able to reach up and put bag into it,as of where it is positioned,it is also too much of a stretch,I can not reach it at all.this needs addressing.
Things we need to work on	Dog Waste Bin.	It would be really helpful if this dog waste bin either had concrete all the way around it,or it was turned to face the opposite way,to avoid getting covered in mud,there will be times in the future that I will be pushing myself manually in my wheelchair,so it would be really nice to know that I can leave my dogs waste in a suitable height and positioned bin.Please and Thankyou.
Things I don't like	Footpath	This footpath is far too narrow and Extremely uneven with gaps and uneven,and it is very dangerous to push along in your wheelchair for fear of toppling out the front.I don't go down it,so why should I miss out.
Things we need to work on	Overflowing ditch onto road and down Pound Lane	Paddling through water causing problems. Ditch blocked from cut trees etc
Things I like	Nice houses	Nice two bedroom terraced houses in nice area
Things I like	Corner of 1 Clabburn Close	Biodiversity at its GREATEST,,through not cutting on a regular basis,it's astonishing how much wildlife has moved into this "privately managed" area,since 2008,through not cutting the grass on a regular basis,has encouraged wildlife to move in and make a home,.This area,way before the bungalows were built used to be an orchard,and the roots of trees still exist ,below ground ,as do the stones once fallen to the ground,hence,within a few years later ,there's now an established Cherry Plum Orchard,,,,for free it hasn't cost a penny to plant them,5 ant hills,comprising up to 2ft in height and foot diameter.,as the land only gets walked on as and when necessary,added to that,juvenile frogs and newts plus a whole array of other mammals and birds have started to move in and build nests.
Things I like	over hanging hedge	yes its a good thing that it does hang over into the road,as it should prevent drivers,from going to fast.
Things I don't like	uneven pavement	where tree roots exist underneath they make the the pavement is very dangerous,there's also a camber along it,which for anyone who uses a wheelchair ,will vouch is "jolly hard work" on ones arms.Please they need to be re-laid and levelled completely even.
Things I like	Corner of road	Parking on corners ,is not desired "in the Highway Code,,

Category	What is it?	Why am I adding it?
Things I don't like	hedge and footpath	over bearing hedge needs addressing,as does the narrow footpath next to it ,as for the muddy uneven verge,that too needs to be removed.its all too dangerous for me to use motorised wheelchair,that i am FORCED to go into the road,and wheres my saftey then!!
Things we need to work on	church road	vehicles are going far too fast along here and theres not enough room to move out of the way of traffic if your a padestrian,even worse in a wheelchair.Highways need to put a sign up showing people walking.if nothing can be done to widen this area then a 20mph needs to be fixed in place
Things we need to work on	A140 road	a Zebra crossing put here,will definatley stop the traffic for when people need to cross the road in safety.
Things we need to work on	Driveways	owners with shingle driveways PLEASE sweep back in the stones that have drifted onto the footpath,,they can be hazordous for people pushing in wheelchairs.
Things we need to work on	pavements	All pavements around this area extending right around through the other side need to be made level,why should i be forced to go into the road,because its too uneven to push in a wheelchair,what am i paying council tax for!!!
Things we need to work on	Flordon Road	We need apavement or footpath for safe pedestrian passage along Flordon Road
Things I don't like	Bus shelter interior looks bad and doesn't give passing traffic the best impression of the village.	Possible re-painting of the bus shelter interior.
Things we need to work on	Continual draining of water long after rain has ceased causing wet and muddy conditions for pedestrians and cars alike.	Possible remedial work by responsible authority.
Things we need to work on	Repair/maintenance work required on footpath to make safe for all traffic.	
Things we need to work on	Conifer trees encroaching over pavement require cutting back.	
Things I don't like	Grass verges either side of Clabburn Close	When unkept this area looks extremely scruffy and lowers the tone of the village. There are plenty of green spaces to grow wild. This area is better suited to be regularly maintained with the grass cut frequently.

Category	What is it?	Why am I adding it?
		Having it unkempt has a negative visual impact on surrounding properties and just looks a mess!
Things I like	Village hall	Fantastic community space , so lovely to see a successful social bar . A great asset to the village
Things I like	Playing field	A great space , love the new tree planting .
Things I like	Daffodils	The daffodils in spring are wonderful around the mature trees - could more be planted around the other trees?
Things I like	St Mary's Church	Wonderfully friendly church offering a mixture of services on most Sundays, and a great Village Cafe on Saturday mornings in the church room.
Things we need to work on	Doctor's surgery	Great to have a surgery and dispensary in the village, but needs to be open for appointments 5 days a week not 3!
Things I don't like	Dangerous corner	Cars heading in the Flordon direction, seem to accelerate from this point on the road rather than adhering to the 30mph for another 1/4 mile. The SAM2 speed camera certainly helps when it is sited on the pole here. We could do with another one so it can be there more regularly please!
Things I don't like	Huge puddles	The road does not drain well in places during periods of heavy rain. Not sure if the drains are blocked, or just because of the surface of the road
Things I don't like	Parking on road outside Seastar	People often park on the road outside Seastar which causes an obstruction. Coming out of the house next to Seastar is difficult as cars speed out of Flordon to join the traffic, and you can't see them when cars are parked. It is a junction and people should know not to park, but they do anyway. They often obstruct the pavement forcing pedestrians into the road, and into the oncoming traffic, who are looking over their shoulder rather than forward. No parking signs along the metal fence might work.
Things I like	Church and Saturday cafe	I really appreciate the ladies organising the Saturday morning cafe and talks. A lovely community get together.
Things I like	Village Centre	I think the village center is a fab asset for the village, I love the village cafe on a Wednesday and the efforts of the volunteers who give their time and energy to improve community cohesion. Thank you :-)
Things I don't like	Trees	I don't like the fact that the people cut down these trees because they want a better view. The trees belong to the community.
Things I like	Tree planting	I really like the tree planting and the efforts of the volunteers in the village who are working to regenerate the natural environment. Thank you
Things I like	Field	I am very grateful to the landowner who keeps this field natural and allows flora and fauna to develop and grow. I am also grateful that they allow us to walk



Category	What is it?	Why am I adding it?
		our dogs around it freely, I just wish all dog owners would pick up their dog poo from the path. It is really thoughtless and there are plenty of poo bins to dispose of their waste. Thank you to the landowner, I am very grateful to them
Things I don't like	New housing	It upsets me that we allowing new housing on agricultural land. I am now angry as they are reducing the affordable homes for the second time. A big thumbs down to South Norfolk Council.
Things I like	Fields	I really appreciate being able to easily access walking areas and green open spaces. I am grateful for the landowners who leave borders around their fields and allow us to walk respectfully around it. I feel very lucky to be able to walk my dog in such beautiful areas. Thank you
Things I don't like	Solar Farm	I hate that c102 acres of farming/agricultural land is being developed into a huge solar farm, the 3rd largest in the UK. Food security is an enormous issue, and as a prime food growing/agricultural area, destroying farming land is a terrible. I am particularly cross to hear that this energy is mainly going to London, so we are destroying our natural environments, wildlife corridors, food production, so that people in London can meet net zero. Terrible.
Things I don't like	Traffic	Traffic seems to have increased exponentially recently, it is getting increasingly difficult to enter A140 safely. Walking on the pavements with trucks speeding so close past you at 40mph is actually quite terrifying. This will only get worse with the Long Stratton development. I would suggest reducing the speed limit to 30mph through the village, but this will just decrease any space between cars, which will make it more unsafe. I think we need a safe crossing across the A140 from the bus stop, particularly as we have many elderly people who use public transport who are slower and struggle to cross. It is increasingly dangerous.
Things I don't like	Speeding.	People speeding up/down/out the Flordon Road from/onto A140 is dangerous. Traffic calming is urgently needed, particularly at the junction, but also at the other end of Flordon Road where people come into the village.
Things we need to work on	Development	I think this area could be used for further development. I believe it was taken by the tax office and had previously been a business, but it would be a nice spot to build houses, and the developer could contribute to improving the access to Smock Hill Common



Category	What is it?	Why am I adding it?
Things I like	Rewilding	I really like that we are rewilding this area, the increase in butterflies and moths last year was lovely. I also think it helps slow the exit of traffic out of the Flordon Road.
Things I like	Protecting Dark Skies	I LOVE the fact that there are NO street lights along Flordon Road. This helps to maintain dark skies for anyone wishing to see the stars at night. If anyone is worried about walking safely day or night, just wear appropriately visible clothing (high vis and reflective), carry a torch if it's dark, and walk on the side of the road so you are facing the oncoming traffic. And take your faces out of your mobile phones!
Things I like	Good bus service to and from Norwich	Very good service to Norwich every half hour during the day
Things we need to work on	Parking restrictions at the junction of Brightons Road and Church Road.	Parking near this junction obstructs the daily bus services for both the school bus and the service provided by Konnect Bus.
Things we need to work on	On road parking restrictions.	The school and Konnect Bus services passing through St. Mary's Close can often be obstructed by parked cars on the highway.
Things I like	Community Orchard	I think it would be lovely to plant a community orchard on the Alan King Playing field. There are already some trees in the top corner and we could fill the gap with fruit trees. It might help with the boggy ground too.
Things we need to work on	Speed limit	Traffic speeds through the village which is disconcerting when walking on the pavement, particularly HGVs passing at 40mph+. I think, with the increase in traffic, that the speed limit should be reduced to 30mph when going through the village.
Things I like	triangular grassed area	theres no harm in letting this area grow,the wildflowers that do come up are so beneficial to numerous insects,it makes me so sad ,that it get allowed to flourish for many months and then "no care and attention"along comes the ride on lawn mower and all insects get "killed",it would be far better to walk over the area first and then cut it.

# APPENDIX 5: Stage 2 – Further data collection

## Appendix 5(a): Poster for household survey.



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## Appendix 5(b): Results of the household survey.

133 households responded out of 597 total households (Census 2021) in Newton Flotman, a 22% response rate.

### ABOUT YOUR HOUSEHOLD

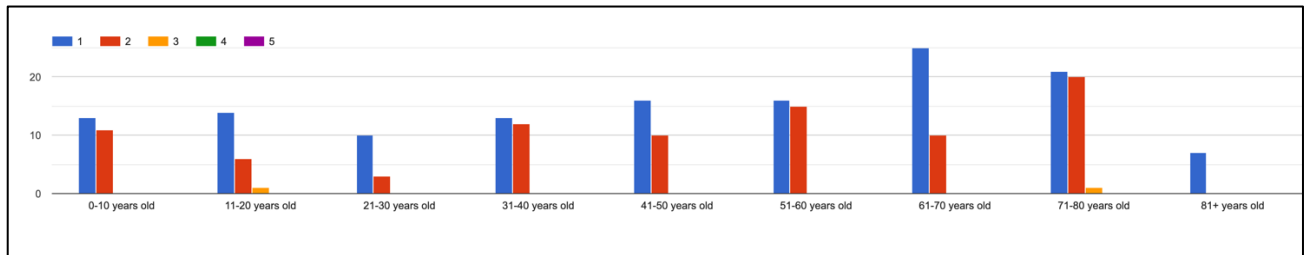
**(1) What age are people in your household?** (please specify number of people in each age group)

**Summary of the data:** A good cross section of the population responded to the household survey. The split is similar to the age profile of the parish (see page 27 of the Newton Flotman Data Profile).

Total across households: 133 respondents. Of those that responded, the following ages were represented:

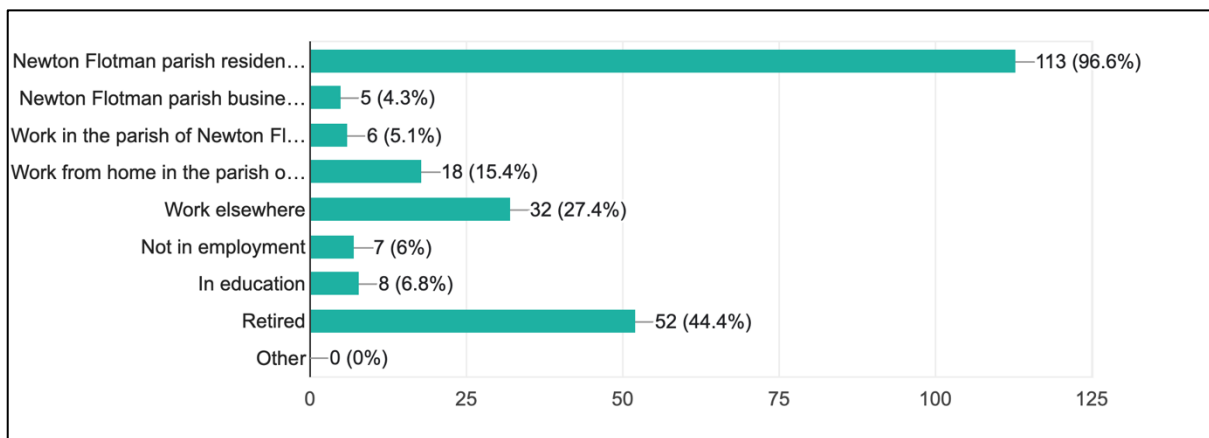
- 0-10 years old: 35
- 11-20 years old: 29

- 21-30 years old: 16
- 31-40 years old: 37
- 41-50 years old: 36
- 51-60 years old: 43
- 61-70 years old: 45
- 71-80 years old: 64
- 81+ years old: 7



## (2) Please tell us about yourselves

**Summary of the data:** The majority of respondents are residents in the parish. 5 businesses are represented. Over a quarter of the respondents said they work elsewhere, and almost half are retired.



## GENERAL QUESTIONS

### (3) What is the one thing you value most about Newton Flotman parish?

123 responses

**Summary of the data:** 'Community' mentioned 26 times, 'village' mentioned 19 times, 'Norwich' mentioned 18 times, 'quiet' mentioned 16 times, 'access' mentioned 13 times.

**Action:** review vision and objectives.



- friendly locals
- Friendly people
- good bus links to Norwich
- Good feeling of community.
- Green spaces for nice walks.
- How we look out for each other.
- How we look out for each other.
- I am not religious but I love to see the church lit up at night. We enjoy the events involving children at the church. We are pleased there is now a shop, could he host fresh local grown mini market on a Saturday morning
- It feels rural but conveniently close to the city centre
- It is a lovely and involved community.
- It is a safe place to live (and the developing sense of community). I know that's two but they go together!
- It is relatively safe.
- It's a very peaceful, relaxed and friendly area.
- It's community feel
- It's rural feel, not too big or busy
- Its proximity to Norwich but also its access and central position in south Norfolk.
- Its proximity to Norwich but also its access and central position in south Norfolk.
- Its rural setting
- its rurality and peacefulness.
- Kings green with the village sign and bench.
- Limited light pollution.
- Living in the countryside; seeing the wildlife; it's quiet but not too far from the city
- Location
- location
- Location close to city but in country
- Location; proximity to countryside whilst near a major city
- Looking out for Newton Flotman
- Love the community spirit in the village there is something for everyone to do
- Low crime
- Most people you meet are friendly and smiley
- My family and good neighbours
- Neighbourhoods
- NF is a compact village, not too far from Norwich
- Nice and quiet. Friendly people.
- Not Answered.
- Not in the city but close to it
- Not really sure
- Nothing
- Nothing cos I don't know what they do
- Open countryside
- Our Home
- Overall peaceful unspoilt
- Peaceful
- Peaceful
- Peaceful, good transport links

- Peaceful, quiet, near to city and other local towns, Neat and tidy green areas
- Peacefulness
- Peacefulness
- Pleasant rural environment with good access to Norwich.
- Proximity to Norwich
- Quiet
- Quiet (at present)
- Quiet and in countryside
- quiet and peaceful surrounds of our lovely village
- quiet area to live
- Quiet at night Good amenities (e.g.) cafe, groups
- Quiet countryside
- Quiet rural setting with easy access to Norwich
- Quiet village life surrounded by many areas for walking.
- Quiet, friendly, village with good access to Norwich
- Quiet, good location, proximity to Long Stratton amenities and Norwich.
- quiet, pleasant to walk around, friendly neighbours
- Quiet, rural community. Wildlife, fields, environment.
- Reliability
- Retaining its quietness, peaceful atmosphere
- Rural location but close to City.
- Rural nature but proximity to city and main roads
- Safe, kind environment
- Sense of community
- Sense of community
- Sense of community.
- That it's a village community
- The bus service into Norwich otherwise I wouldn't be able to do any shopping.
- The community - particularly in relation to the parish church
- The community feel
- The community spirit
- The community.
- The fact its a small village
- The isolation of Greenways and access to lots of places to walk
- The Lime Tree on corner of 1 Clabburn Close "should have a TPO on it"
- The Newton Flotman parish do a lot and go the extra mile for Newton Flotman
- The only GOOD thing About living here is being high on the hill, we do not flood.
- The park and green areas
- The peace and quite and the friendship of the original home owners.
- The people, community spirit!
- The quietness; how clean it is; the little groups at the field
- The quietness.
- The regular bus route to Norwich and great bus stop facilities
- The relative quietness and lack of built up areas
- The safe friendly community
- The school, parks and fast road to A47
- The small community feel
- the village is relatively peaceful with little through traffic
- village life & friends

**(4) What would be the one thing you would improve about Newton Flotman parish?**

**Summary of the data:** 'Road' mentioned 23 times, 'Flordon' mentioned 15 times, 'village' mentioned 14 times, 'access' mentioned 13 times



## Raw data

I'm sure every resident on Short Street feels the same. It can be very stressful leaving and returning to the property especially if you have forgotten something and have to go back out onto the A140 to gain access to the house again. We have been doing this for 20 years however since the Hempnall round about the traffic can be continuous with no breaks big enough to pull out then instantly indicate to turn back in, sometimes having to wait for some time in both directions being beeped and shouted at by other car users. As this originally was a two way rd. before it became a one way Street, residents only could safely have access to their properties from Flordon Rd. Its a big worry and concern.

- a140 to bypass the village
- A140 traffic reduction
- A140/Flordon Road junction & parking in St Mary's Close
- Access and facilities
- Access to A140 southbound and drainage at the top of Church Lane.
- Access to A140, poor parking in numerous locations. Faster Broadband.
- access to shops
- Action
- Amenities
- Amenities but we are lucky to have what we do
- Amenities
- Another shop
- Another shop would be convenient
- Better access to A140 in view of approaching Long Stratton bypass. How will we turn right? It's bad enough now.
- Better access to A140, less speeding, grass verges maintained
- Better broadband connection - hoping Giga clear complete the work as promised with the fibreoptic provision.
- Better Dr facilities
- Better facilities a pub or proper shop
- better facilities for children
- Better play facilities at the playing field.
- Better play facilities at the playing field.
- Better play facilities.
- Better village shop. Speed limit all the way down Church Road.
- Bus stop needs a pull in, buses parking 5 minutes or more means you cannot pass it."
- condition of the roads, especially since the latest telecoms work
- Continue to work on sense of community (great progress have been made). The social club, youth club and village cafe are wonderful concept
- Dance hall parking on St. Mary's Close leading to dangerous junction with Flordon Road.
- Dogs to have there own bit of the field when off lead so not the dogs loose where children are playing
- Encourage local events
- Ensuring any planning expansion is undertaken sympathetic,
- Even more community spirit.
- Exit onto the A140
- Flordon Road footpaths, speeding on Flordon Road, with a proper deterrent not a cheap fix.
- Footpaths. There are no cycleways



- Full time GP Practice, or at least GPs in attendance more than at present and with sufficient provision for appointments in a timely manner.
- Get the village shop tidied up and more appealing to use
- getting across the A140
- Have a local public house
- Have a nursery; have a bigger shop; the park not to be so water logged
- Help for the elderly to get to local events
- I would keep the grass cut on Kings Green as it has been for many years, during the summer it looks very untidy and could be a fire hazard.
- I would like less mowing at the village centre behind the centre along the hedge this could be for wildlife. Also bird boxes could be put on the trees
- Improve the quality of the shop.
- Improved and safer access on and of A140
- Improving grass areas by roadsides, no one seems to care about them!
- Internet
- It's the most fearful junction to pull out of when a bus is stopped, there is a delivery at sea star and traffic is trying to turn off the A140 from Norwich onto the Flordon road !!"
- Junction onto A140
- Junction with A140
- Keeping the verges and roadsides in clean well kept state
- keeping up road cleaning. less parking on curbs. should use own parking areas
- Kings Green cut as used to be
- Local pub/restaurant within safe walking distance
- Local shops/facilities
- More amenities
- More facilities for children
- more local shops.
- More marked public footpaths around the area.
- More meeting on Neighbourhood water and making friends in the village
- More meeting on Neighbourhood water and making friends in the village
- More modern reliable busses, at the moment they keep breaking down.
- More new family sized homes to purchase, less buy to lets and social housing.
- More opportunities for social events
- more red dog poo bins in greenways
- More rubbish bins to try to minimise litter
- More shops and pub
- More wildlife areas.
- No dogs on playing field area.
- No more building works
- Not sure as I don't know anything about the parish
- Not to see anymore development
- Nothing cos I don't know what they do
- Nothing I am very happy in what is done in our village of Newton Flotman
- Nothing specific
- Parking
- Parking!! Some is getting quite dangerous, blocking paths, roads and junctions.
- Path along Flordon Road and Church Road

- Pavement and inconsiderate parking plus re-location of the bus stop outside of ARTS
- Provision for pedestrian pathway along Flordon Road
- Public house and/or restaurant
- reduced speed limit on the a140
- river maintenance
- Road safety including ease of access to A140
- Road widening at A140 junction to allow for right turn lane heading south.
- Roundabout at Flordon Road & A140
- Safe pedestrian access to Smock Mill.
- Social housing
- Sometimes the playing field has had a lack of equipment to play on
- Speed limit on Flordon Road to be enforced. Some drivers totally ignore the limit.
- speeding controls
- Street lighting on Flordon Road and STOP vehicles parking opposite the junction of Alan Avenue onto Flordon Road as it is seriously dangerous
- street lighting
- The closure of the cowardly local Facebook site. Which young new residents use to insult older residence.
- The facilities. We need a good shop. We need a bar, somewhere to go Friday, Saturday, Sunday.
- The field is too muddy
- the junction onto the a140
- The look / cleanliness
- the main through road a140 very difficult to get onto road due to volume of traffic and maybe worse with long Stratton bypass in place
- The one thing that would improve the village is "our village green back" to green again, as half the year it looks like a rubbish tip and nobody can sit there anymore. There are plenty of places at the top of the village for wildlife area's.
- The paths around the field being more pram friendly
- The southbound access to the A140.
- The volume and speed of vehicles driving along Flordon Road - it needs to be addressed.
- Things to do in the parish
- Tidiness, lots of signs and communal areas are very tired. Playing area is very old and needs updating.
- Traffic control at bottom of hill at St. Mary's Close, the speed on road from Long Stratton and Swainsthorpe means it's almost impossible to cross the road on foot or by car.
- Traffic going through the village (volume and speed)
- traffic, parking
- Turning right onto main road is very difficult. Box junction markings/ traffic lights would help
- Utilities/services for residents
- Walking paths and green spaces

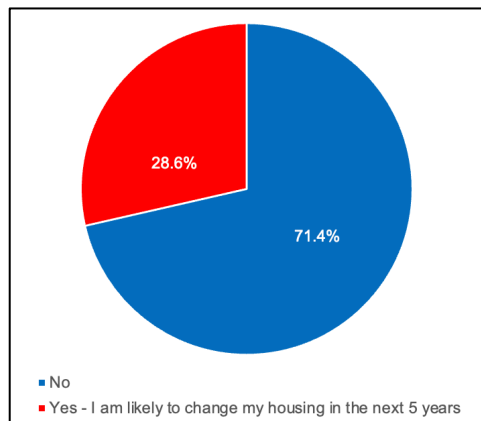
## HOUSING NEED & LOCATION

(5) Please tell us whether you or a member of your household (i.e. yourself, older children or dependents etc.) will need to change your housing within the next 5 years?

131 responses

**Summary of the data:** Just over one quarter of respondents indicated that they will need to change their housing within the next 5 years. This would mean a high turnover of home occupation and ownership.

**Action:** reflect in housing mix policy.

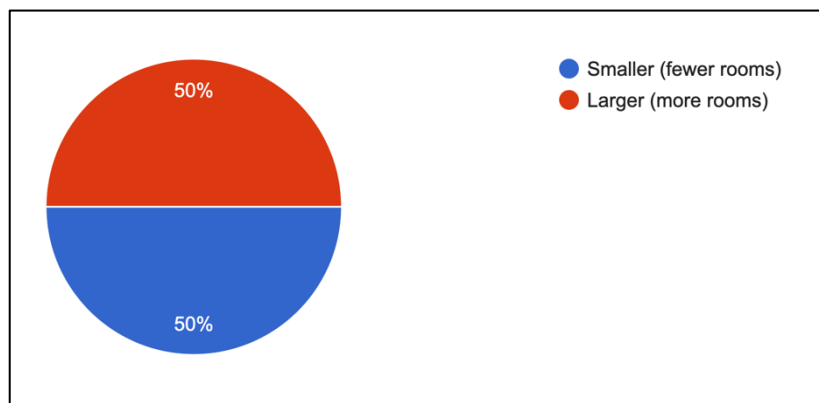


(6) Are you looking for a bigger or smaller place to live?

36 responses

**Summary of the data:** Half of respondents are looking for smaller places to live, and half are looking for larger places to live.

**Action:** reflect in housing mix policy.

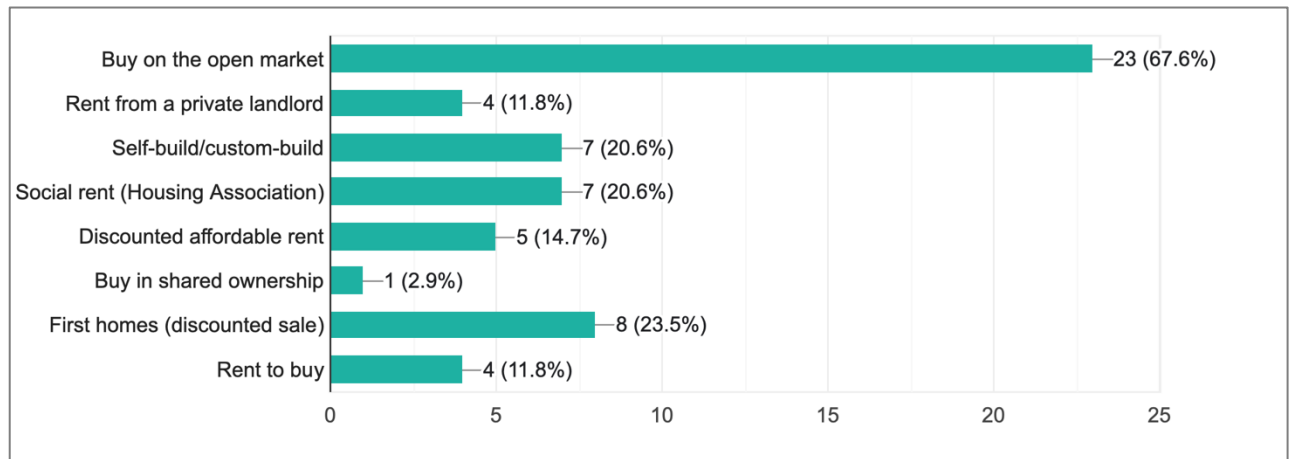


(7) If the following were available in Newton Flotman, which would you be looking for?

34 responses

**Summary of the data:** The majority of respondents are looking to buy on the open market. There is some interest in First Homes, self-build/custom-build, social rent (housing association).

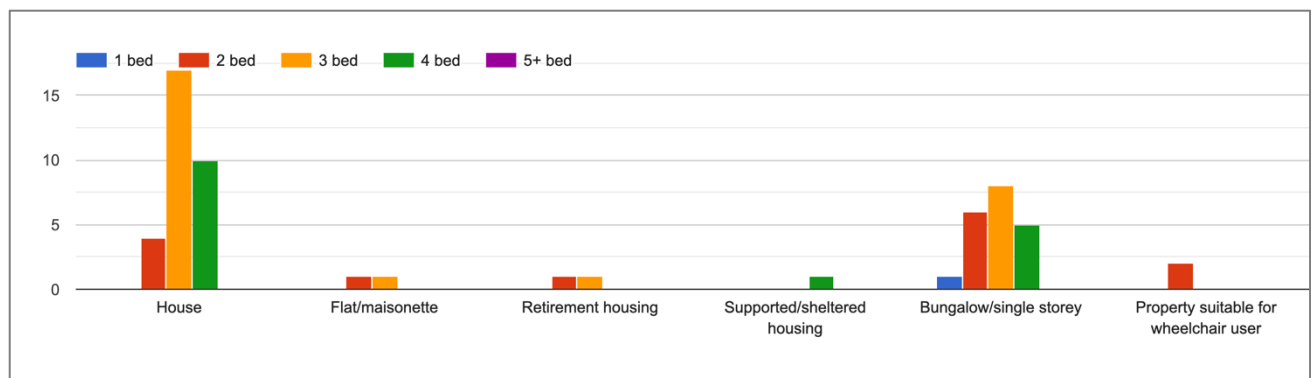
**Action:** Compare data with Housing Needs Assessment report and develop a policy around type and tenure of housing needed within the parish.



**(8) If you, or a member of your household, are seeking to change your housing what type of property do you think you would be looking for?**

**Summary of the data:** The majority of those seeking to change their housing are looking for a houses, particularly 3 bedroom properties. There is also interest in bungalows.

**Action:** Compare data with Housing Needs Assessment report and develop a policy around type of housing needed within the parish.



**(9) If Newton Flotman had to accommodate more housing development in the future, where would be the most appropriate location(s)?**

122 responses

**Summary of the data:** Ideas include

- East of A140
- Off Alan Avenue
- Newton Greenways
- South of Brick Kilns Farm
- Land between Olive Avenue and St Mary's Close
- Field to right of road leading to Village Centre
- Flordon Road
- Church Road, opposite the church
- Between Grove Way and Railway

**Action:** consider places where development could go in the future.

Raw data

- South of the village past Indian restaurant
- Other side of A140
- Not fussed
- Outside of the village. If Newton Flotman was to expand, we'd likely want to move to maintain the rural lifestyle
- Don't know
- South of the village past Indian restaurant
- I want to stay as it is.
- sites off Alan avenue
- Off Flordon road
- field's further down Flordon road
- Land off Alan Avenue (FW Development)
- Land off Alan Avenue (FW Development)
- Not sure
- Anywhere that was appropriate
- Adjoining Alan Avenue
- I don't know
- No idea.
- Newton Greenways or south of Brick Kilns Farm
- Nowhere, it has a tiny shop and not enough facilities to cope with the amount of residents currently living here.
- Small developments next to village centre and south of A140. Nothing needing access to Flordon Road. Small developments tend to be of better quality. Consider piece of land between olive Avenue and St Mary's close
- Field to right of road leading to village centre
- None
- Fields at top of Alan avenue.
- Not in Newton Flotman.
- I do not feel that the infrastructure in our village is suitable for additional housing
- Infill within the village without enlarging outer surrounds, so adjacent to Alan Avenue.
- Nowhere, the infrastructure is restrictive, namely ingress and egress onto the A140
- No more housing, there is nowhere to put it!
- No more housing development. Roads not suitable
- North of playing field.
- Don't know
- Near the big park, Alan Avenue, along Flordon Road

- The most appropriate site would be in the fields on the corner of Alan Avenue with a road onto Flordon Road
- Fields near railway line
- Pound lane area
- I don't feel the school or doctors can take anymore input. Also traffic coming in or out of the small roads
- None
- It's too big now for the facilities we have.
- On brownfield land
- Behind Flordon Road
- At the top of Newton near the railway line
- unless infrastructure is upgraded no more housing please! i.e. sewerage etc
- not in this area as lack of road space and parking
- nowhere. we do not need any further traffic entering the a140 which will already become even more grid locked when long Stratton is further developed
- where it is planned, Alan Avenue area, away from the A140 but in walking distance of primary school
- more houses would cause more problems joining the a140
- land to the east of a140, infill / garden plots across parish
- long Stratton
- Off Flordon Road, off church road, but road would need widening, North East of the A140 but pedestrian access across A140 would need considering
- Don't know
- Somewhere where an improved infrastructure would be put in place.
- Linked to Alan avenue development so as not to break up countryside
- Not too worried it would just be a great blessing to have a place
- Near existing housing and roads
- Flordon Road as it is the widest thoroughfare with any land that could be built upon.
- land behind bus stop opposite bike shop
- Nowhere the roads are far too congested already
- Greenways
- In the field on Church Road, opposite the church
- Infill between Grove Way and Railway or North of Church Road. Both would require improvements to Church Rd and Flordon Road junctions with A140
- Nowhere. There is far too much development already. access to and from the village is already overcrowded.
- Not on flood ground
- I do not know here would be an appropriate location
- None
- unsure
- Nowhere
- within the village, not on boundaries
- not sure
- (Norwich or Long Stratton) protect our village status
- Alongside Allen avenue
- Don't know.
- North of the Flordon road junction with the A140.
- Not Answered.

- Totally disagree that more housing is required as see reports regarding future demography & fall in numbers of children going to Primary School.
- Unsure
- I don't think there is any space for additional housing plus there are literally not enough amenities and infrastructure
- We do not honestly believe there is any scope for "developer" type housing, and certainly nothing in Flordon Road - especially given the relatively narrow winding road, and again, the disregard by motorists to drive carefully.
- North of the village or west of the railway line.
- Not on agricultural land.
- Between Grove Way and the railway line, to the left of the Village Centre
- The "Firs" side to build a link to Mulbarton.
- On the field the other side of Church Road
- To the west of Alan Avenue.
- Area between Grove Road and the level crossing.
- Possibly the fields behind the Rectory.
- Adjacent to existing developments
- ? Nowhere - lets keep it as it is
- N/A
- North or south of the village
- Top end Church Road after Grove Way near railway crossing and near village hall
- The top end of the village to the side of the playing field
- New closes to be created rather than add onto existing.
- There isn't anywhere
- Fields off Alan Avenue , behind Flordon Road
- Anywhere away from using Alan Avenue as an entrance to the new development
- Land off Flordon Road
- Any brown land only
- None I can pinpoint.
- Land off Alan Avenue
- Newton Flotman cannot support more housing. Improve infrastructure first then see
- nowhere
- Off Flordon Road on the way to Flordon seems the only obvious answer, though it would lead to further traffic problems.
- Top of village i.e. Church Road or over the back of the cottages at the end of Flordon Road.
- Between the current village and the train lines
- Flordon Road
- near the village hall and beyond
- On the slopes of the hill between Flordon Road and the railway line
- Where current permission has been granted off Alan Avenue and Flordon Road.
- East of A140, serviced by a roundabout
- As long as it leaves the dog walking field and some nice views where it needs to be. The Outlook where the pylons are (minus the pylons) is one of my favourites

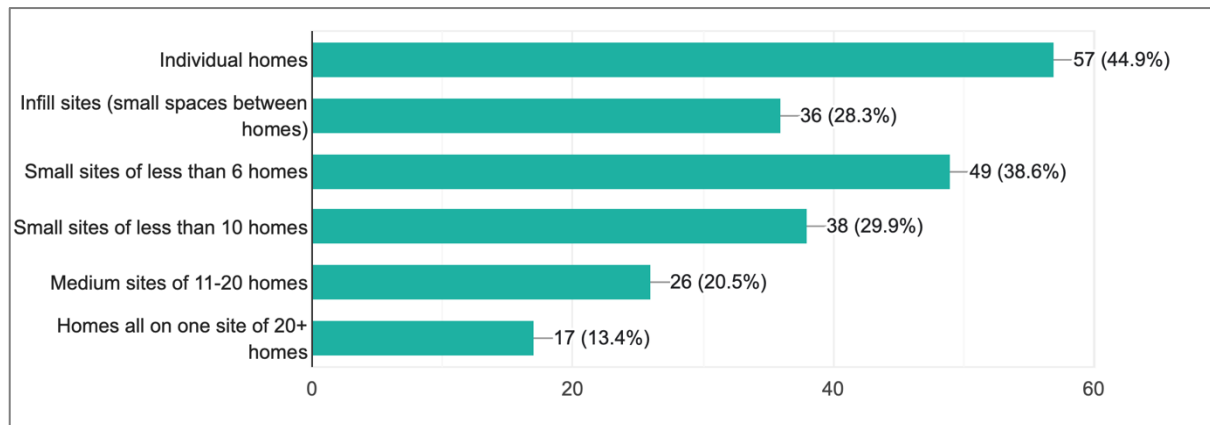
- On the edge of the village such as near Rainthorpe hall or off Church Road near the railway line. This could be an infill between Grove road and the existing bungalows on church road.
- As driven by access, services etc
- I don't know but not using Alan Avenue!
- Southern end of village.
- No opinion.
- newton greenways
- The field that borders the playing field.
- Land at the top of Church Road, next to railway line, adjoining roadway to village hall.
- Not sure.
- Not sure
- Back of Alan Avenue (Controversial), field other side of Church Road (Opposite church), field adjacent to entrance to village centre.

**(10) If South Norfolk Council allocates more housing to Newton Flotman in the future, how should the housing be distributed?**

127 responses

**Summary of the data:** Most support for 'individual homes', then 'small sites of less than 6 homes'. The smaller the development size, the greater the support.

**Action:** Develop a policy on preference of sizes of development.



**(11) If Newton Flotman had to accommodate more housing development in the future, where should it NOT go?**

120 responses



**Summary of the data:** Ideas include

- Alan Avenue
- Flordon Road
- Within the flood plain
- End of Olive Avenue
- Farm land/fields
- Greenways
- Grove Way
- Near the church
- Playing field

**Action:** consider places where development should be avoided in the future.

Raw data

- Again no idea, but I guess we'd want to keep enough green spaces to make it still feel like a country village.
- Alan Avenue
- Alan Avenue
- Alan avenue
- Alan Avenue - its already a nightmare to drive up and down
- Alan avenue, Flordon road
- Alan Avenue, inadequate access, emergency vehicles WOULD struggle.
- Along Flordon Road, the houses at the bottom of Dell close are already suffering from insufficient drainage.
- Any new development should NOT be able to use Alan Avenue but have a separate road onto Flordon Road
- Any where that leads onto the Flordon Road.
- Anywhere The A140 cannot cope with extra traffic - The junction near the ARTS School is a death trap
- Anywhere around the Tas flood plain.
- Anywhere designated as flood plain.
- Anywhere near the A140
- Anywhere needing access off Flordon Road as this is already too busy with speeding drivers
- Anywhere needing Alan Avenue or Flordon Road access
- Anywhere off Alan Avenue, which is totally unsuitable for more traffic - despite NCC's view !
- Anywhere out of the Village.
- Anywhere that does not have good road access.
- Anywhere that impacts residents already here
- Anywhere that the only exit would lead onto Alan Avenue as this road is already too congested and has numerous bends.
- Anywhere there is green space / fields
- Anywhere which requires access to Alan Avenue.
- Anywhere. The A140 cannot cope with the existing traffic as it is
- At the end of Olive Avenue
- Behind houses on Flordon Road right side as you head towards Flordon
- Between edge if village and Flordon (Rainthorpe Hall stretch of road)
- By main roads
- By the river, on the playing field, beside the railway line
- By the side of Alan Avenue.
- Church Road due to bad access, narrow road., Any social housing should be available for local residents before offering outside of village.
- Close to the railway line.

- Current agricultural land.
- Don't know
- Don't know
- don't know
- east of A140
- Existing playing fields
- Farmland over the back of the village.
- Fields at the top of the village
- Fields behind Grove Way and Playing Field.
- Flooding areas
- Flordon road area, as this already a very busy road with too much traffic due to HGVs travelling to and from the sites in Flordon
- Flordon road as the road is not wide enough to cope with the increased traffic that is speeding through the village as it is.
- Flordon Road.
- Green field sites
- Green land
- Greens and rec
- Greenways. This is a peaceful rural lane unsuitable for more traffic and a favourite place for cyclists and dog walkers. No mains drainage
- Grove Way
- Improve infrastructure
- In the Fields adjacent to the A140 in the direction of Norwich
- Land currently used for agricultural purposes
- Limited availability, possibly the field on the right side of the road leading to village hall
- more houses would cause more problems joining the a140
- N/A
- N/A
- Near any of the current new builds as roads not big enough or suitable for increased traffic.
- Near church, near old street/bridge, near railway (fields)
- Near the motorbike garage
- Near the motorbike garage
- Near the river
- Near the river/floodplain
- Near the school and doctors
- No comment really but to keep within a mile of the school is sensible
- No further development
- No more spreading housing out into the countryside. We need to protect wildlife, environment & food security.
- No more infill between Flordon Rd and Greenways
- No opinion.
- No specific sites
- Not along Flordon Road
- Not encroaching on playing field of school or recreation ground.
- Not go on conservation areas
- not in green areas on outskirts
- not in rural lanes. roads not made for it
- Not in the nature reserve & floodplain are or Tas Valley.
- not in this areas as lack of parking and road space

- Not on Flordon Road towards Flordon. Not on left of Church Road towards Mulbarton.
- Not on greenbelt
- Not on the flood plain, unless design mitigates for flood, anywhere where access routes haven't properly been considered for all impacted
- Not on the playing fields.
- Not over the park/playing field
- not sure
- Not too close to the park
- Not where it is build up already
- Nowhere. Where in the village does the group think more houses could be built?
- Off Alan Avenue as it is already exceptionally busy and not equipped for an increase in traffic.
- Off Alan Avenue without another access road
- Off Alan Avenue, the road cannot cope with more through traffic
- Off Alan Avenue!
- Off Flordon Road
- Off the back of Alan Avenue, no more through traffic.
- On agricultural land.
- On green spaces or farmland
- On nearby green spaces. Don't destroy the reason we live here!
- On new open fields; no removal of mature trees or hedges
- On our green spaces
- On the land leading to the river from chandlers, this area has poor access and is a flood risk
- On the other side of the A140
- on the playing field
- Playing Field
- Probably no more with access via Alan Avenue. If that means another access road of the Flordon Road - perhaps using the route planned for works access - this should not be allowed until there is a footpath along the Flordon Road and the A140 junction is improved.
- Roads are too narrow on existing estates so any development using those as access roads, either for the builders or ongoing residents once the properties are built, could present a risk to those having to use them.
- See above. Not on the dog walking field adjacent to the start of the field on the Alan avenue side and the surrounding fields as that view is rare nowadays.
- South of the Flordon road junction with the A140
- South of the village hall.
- South/East of the railway line.
- The flood plain.
- The green meadows between Alan Avenue and the old pig farm.
- Top of Alan Avenue
- Toward the river
- Towards Newton Greenways as road could not accommodate.
- unsure
- Village Green - not near the a140
- Village green.
- Where it impacts on current residents or spoils the nature/walking sites

- Where the drainage is already a problem e.g. near Alan Avenue
- Where the newer estates already are, speak it out a little bit.
- Where there is insufficient space for the size of the development
- Within the current structure of the village

## DESIGN & HERITAGE

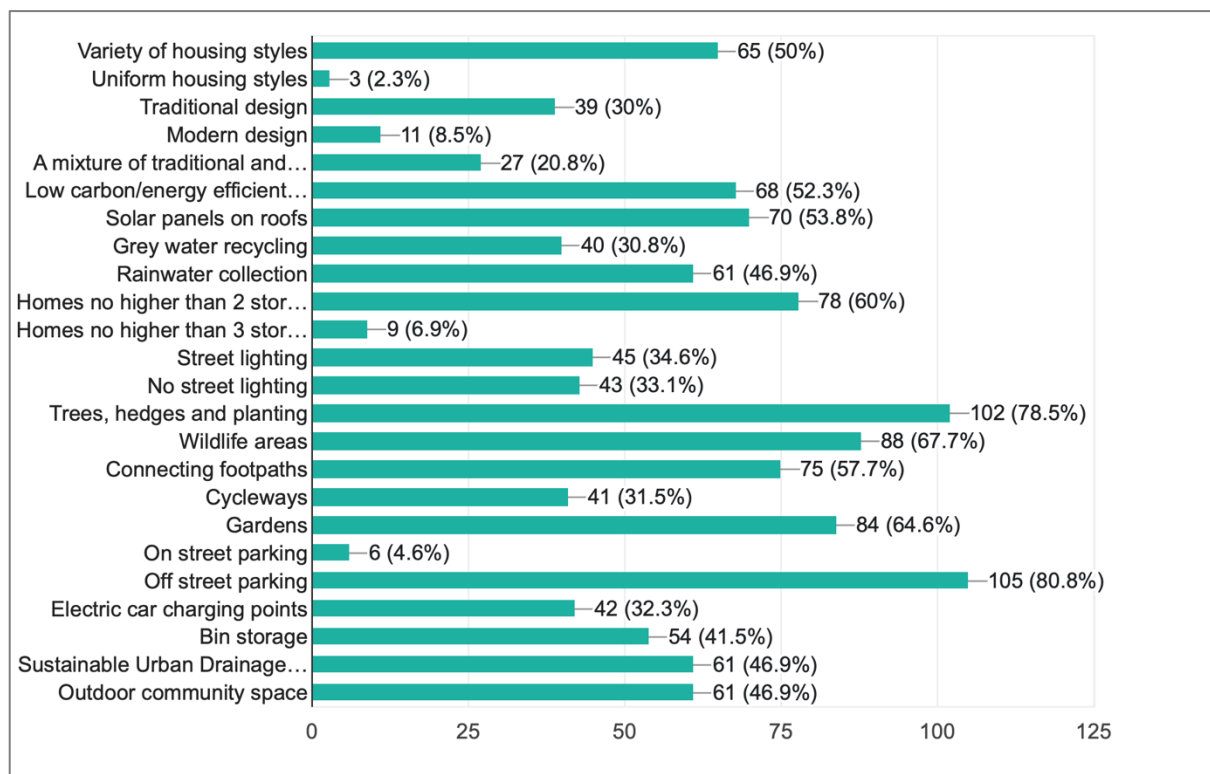
### (12) What features would you like to see included in any new development?

130 responses

**Summary of the data:** Particular support for

- Off street parking (80.8%), compared to on street parking (4.6%)
- Trees, hedges and planting (78.5%)
- Homes no higher than 2 stores (60%), compared to homes no higher than 3 stores (6%)
- Wildlife areas (67.7%)
- Gardens (64.6%)
- Connecting footpaths (57.7%)
- Solar panels on roofs (53.8%)
- Low carbon/energy efficient design (53.8%)
- Variety of housing styles (50%)

**Action:** feed into Design Code work.



### (13) Are there any other design features that new developments should include?

69 responses

**Summary of the data:** Ideas include

- Adequate road widths
- Air conditioning
- Dog run area
- Environmentally efficient heating
- Garages large enough for modern cars
- Lakes
- Open spaces
- Parks
- Play space
- Porous surfaces
- Social spaces
- Speed restrictions
- Village amenities
- Visitor parking
- Walks

**Action:** feed into Design Code work.

**Raw data**

- Adequate road widths - e.g. not like Alan Avenue, which is far too narrow with sharp bends.
- air conditioning
- All should have green spaces for animals and wildlife friendly gardens.
- ample off street parking
- answers above cover it
- Area for visitor parking.
- As above
- Better doctors, school, shops, social clubs/pub to support larger village size
- Characteristic to surrounding properties.
- Don't know
- Drainage
- Enclosed dog run area's
- Energy conserving features (or tapping - solar panels), porous road/drive covering to and drainage, 'rain garden' features
- Energy efficient heating systems
- Energy efficient houses and bungalows.
- Enough parking spaces for 2 cars per household.
- environmental points above as I cannot tick them
- Garages big enough for cars to be kept in
- Garages big enough to house modern cars.
- Garages that are suitable to accommodate average size car
- Garages/car ports
- Green spaces in keeping with the village.
- Ground source heat pumps, double insulated walls, low environmental impact, affordable housing suitable for first time buyers
- Having a normal sized garden, not a tiny garden like most new builds have. We love our big garden and think it's very important in family life.
- Home security, fully gated properties
- Houses should be of different designs - not uniform.
- If south facing, homes would be available to fit solar panels. Also roads wide enough access for emergency vehicles.
- Improve facilities at the park

- It feels like we have plenty of affordable homes under £270k but lack modern (less than 10 year old) 4 bedroom homes.
- Less hard landscaping
- List above is pretty comprehensive
- Make sure there is good drainage. The clay soil does not drain well. People living at the bottom of the hill do not want to be flooded
- More bungalows and affordable dwellings with off road parking.
- More flint and parks
- n/a
- N/A
- No
- No
- No
- Not answered
- Not Answered.
- Not sure
- Not sure
- Not sure.
- Off road parking
- Off Street Parking
- Off street parking
- Off street parking, traffic calming measures, increase in cars would need amendments to the Flordon Rd, A140 junction , connecting footpaths, cycle lanes,
- parking off road, in Norfolk unless you live in city centre you will have multiple cars per house
- Parks
- Parks, lakes and walks.
- Parks, lakes and walks.
- Pathways
- Places for children of all ages to enjoy
- Play areas or green spaces
- plenty of car parking space
- Shop
- should be designed to not overlook existing housing
- Social spaces or investment in existing communities infrastructure such as an extension of the village centre for a designated social club.
- Solar panels on all roofs. Adequate drainage on properties.
- south facing roof, no tiles, all solar panels
- Space for visitor parking
- Space for visitor parking
- Speed restrictions/ traffic calming measures
- They must improve drainage and ensure current drainage can cope to reduce any future flooding
- To 'fit in'
- To be as unobtrusive as possible
- Traditional home designs
- Unable to select multiple answers for question 12
- Wide enough roads to accommodate traffic and visitors who need to park [or parking areas to enable visitors to park.
- Wide road so you can still have parking and get by

- Wide streets. Open spaces. Decent gardens.

**(14) There are 10 listed buildings in the parish ([www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)). Which buildings or features NOT listed have significant local heritage value due to their age, rarity, aesthetic interest, archaeological interest, historical association, landmark status or social and communal value?**

54 responses

**Summary of the data:** Ideas include

- Asward
- Chandlers, Flordon Road
- Cottages in Greenways
- Crane Farm
- Dance School building
- Holland House, Ipswich Road
- Kings Green
- Old Rectory, Church Road
- Old river bridge
- Old Street
- Rosemary Cottage, Flordon Road
- Rush Meadow
- Village sign

**Action:** Check against Listed Buildings list. Short list potential Non-designated Heritage Assets list and undertake assessment.

Raw data

- Can't think of any
- Chandlers, Flordon Road. Rosemary Cottages, Flordon Road.
- cottages in greenways
- Cottages in Newton Greenways and at Flordon end of Flordon Road, Old Street, Holland House on Ipswich Road, Asward, Crane Farm, Village sign
- Dance School Building
- Difficult to answer - this question needs to be answered by the people who own such properties.
- Don't know
- Don't know.
- Don't know.
- Don't know
- Don't know
- Greenways, as it is the starting point for many walks and access to nature
- I'm not sure as we have not seen the features of these listed properties
- Kings Green, Old/Short street housing areas,
- N/A
- N/A
- NA
- newton Flotman old bridge
- Nil
- No opinion
- none
- None
- None

- None
- None
- None
- None
- None
- None
- None
- None
- None that I can think of
- None that I know of
- None that we know of
- Not answered
- Not answered.
- Not Answered.
- Not sure
- Not sure
- Not sure
- Not sure, community centre? School?
- Not sure.
- Old School? (ARTS?) The sign? As gates are listed could this be?
- Rush Meadow was the home and workshop of Artist Mary Newcombe
- Some of the older cottages.
- The church of St Nary always priority. Holland House Ipswich Road Newton  
Flatman- used to be school and vicarage
- The community centre should be kept or something like it is very important for  
the village.
- The former pub is still listed as the Maid's Head Public House
- The Old Rectory Church Road
- The old river bridge
- The village sign.
- Unknown
- Unknown.
- Unsure

### (15) How could the old bridge at the end of Old Street be better used?

84 responses

**Summary of the data:** Ideas include

- Seating
- Access
- Planting/flowers
- Mobile shops
- Bird boxes
- Shop
- Garden area
- Green space
- Wildlife area
- Cycle route

**Action:** Consider a site specific policy or project.

Raw data

- A seat and a couple of trees overlooking the river.



- a walkway area overlooking river and wildlife, and people love it, and not worrying about traffic
- Access created to paddle in the river.
- Access to the river Tas as it use to be
- Add in as a cycle route and decorative planting perhaps (village in bloom)
- Allow mobile shops (green grocer, baker, butcher, etc.) to set up there on Saturdays.
- An occasional market?
- Bench
- Benches/bird boxes etc.
- Better left alone
- Better presented, with maybe a bench and small grass area.
- Build a fish and chip shop and parking, being alone there would be very little risk to other properties.
- Cafe close to where dog bin is - patio area. Why is river not being cleared & maintained as in past?
- Can't think of a particular use, but it is a pleasant place to watch the river and wildlife.
- Cleaned up a bit? Not really sure.
- Communal resources (e.g. book share), small planted garden area with seating,
- Conservation area, large planters
- Development of attractive planting, trees and seating.
- Don't know
- don't know
- Don't know.
- don't think it needs to be
- Don't know
- Don't know
- Fine as is
- Flower planters and or baskets on or by the bridge. Bench beside railings to rest when looking at the river
- Flower planting area's added.
- Flowers on it
- Give access to the rive for fishing or walking or boats
- good now
- Green space, seating
- Habitats for wildlife, in and around the bridge
- How about a river wildlife viewing area. Information board. List of sightings??
- I do not have an opinion of how this can be better used, it is a nice foot walk around the village, certainly do not open it up, perhaps clean the river and create a social area
- If this was made a public highway it would relieve some of the traffic congestion in the village
- Improved railings at the A140 end to stop motor vehicles but allow pedestrians and cyclists to access the bridge. General maintenance to the structure with a level surface installed to allow everyone access, including wheelchairs. The possibility of having functions or events take place upon the bridge for the local community.
- Is it accessible?

- It could be 'greened' and thought given to seats, planters - interpretation board on what wild life to see along the river and info about the River Was and the Mill
- It could have a bench and planters
- It couldn't
- It does not need to be. Leave it alone.
- It should have a zebra crossing across the A140 to help people cross the road, it's extremely difficult and dangerous for residents to cross safely.
- It would be nice to be able to access the river at the bridge for family fun and also river walks.
- It's fine as it is
- its fine as it is. yearly pooh stick contest
- Larger river area like boating lake fishing paddle boarding area
- Larger river area like boating lake fishing paddle boarding area
- Leave as is
- Leave it alone, its fine as is. Stop spending other people's money
- Left alone, in a natural surroundings
- Like it as it is. A point where you can watch the river.
- make it a meeting point
- May wild flowers on the grass bit near the pooh bin and railings
- Maybe utilising a 'coffee van' and allowing bistro seating might be an option.
- N/A
- N/A
- no - leave it alone. I live at waterside gardens and the residents jointly own the garden at the bridge, we like to keep it private and secure.
- No comment
- no comment
- No idea
- No idea
- No opinion
- Non private access to water.
- Not Answered.
- Not really sure
- Not sure
- not sure
- Not sure but it is unsightly.
- Permanent storage bin for poo sticks
- Possible seating
- Providing some access to the river bank. Land registry only lists boundaries up to the old mill spillway which was well left of the present river route. Is the land thus not public or unregistered? The walkway from Dell Close to the Maid's Head used to be very popular.
- Remove to allow better water flow
- Seating etc.
- Seating?
- Seats and planters
- Seats on bridge for fishing / nature watching
- Social events.
- some interpretation panels about the bridge, the village long ago and the traffic that once used it would be good. See Thornham old bridge in Buckinghamshire for this.

- Some pleasant seating?
- Something for community focused
- Unknown
- We use it regularly to take our children to see the ducks, would like for this to remain as a pass through but maybe somewhere we can sit and look at the river
- Why does it have to have a use? Why just tear down an original bridge which is not in anyone's way, and is used by pedestrians.
- Yes

**(16) Are there any sites in the parish that would benefit from development/change of use? If so, please name them.**

66 responses

**Summary of the data:** Ideas include

- Improvements to the Village Centre
- Improvements to the playing field
- Land by the river beyond Holland House, Ipswich Road
- Motorbike garage
- Land south of A140 before Cargate Lane
- Land between Olive Avenue and St Mary's Close
- Field next to playing field (behind 121 to 127 Alan Avenue)
- Vacant properties off the Lake on Ipswich Road opposite Seastar Superbikes
- wasteland near bus stop for community use or new shop

**Action:** Consider a policy of opportunity sites or change of use.

- A custom built pub/cafe on the Village Hall site.
- Access to Smockmill common on foot.
- Across the A140 from Kings Green - the space by the river beyond Holland House on Ipswich Road - could that be amenity land or managed better for wildlife?
- Alan Avenue = Recreation centre and green space - with parking facilities (Possibly including child facilities).
- Bring back the Maids Head Pub
- Cannot answer.
- Don't know.
- Don't know.
- Don't know
- Fence around the children' play area beside the Village hall, develop the playing field with more and better equipment for people to use
- Field behind village hall to be completely enclosed for dog area. Playing field to be dogs on leads only or children's play area to be fenced off to prevent dogs.
- Improvement of the shop for more relevant and fresh produce.
- Kings Green to be well maintained and regularly cut.
- land behind bus stop to provide link to smockmill common,
- Land east of a140 into something community used or focused
- Land next to shop looks a dump, could they be forced to tidy it up, put benches there?

- Land to East of A140 up to River
- More access to the river
- More planters or colourful plants as you come into Newton Flotman (near Newton Flotman sign) or even hanging baskets near sign
- More things of interest for teens at the village centre
- Motor Cycle garage area would be much more useful as shops
- Motorbike garage, turn it into a pool and leisure facility. The field next to the village centre (joined) could become a secure dog walking park.
- N/A
- N/A
- N/A
- Newton Flotman playing field.
- Nil
- No
- no
- No
- No
- No
- No opinion
- No.
- none
- None
- Not answered.
- Not sure
- Not sure
- Not sure
- Other than traffic improvements I cannot think of anything at present
- Piece of waste land, South of the A140 before cargate lane. Piece of land between Olive Avenue and St Mary's close
- Playing field , seems to be a dog running of lead area at moment
- Playing field could have an enclosed dog area to reduce mess around the playing field. Tennis courts, BMX track / skate park
- Public access to the river reinstated.
- public right of way at old bridge at newton Flotman
- Safer walking on Flordon Road.
- School Road being one way.
- Shop - more appealing
- Short Street access, speeding, A140 Traffic flow
- the art school
- The bus stop could do with a bit of TLC.
- The field next to the playing field, behind no's 121 to 127 Alan Avenue should be designated common land (or similar) for residents use
- The Kings Green could have nest boxes on the trees and more bulbs planted for spring flowers
- The land down street from the newton bridge could have some trees
- The local shop
- The nursery school to reopen; the bus stops need to be cleaned/revamped; the little shop to be cleaned/revamped on the outside
- The old school - too much on street parking, especially near the junction
- Unknown
- Vacant properties off the Lake on Ipswich Road opposite Seastar Superbikes

- Village centre - external, be nice to see some plants, greenery
- Village centre and playing field
- Village hall and green - more accessible
- wasteland near bus stop for community use or new shop

## NATURAL ENVIRONMENT

### (17) Are there any views or vistas within the parish that we should look to retain?

71 responses

#### Summary of the data: Ideas include

- Riverside walk
- Views of the church
- Bridge area
- Fields near railway track
- Church area
- Church Road across fields to north
- Fields adjacent to the village hall at the end of Alan Avenue
- From the stables to the houses on Greenways, towards Mulbarton
- From top of hill near the Old Rectory
- From village hall towards Flordon over fields
- Playing field
- Woodland and open space across Flordon Road from Rainthorpe Hall
- King's Green as the entrance to the village
- Land behind Chandlers leading to the river
- South West and North West, across fields from the Alan King Playing Field
- Down Church Road looking toward the church and across the valley beyond
- Looking North East from Cranes Farm across fields
- Farmland around Newton Greenways, Policeman's Wood, fields west of Policeman's Woods, fields and farmland to south of village centre (the ones already blighted by the pylons)

**Action:** Develop an important local views policy.

#### Raw data

- (1) As there are very few old buildings maintain views and vistas of those we have. (2) Riverside walk.
- All
- All green spaces
- All of them
- all of them
- Any green spaces we have left
- any view of the church
- Anywhere that hasn't been built on, should be left exactly as it is, Newton Flotman does not need any further development with such little amenities.
- as much green as possible
- Church area. Bridge area. Fields near railway
- Don't know
- Don't know.
- field adjacent to the village hall at the end of Alan Avenue

- From the stables to the houses on Greenways.
- From top of hill near the Old Rectory
- From village hall towards Flordon over fields.
- Green spaces including playing fields and grass by a140
- I think developments should be kept small and no large developments that would greatly change the views should be permitted.
- I would like to keep the beautiful woodland and open ground across the Flordon Road from Rainthorpe Hall
- Keep sidefield by playing field for dog walkers. Keep all green areas as they are & stop spreading houses into agricultural & green spaces or you will change Norfolk rural areas for the worse for future generations.
- King's Green
- Kings green and all greens
- Kings Green as the entrance to the village - first impressions of a village with pride in the environment.
- Land behind chandlers leading to river, good conservation area for wildlife and deer
- Leave everything the way it is with the exception of another shop
- Nil
- no
- No
- No
- No pylons and large area of solar panels which are detrimental to visual amenities, views across valley.
- None
- Not Answered.
- Not aware of any.
- old relish restaurant, the old bridge, the church
- On the rough land behind village hall there is a marvellous view over the surrounding countryside .similarly on the land on the land beyond Greenways towards Mulbarton there are some marvellous countryside views in all directions. Particularly towards Shotesham and Stoke.
- Play areas and the allotments
- playing field views
- Playing field, Village Green, The river
- Playing field/village hall
- Retaining fields on entry and exit of the village on the A140 to keep the village looking like a village and not spilling into the neighbouring villages with no separation - like the developments are ending up merging Wymondham and Hethersett appear to.
- See above. Also the village green. The rive is already a bit ruined by the factory but it would be nice if it didn't get worse.
- Tas Valley meadow and woodlands. Community allotments.
- The big park/field and trees around it
- the church
- The field opposite the old bridge could be tidied up, also turned into an open space attraction - next to the river with possible ice cream facility et. for the summer months.
- The field views across from the current developments towards the railway line
- The fields next to Alan Avenue, where existing planning permission has already been granted for part.

- The green
- The green on arriving is a lovely feature of the village and be retained.
- The green, park
- The one from the top of the church!
- The open view from the top of the village
- The river up and downstream from the church
- The river; the park/field; the church
- The view from the village centre playing field over the fields
- The views from the playing fields across the valley
- The walk around the field at the village centre
- View from Church Road across fields to north, view of fields through the trees along driveway to Village Hall. Views of old properties and fields along Greenways
- View of church from A140 as you approach from Norwich
- View of the river from the bridge. View of church from A140 as you approach Newton Flotman and Kings Green.
- View off the old Bridge, views across fields surrounding Monks Farm in Newton Greenways
- View up the river Tas
- Views around the river
- Views, both South West and North West, across fields from the Alan King Playing Field. View down Church Road looking toward the church and across the valley beyond. View looking North East from Cranes Farm across fields.
- village green
- Village Green
- Well maintained village green, with flowers and seating and trees
- Yes, the farmland around Newton Greenways, Policeman's Wood, fields west of Policeman's Woods, fields and farmland to south of village centre (the ones already blighted by the pylons)

**(18) Please name any areas you know of that are prone to localised flooding and should be identified within the Neighbourhood Plan.**

79 responses

**Summary of the data:** Ideas include

- Alan Avenue
- Flordon Road
- Playing field car park and access road
- Tas valley
- Back of Dell Close
- Back of houses on left of Flordon Road, backing onto the river
- Church Road, near the level crossing
- Pound Lane
- Corner of Greenways
- Waterside gardens
- Grove Road
- Joy Avenue
- Opposite Higher Green Close
- Old Street
- Railway bridge off Pound Lane
- Railway bridge
- Woodland below Chandlers, Hazelwood and Rush Meadow

**Action:** Develop a localised flooding policy.

Raw data

- Alan Avenue, Flordon Road, car park at playing field and access road
- Anywhere along the Tas Valley
- Anywhere within proximity to the River Tas, and more buildings will exacerbate flooding!
- back of dell close (river site)
- Back of the houses on the left of Flordon Road backing on to the river.
- Big park
- Church Road and Pound Lane
- Church Road near the level crossing, flooding down Pound Land and under the railway bridge. The entrance to the village hall, and further along on the bend
- church road towards the railway line and the village hall road on the corner it always floods there, as the ditch needs clearing
- Clearly, the Tas flood plain.
- corner of greenways
- Dell Close
- Dell Close
- Dell close to the river.
- Dell Close, specifically 18 and 16 Dell close, insufficient drainage is causing flooding, the surface water is extremely bad compared to 5 years ago, the residents are at risk of flooding if the drainage ditches aren't maintained, livelihoods are at stake and environmental laws are being overlooked, this needs serious action before lawsuits are apparent.
- Ditch on Newton Flotman playing field needs to be cleared out as doesn't drain. Under the railway bridge leading to Mulbarton.
- Don't know
- Don't know any.
- Drive way to village hall. Field.
- Duffield's car park, Waterside Gardens.
- Entrance to village centre
- Fields and gardens in Church Lane area as far up as playing fields.
- Flordon road



- Flordon road
- Flordon Rd outside cottages at Flordon end of village, Flordon Rd/Alan avenue junction, Flordon Rd outside Arran house
- Flordon road as you head out of the village to the south, the ditch has breached several times due to debris left in the ditches from the farmers hedge and tree cutting down the fields, even once the debris has been cleared heavy consistent rainfall fills the deep ditch quickly, this is a major health and safety hazard as when coming down from Flordon you can't see the flood until you're around the bend and then it's too late. Extra houses in the area east of the railway line will cause more flooding as the water won't be able to drain away.
- Flordon Road during recent
- Flordon Road i.e. neck of Alan Avenue
- Flordon road junction with Alan avenue
- Flordon Road, Old Bridge - river seriously in need of dredging, corner of Church Road/Greenways, the whole playing field gets waterlogged and the ditches along the road to village centre and the speed bump near to village centre
- Greenways on the corner just beyond the railway crossing, where cottages situated, is very bad. Also the other side of the crossing with floodwater regularly running down road towards the Mulbarton turn off. Also under the railway bridge that leads to Mulbarton on that road.
- Grove way, bottom of Alan Avenue, Flordon road
- Having had an extremely wet winter these areas are already documented.
- House by the river bank
- Houses near the riverbank e.g. bottom of Dell Close.
- Joy Avenue, Dell Close.
- Land behind chandlers
- Lower Tasburgh - ford area. Shotesham near Saxlingham Nethergate and Stoke Holy Cross.
- Marshland along River Tas no longer drained and therefore presents a flood risk
- n/a
- Near old road due to river levels. Local park can get very waterlogged
- Near river both sides of a140
- near river Tas east of a140,
- Near the river
- Near the river
- Near the river
- New builds are notorious for creating localised flooding due to run offs which would have been soaked by the land if not built over. Take that into account in your considerations.
- no
- none
- None
- None known
- none known
- None really: although River Tas can get very high on occasion but thankfully not breached bank yet
- Northwest channel of Flordon Road, opposite Higher Green Close. Drainage was adversely affected by resurfacing some years ago lack of gullies in now

exacerbated by adverse camber resulting in a significant length of pouring north of Alan Avenue

- not sure
- Old street
- Old Street, Joy Avenue, Dell Close, Alan Avenue
- Playing field edges, river banks near bridge both sides of a140
- Railway bridge off pound lane
- Road parallel to railway line leading to Mulbarton.
- Road under railway bridge off pound lane
- Roadway to Village Centre.
- Sometimes the access road to the village hall can retain water but it really is more of a big 'puddle' than a flood
- Tas Valley meadow and woodlands.
- The area near the river at the end of Dell Close and where you walk down to the river at the end of Joy Avenue
- The bottom of gardens on Flordon Road (Dell Close?) Anecdotal not seen evidence
- The corner near the railway line
- The first place to flood would be the old bridge area.
- The meadows south of Flordon Rd towards the river
- the old and new bridge need de-silting. the old bridge has concrete floors and new bridge is on piles both can be dredged without worry
- The riverbank south of the old bridge the river now frequently floods up to the back of houses at the bottom of Dell Close. Root cause of this is the silting up at the exit of the A140 bridge and to a lesser extent between the bridges.
- The road outside the cottages in Flordon Road, very often floods badly. (The railway bridge towards Mulbarton if applicable).
- The village hall playing fields
- Under the railway bridge on the road toward Mulbarton.
- Under the railway line on Mulbarton lane
- Water pouring off the fields at the top of and to the side of Alan Avenue. The water not draining via the ditches along the road way/ pathway to the community centre.
- We live on a clay ridge. Everywhere can flood.
- With the heavy rain we are getting with climate change, the Old Bridge on Old St. has been flooded up to top of arches at least once in recent years despite previous attempts to widen and deepen the channel.
- Woodland below Chandlers - Hazelwood - Rush Meadow -and several places along Flordon Road on the highway.

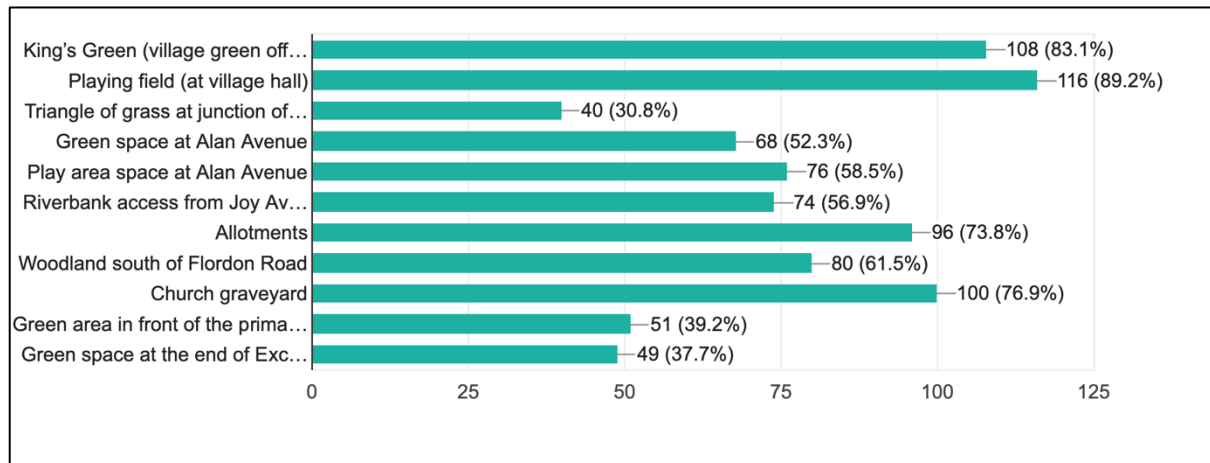
**(19) Through the Neighbourhood Plan we can protect green areas of particular community importance. These are called Local Green Spaces. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect (smaller than a field)?**

130 responses

**Summary of the data:** Support for all ideas, particularly the playing field (at village hall), King's Green, church graveyard and the allotments. Also other suggestions include

- Field used by dog walkers by playing field
- Grassland and field access next to Rosewood, south end of Flordon Road
- Cherry plum orchard at side of 1 Clabburn Close
- Access to river at Joy Avenue/Dell Close
- Woodlands south of Flordon Road

**Action:** Develop a Local Green Space policy.



### Any others

#### Raw data

- All conservation land areas
- All of them
- Allotments
- Area beside Church Farm on Greenways
- Don't know
- Field used by dog walkers by playing field.
- Grass land and field access next to Rosewood south end of Flordon road.
- Green space on east side of A140
- Kings Green. LOVE the re-wilding project.
- Land next to river
- Less grass cutting
- None of the above.
- Play area and green space on Alan Avenue
- River bank needs major improvement.
- Tas Valley.
- the cherry plum orchard at side of 1 Clabburn close
- The green area on Alan Avenue that provides access for walkers
- The rough green space next to the village centre (where people walk their dogs), trees around the village
- The space at the endow Joy Avenue - Dell Close which gives access to the river
- The woodlands south of Flordon Road is home to many species of animals and is a flood plane creating a perfect habitat for rare newt and other endangered species.
- we should be protecting all areas

## (20) Would you like to see new country footpaths (Public Rights of Way/permissive paths)?

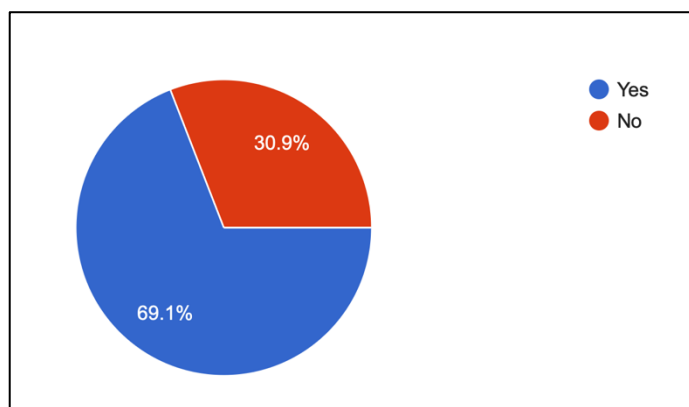
123 responses

**Summary of the data:** The majority of respondents (69%) would like to see new country footpaths. Ideas for where include

Flordon Road to Village Centre

- Access to Smockmill Common
- Along Greenways
- Walkway along River Tas
- Connecting to Flordon
- Connecting to Swainsthorpe
- Link to Boudicca Way
- Over railway crossing towards Mulbarton
- Along railway link to link Flordon Road and Church Road
- Cycle link to Long Stratton

**Action:** Develop a Public Rights of Way policy or project.



### If yes, where?

Raw data

- A140 to the sugar beet
- Access from Flordon Road (Flordon end) up to the park/village centre.
- Access to Smockmill common
- Along Flordon Road
- Along Flordon Road
- Along Greenways
- Along the river Tas as a walkway
- Anywhere
- Anywhere which provides a nice walk without the need to cross the A140
- Anywhere.
- Apparently we are unusual in having lost public footpaths many years ago, it would be good to see them re-instated after consulting old maps. It's dangerous to walk along Flordon Road
- Around local fields
- Around the village, joined up with other paths
- Behind Flordon Road.

- Connection between Newton Flotman and Flordon. Connection between Newton Flotman and Smocks Mill common.
- cross country to Swainsthorpe
- Direct links to neighbouring communities
- Don't know.
- Down Flordon road and greenways.
- Everywhere
- Existing paths need vegetation cut back from grass/gardens.
- Fields and woodland
- Flordon road
- Flordon road
- Flordon Road
- Flordon Road, Ipswich Road to Smetton Common (should this be Smock Common)?
- Flordon Road!
- Footpath and bridge over the river leading to Smockmill Common
- its a bit late now as houses have been built where the paths were
- Link to bodica way without going on a140
- Link to smockmill common from the village, improved river access walk, circle routes identified
- Link village to other villages or facilities
- Linking the village centre road to Flordon Road and across to Smock Mill (footbridge)
- Linking village to Smockmill common. A path giving access to the riverbank would be great.
- More access to the river.
- More variety in Newton Greenways
- Not answered.
- Not Answered.
- Not sure as not sure how the restrictions work but love a countryside Beale with the children
- Off road footpaths that connect with others directly from the village
- Old Rectory
- On the fields
- On the left of the A140 when travelling from Norwich.
- only if they would cater enough space for mobility scooters and not have any kissing gates
- Over railway crossing through to Mulbarton
- Over the fields and along the railway line to link Flordon Road and Church Road.
- The area is heavily restricted by the rail line so any PRoW would be beneficial
- The walk from Flotman along the Greenway to Flordon
- there are loads of local fields so anywhere around them
- There are lots of areas around the perimeter of the fields east and west of the railway line which are used by walkers and dog walkers, these are not footpaths to my knowledge, is such a lovely peaceful area and to be lovely to explore and enjoy.
- There was talk of a path opposite the bike shop with a bridge over the river to smockmill common
- to Flordon
- to smock mill

- To Smockmill common.
- To Smockmill Common. To Flordon. Newton to Kenningham Hall Farm not always accessible.
- To Smockmill Common
- To Smockmill Common; To Mulbarton
- To Smockmill Common?
- To smockmill common from village
- Towards Flordon
- Towards smock mill common
- Towards Smock Mill common.
- Up and downstream river Tas
- Where possible and as many as possible
- where there are breaks in footpaths due to no access of private land
- Would be good to be able to safely cycle to Long Stratton.

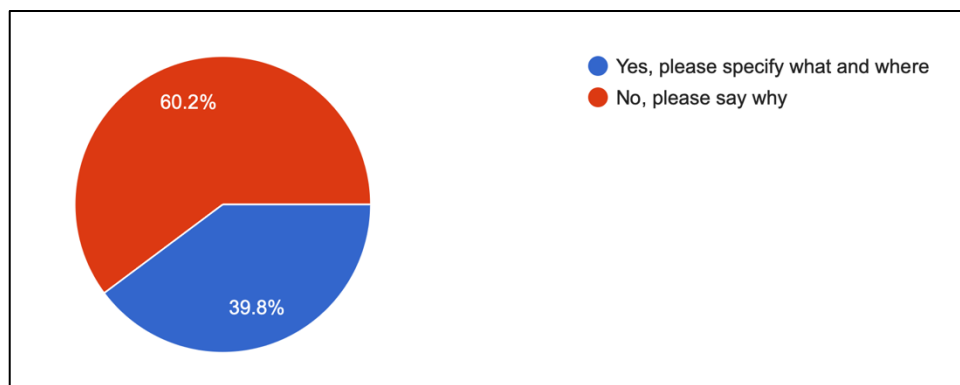
## BUSINESS AND EMPLOYMENT

### (21) Is there a need for more employment opportunities in the parish?

98 responses

**Summary of the data:** Almost two thirds of respondents (60.2%) do not think there is a need for more employment opportunities in the parish. Reasons include working from home, good links to Norwich/elsewhere, number of retired residents, it being a residential and dormitory village. Ideas for more employment opportunities include a nursery school, pub/café, shop/Post Office, agricultural jobs, retail businesses, small businesses, small units.

**Action:** Consider appropriate businesses for the parish.



### Comments

Raw data

- A bar would be nice I did offer to run one but no one got back to me as I have run pubs does a very time
- A nursery school
- A pub/cafe
- Additional shop or pub/post office
- Agricultural jobs
- Another retail business
- Any brown field site.

- Any opportunities for employment would encourage a community centre / spirit, all of which should be encouraged.
- Any opportunities would be good.
- Any small business would never survive as long as you have supermarkets, they could never compete and must have the support of the community which, unfortunately doesn't always happen. Industrial units are ugly, cheap to put up buildings which easily fall into disrepair and will spoil the charm of the village.
- As long as there are reasonable transport links Newton Flotman should remain a 'dormitory' village
- Better local shop
- Better shop
- Bigger & better shop - existing site.
- Co-op or expansion of existing shop
- Doctors could be open more, post office
- Don't know.
- Dormitory status OK
- Due to good transport links to Norwich, there is no obvious advantage to having more business traffic within the parish. I'm sure there are quite a few people who now work from home.
- Easy access to city/Long Stratton.
- Environmental/wildlife awareness centre maybe in village centre, gym, pool, pub
- Except an additional shop. Keep Newton Flotman a tranquil village
- General employment to help people avoid the necessity to travel to work and give opportunity to Young people to work locally.
- Good transport links allow people to access work elsewhere
- Has established business already and close to Norwich
- high percentage of retired residences otherwise commuter village
- I see Newton Flotman as a dormitory village
- I'm not sure, but if any small businesses i.e. cafe opened it could help with jobs and teenagers getting into work
- It's a residential village not an industrial estate,
- It's a rural village, direct routes to city and surrounding towns
- It's too small to increase employment within business.
- maintain village as it is
- Majority of jobs are Norwich based which is a small commute and offer some working from home.
- More people are able to work from home.
- Most people can readily commute
- Most people happy & able to travel to bigger towns/Norwich for work or work from home
- N/A
- Newton Flotman is a good commuting village. Norwich is 5 min by car.
- Newton Flotman is a rural village that already has homeworkers and small businesses
- Newton Flotman is a village, WFH is suitable in the village, beyond that towns and cities best suit.
- No job opportunities here, unless you go to Norwich or Stratton, or the care home.
- No more expansion needed

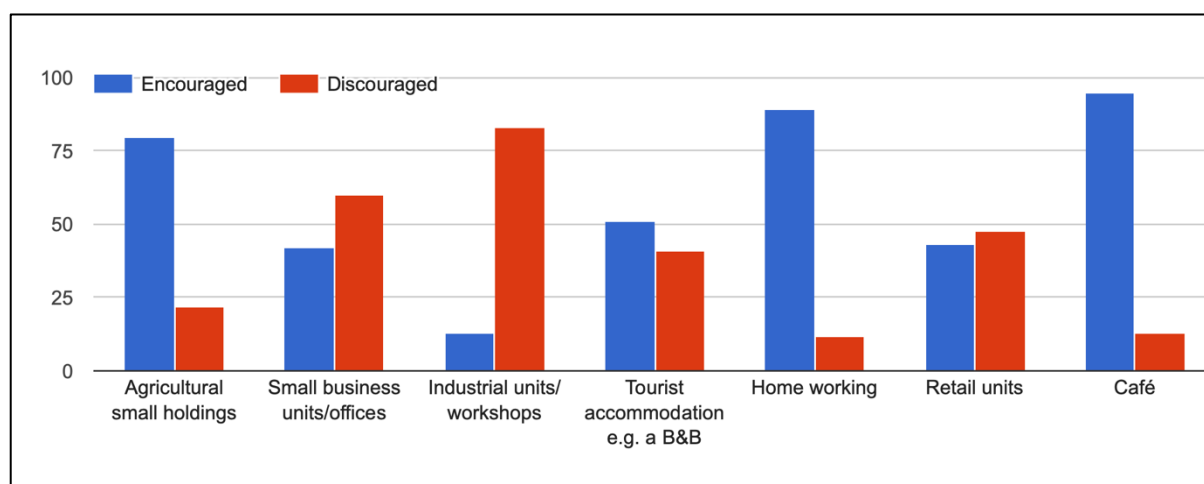
- no more needed
- No need for large businesses or retail units as not enough space in the village
- No obvious areas for businesses to develop (except what was the Herb Farm over the A140) most places are 'going concerns'
- No space for business.
- Not enough units
- Not much employment in the village
- Not needed
- of course but it is not as simple as that!!
- Of no real benefit to Newton Flotman Parish
- Only as café - chip shop - bakery local to Flordon Road.
- People work from home more these days, adding business in the area would take away from the village feel of the place. I like that it's a generally quite village.
- Potential to disturb the rural setting
- Pre school nursery
- Pub & larger shop.
- Re open herb farm.
- Small "cottage industry" type, for people setting up a business for the first time.
- Small business
- Small incubator units.
- Small village, hard to fit any small business, although individual businesses run from home are good.
- So people can walk to work.
- Some people need to rely on public transport which is very unreliable for work.
- Some time ago there was talk of a hotel on the Ipswich Rd between Tasburgh and Newton. This still seems like a good idea, it would offer employment opportunities to both villages and a much needed venue to socialise given the lack of places hereabouts.
- The location of the village is not particularly conducive to employment, other than wfh.
- There are employment opportunities in the parish and surrounding areas. There are good bus links to Long Stratton and Norwich. Business consideration should be based on creating community rather than an industrial centre or local employment.
- There are plenty of jobs in Norwich that need to be filled.
- this will only bring more traffic
- To have more employment in the parish this would surely mean more businesses, this is a lovely quiet village which could be lost if we continued to build in the area.
- To help locals without transport, buses are unreliable as a means of transport at peak times
- We have a bus service to Norwich, Long Stratton and Diss.
- Work from home
- Working from home; Retail shops and units
- workshops etc
- Wouldn't want village to expand



## (22) Should the following be encouraged/discouraged in the parish?

**Summary of the data:** The following have support for encouragement, agricultural small holdings, home working and a café. Those that respondents should be discouraged are, industrial units/workshops. There is similar levels of encouragement/discouragement for small business units/officer, tourist accommodation and retail units. In terms of where, respondents generally said centrally in the village.

**Action:** Consider appropriate businesses for the parish.



## Where?

### Raw data

- 1/2) Near railway line - fields. 4/5/7) Village
- Agricultural - near the railway line Small business etc - Flordon Rd - home working speaks for itself. Cafe - On the ground leading to the river behind the bus stop off the main road
- Agricultural small holdings off Alan Avenue; Tourist accommodation in houses already built; cafe - village hall
- Any; small
- Anywhere
- Anywhere easily accessible to all residents including those with mobility issues.
- At home!
- B&B in existing properties. Retail units near existing. Cafe - Church Room and Village Centre.
- Brown sites
- Cafe - not fair to discourage enterprise if they can make it work but a cafe may take people away from the existing ones
- Central, near local shop or near the green areas to encourage a place to walk to and stop for break
- church??
- Consideration should be given to parking and access roads. A cafe in the proximity to the village centre where parking is plentiful.
- Exactly. There is nowhere.
- Existing Farms. 2) Farm building use changed. 4) In village existing houses. 6) Near A140. 7) Near bridge.
- greenways

- Greenways area, in homes, village shop, village hall
- In homes.
- Instead of motor cycle shop. Does nothing for village
- More development/units will bring more traffic in to the village , which is already an issue. We need a roundabout at the junction with the A140 and traffic calming measures along Flordon road
- Near the A140 for travel purposes
- Near the playing field for walking access
- Newton Flotman
- Not sure.
- People with space
- Plenty of places for a cafe
- Site of herb farm. Got 2 cafe's
- Small holding near the allotments, Café anywhere local.
- Small holdings alongside farm. Cafe at village hall.
- Small holdings in the fields. Tourist accommodation in private houses.
- Somewhere with open view of countryside.
- Stay village ; not applicable; in own home; no space; playing field
- That is for farmers to decide.
- The rectory, as we no longer have a parish vicar, part of the playing field,
- Top of village near railway; Home
- Up by the pig sties. Decent shop. Cafe next to existing shop.
- Village hall
- Village shop as it stands isn't viable
- Where appropriate
- Where possible
- Where suitable
- wherever there is space and it doesn't take from green spaces

## COMMUNITY & SERVICES

### (23) What community facilities do we need more of in Newton Flotman parish, if any?

84 responses

**Summary of the data:** 'Pub' is mentioned 14 times, 'shop' is mentioned 13 times, 'village' is mentioned 12 times, 'café' is mentioned 11 times, 'facilities' mentioned 10 times, 'children' mentioned 10 times.

**Action:** Consider appropriate businesses for the parish.



- doctors 5 days a week
- Doctors surgery full time. Decent full time cafe. Non-Christian burial ground.
- everything that we already have including our village hall all need to be wheelchair accessible ,no steps, before I even suggest any other facilities
- Expanded village hall, meeting place
- Facilities needed for teenagers e.g. skate park, BMX track, tennis court.
- Fruit trees planted for all to enjoy
- Full time GP. Or repurpose the building so it is not unused other uses. Could the practise rent out rooms for complimentary therapy's (wellbeing, counselling, physio etc)
- General use Extension Sports hall.
- Groups for kids with disabilities. My children cannot attend the youth club or even attend the local primary school due to their needs, so we are very isolated from the village.
- gym/pool, adult outdoor gym on the playing field, we don't have many community facilities at all really, so anything would be a bonus.
- I believe the village has enough facilities which are already under utilised so why create more which are costly to run?
- Inclusive football club
- Indoor gym
- indoor sports facility, pub restaurant
- Keep doctors surgery and extend.
- Local bus if it is too difficult to walk to bus stop near bus shelter/motorcycle shop, including undertaking the journey to Long Stratton Medical Practice in Long Stratton, if too difficult to walk from current bus stop in Long Stratton to the GP Practice.
- local meeting hub
- Local pub
- Local pub in walking distance
- Longer GP opening hours [especially if the village expands]
- Men's shed. Preschool.
- More allotments or community garden
- More facilities for children and families
- More reliable public transport
- More use of village hall. Better communication of events taking place
- None
- none
- None - here for the peace and quiet not the constant bullying and harassment.
- None that I know of
- Nursery
- Nursery; soft play; coffee shops
- Paths, street lighting, speed bumps, speed chicanes, speed limits, maintained roads, better broadband, improved A140/Flordon Road junction, more litter bins, dogs waste bins, more play equipment for children at village centre and fenced off.
- Pavements on several roads, especially Church Road.
- Play areas/sports facilities.
- Post boxes with different collection times
- Post office and shop
- post office more permanent and not once a week

- pre-school
- Pre-school, but otherwise with the social club and other activities NF is now pretty well served.
- Pub and better shop
- Pub. Post Office. Regular Police drop-in sessions.
- Retail shops
- School needs to be big enough if more housing. GP surgery has capacity for longer opening and more Dr appointments.
- see below
- shops, butchers, bakers
- Shops, cafe (serving hot food)
- Shops, cafe, community library, walks,
- Something for teen generation, skate/BMX park. Possible tennis court.
- Sports clubs, pub
- Tennis courts
- the church and village hall are adequate
- The play park needs updating with new bins with lids on so the crows can't empty them. Also signs says dogs not allowed on the children park
- there is little space for more facilities. we have concerns on the agenda for this. might the quality of the village be lost we will trust the group will fight to retain this & whether it has the powers to resist plans
- Updated playground including facilities for school children.
- Updated village hall (see Stoke holy cross)
- We left Essex because all the villages became joined and all the countryside disappeared. No large developments south of the A47

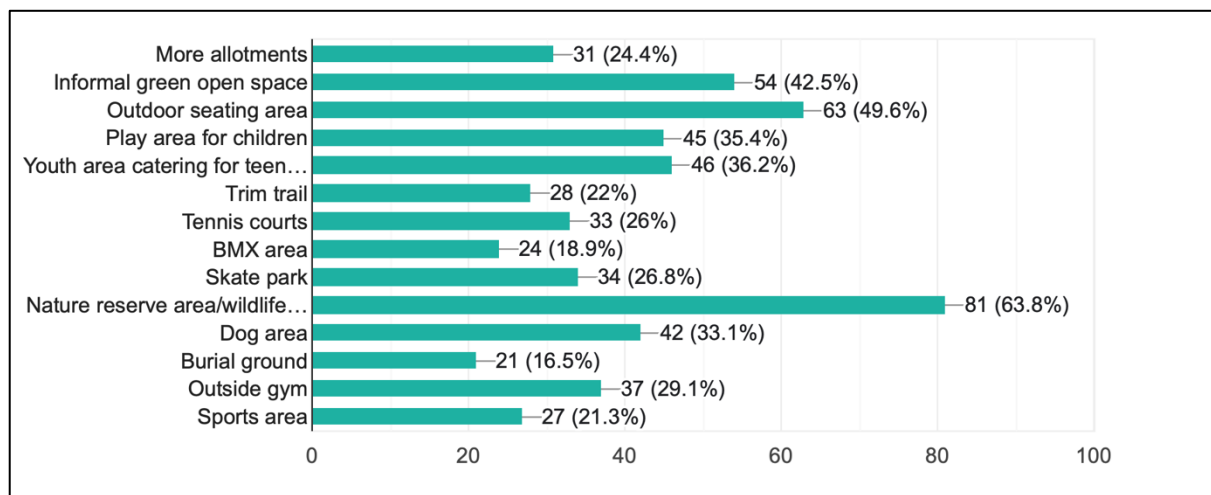
**(24) If some new outdoor open space is available for the community, what would you like to see it used for?**

127 responses

**Summary of the data:** There is most support for a nature reserve/wildlife area (63%), then outdoor seating (49.6%), informal green open space (42.5%). Most of the options have some support.

Other ideas include a bowls green, community orchard, dog park and walking trails.

**Action:** Consider including new outdoor open space as a policy or project.



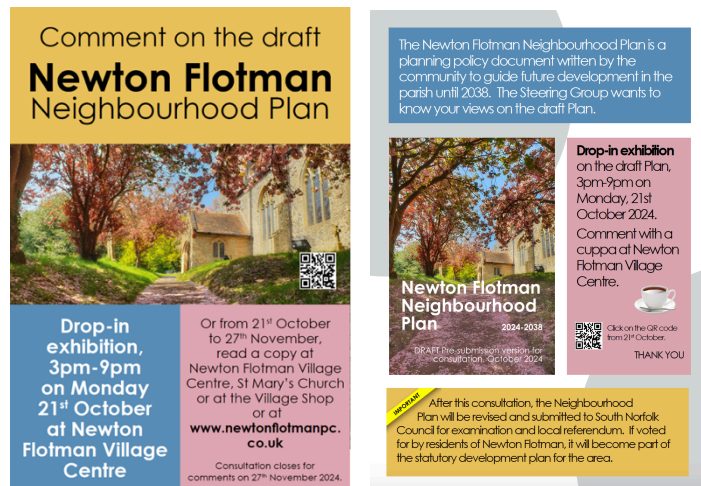
## Others

### Raw data

- Access to locations / hides to view wildlife
- Any of the above
- Bowls green.
- Cafe
- Community orchard (low maintenance varieties) where produce can be shared amongst the community.
- Defibrillator. Also a food larder (not a food bank). A permanent book exchange location.
- I was unhappy to see the trees and shrubs cut down outside the village centre, and the wooden decking put down, I really don't want that, can we please plant the shrubs back?
- Move Art dance school into centre of village, it is a danger on the corner of St. Mary's Close.
- pre-school
- single use dog park
- Walking trails.

# APPENDIX 6: Stage 3 – Pre-submission consultation on the draft Neighbourhood Plan

## Appendix 6(a): Posters/flyers for pre-submission consultation.



**Appendix 6(b): Consultation response form (also online).**

**NEWTON FLOTMAN**  
**Neighbourhood Plan**

*DRAFT* Neighbourhood Plan  
**CONSULTATION RESPONSE FORM**

Consultation period: 21<sup>st</sup> October to 27<sup>th</sup> November 2024.

The Newton Flotman Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2038. The Steering Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online at [www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan), so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to South Norfolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Newton Flotman Parish Council is required to share personal details of those that have commented on the document to South Norfolk Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Newton Flotman Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the website.



BY 27<sup>th</sup> November, please deliver your form to the post box Church Room, Village Centre and Village Shop, email [newtonflotmanplan@gmail.com](mailto:newtonflotmanplan@gmail.com), or complete this form online at [www.newtonflotmanpc.co.uk/neighbourhoodplan](http://www.newtonflotmanpc.co.uk/neighbourhoodplan)

Name	
Email address (or postal address)	
Organisation name (if appropriate)	



DEVELOPMENT				
<b>Policy NF1: Design</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
<b>Policy NF2: Housing mix (size, type and tenure)</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
<b>Policy NF3: Location and scale of further housing development</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
<b>Policy NF4: Land off Alan Avenue (NEW1), additional requirements</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
<b>Policy NF5: Business development</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				
<b>Policy NF6: Heritage assets</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
<i>Comments</i>				

COMMUNITY	
<b>Policy NF7: Existing and new community infrastructure</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>   	

ACCESS	
<b>Policy NF8: Pedestrian and cycle connectivity</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>   	
<b>Policy NF9: A140 access, traffic calming and community parking</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>   	

NATURAL ENVIRONMENT	
<b>Policy NF10: Natural assets and biodiversity</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>   	

<b>Policy NF11: Local Green Spaces</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>   	

<b>Policy NF12: Important local views</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>Policy NF13: Dark skies</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	
<b>Policy NF14: Localised flooding</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	




<b>DESIGN GUIDANCE AND CODES (Appendix)</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
<i>Comments</i>	

<b>OVERALL</b> , do you	
<input type="checkbox"/> Agree with the draft Neighbourhood Plan	
<input type="checkbox"/> Disagree with the draft Neighbourhood Plan	
<i>Any further comments about the draft Neighbourhood Plan</i>	

Please note, if you have any further comments, you are welcome to add another page, or email [newtonflotmanplan@gmail.com](mailto:newtonflotmanplan@gmail.com). **THANK YOU.**

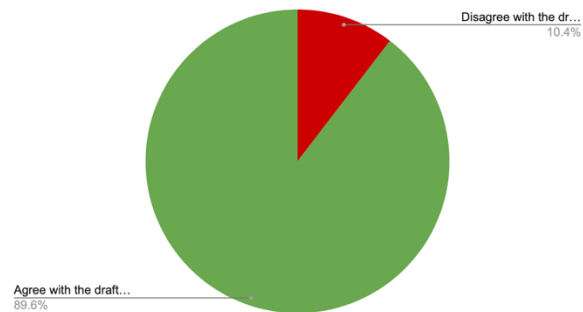
## Appendix 6(c): Log of all comments and responses to pre-submission consultation (Regulation 14). Newton Flotman NEIGHBOURHOOD PLAN

### Table code

	Supportive comment or no change to the Plan
	Change to map or supporting text
	Change to policy/text.

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).

OVERALL, do you



### GENERAL COMMENTS

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
1	South Norfolk Council	General	A pleasure to read a well-presented plan which has been positively prepared for the benefit of the community. Good use of figures and contextual information provides a clear basis for the shared vision. Clear objectives clink to groups of policies in a cohesive manner. A comprehensive set of policies includes criteria for an allocated site. Further ambition is shown through the production of a supplementary Design Guide and Housing Needs Assessment. Finally, it is heartening to see a commitment to monitoring and reviewing the implementation of the neighbourhood plan against prospective planning applications.	Supportive comment	No change
2	Mulbarton Parish Council	General	Sorry for the slow response but we weren't quorate at our last meeting to discuss. Council have now discussed and decided not to submit any comments. They were very impressed though. Good luck	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
3	National Gas Transmission	General	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission 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. Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	Information supplied	No change

4	National Grid map	General	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p><b>About National Grid Electricity Transmission</b>  National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p><b>Proposed development sites crossed or in close proximity to National Grid assets:</b></p> <p>Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary: Asset Description  4YM ROUTE TWR (001 - 195): 400Kv Overhead Transmission  Line route: BRAMFORD - NORWICH MAIN 1</p>	Information supplied	No change
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
6	NHS Norfolk & Waveney (Norfolk and Waveney Integrated Care System)	General	<p>Existing Healthcare Position Proximate to the Proposed Development Plan Area</p> <p>The local Primary Care Network (PCN) that covers the health needs of the Newton Flotman Neighbourhood area residents is the SNHIP PCN, this is a collaboration between primary, secondary, community, social, voluntary, and mental health care providers to form an integrated health and social care service to patients.</p> <p>Alongside the service providers listed in the introduction, and in terms of physical infrastructure local to Newton Flotman residents, this is covered by Long Stratton Medical Partnership and its Newton Flotman branch surgery.</p> <p>Demand and capacity data indicates that this practice currently has the physical infrastructure to support the anticipated demand from proposed allocations and developments.</p>	Recognition that more housing will impact on the GP surgery	No change

7	Sport England	General	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p>	Information supplied	No change
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			<p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#</a></p> <p>planning applications Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p>		
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			<p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance/guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance/guidance/</a></p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section:  <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England's Active Design Guidance:  <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>		
8	Individual 7	General	I don't feel it is needed at all in the village	Negative comment	No change
9	Individual 10	General	Prior conversations with homeowners should have occurred before adding their properties to the NDHA listings.	Comment about NDHAs	Addressed below
10	Individual 12	General	Elevating any private property as a Heritage Asset should only be done WITH the property owners explicit consent.	Comment about NDHAs	Addressed below

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
11	Individual 19	General	Needs to develop with the younger generation in mind	Comment about young people	No change, addressed in terms of housing need and amenities
12	Individual 28	General	Overall I disagree to not being able to make changes to my property with out consent. Any changes or improvements would be done with a budge and this would be able to be dictated to regarding where the materials come from and cost implications. Also this would reflect negatively on any house sale in the future.	Comment about NDHAs	Addressed below
13	Individual 32	General	Seems really good and helpful	Supportive comment	No change
14	Individual 33	General	A well prepared and clearly produced set of proposals	Supportive comment	No change
15	Individual 35	General	I disagree to the proposed neighbourhood plan due to wanting to categorise my property as a non-designated heritage asset putting regulation over any future works above normal planning permission potential restricting any future plans and potentially de-valuing my property	Comment about NDHAs	Addressed below
16	Individual 37	General	All looks good, nice that they are thinking of the village and not making a damaging effect. Add more community spirit	Supportive comment	No change
17	Individual 38	General	Thank you for all your hard work. It is brilliant to see.	Supportive comment	No change
18	Individual 39	General	Well put together plan	Supportive comment	No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Response</b>	<b>Summary of comment</b>	<b>Action</b>
<b>19</b>	Individual 46	General	The impact of drainage is essential to any new words if this is clear and proven, then I fully support development	Comment about drainage	Addressed in Plan in terms of surface water drainage. No change
<b>20</b>	Individual 49	General	Thank you. Illuminating and appreciate the work that has gone into this. Please can we keep a daft copy for the Newton Flotman archive!	Supportive comment	No change
<b>21</b>	Individual 50	General	Make sure any developments using one plans are accepted an not changed (stuck to)	Supportive comment	No change
<b>22</b>	Individual 52/ Saxlingham Nethergate Parish Council	General	Saxlingham Nethergate Parish Council welcome and support the document.	Supportive comment	No change
<b>23</b>	Individual 53	General	Ensure Newton Flotman primary academy survives - need more pupils	Comment about school	No change
<b>24</b>	Individual 58	General	Thanks for the huge amount of work put into this!	Supportive comment	No change

## INTRODUCTORY CHAPTERS

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
25	South Norfolk Council	Newton Flotman parish (Chapter 2)	Consider the inclusion of reference to the parish boundary following the river and the floodplains, and bridge separating the village from the settlement of Saxlingham Thorpe for context.	Suggested amendment to introductory text	Add detail into text - <b>DONE</b>
26	South Norfolk Council	'Spatial and strategic policy context' (para. 2.15)	References to the NPPF do not always direct to the latest version. "Paragraph 29" should be 30 according to the Dec 23 NPPF.	Need to ensure NPPF references are correct	Check all NPPF references – <b>DONE</b>
27	South Norfolk Council	'Spatial and strategic policy context' (para. 2.16)	The statement, ' <i>The proposed VCHAP allocates new sites for housing in South Norfolk's villages, which will deliver the bulk of the approximately 1,200 new homes that are to be delivered in this village cluster area by 2038</i> ' is slightly misleading. We would suggest that 'in this village cluster area' is replaced with 'within South Norfolk's villages'.	Amend text	Amend para 2.16 - <b>DONE</b>
28	South Norfolk Council	'Spatial and strategic policy context' (para. 2.17)	We would suggest referring to the document as 'The proposed VCHAP'. Similarly, Figure 5 should refer to the 'proposed South Norfolk Village Clusters Housing Allocations Plan'.	Amend text and figure 5	Amend para 2.17 and figure 5 - <b>DONE</b>
29	South Norfolk Council	Objectives (page 19)	Objective 5 should be numbered '4'.	Amend text	Renumber objective 5 to 4 - <b>DONE</b>



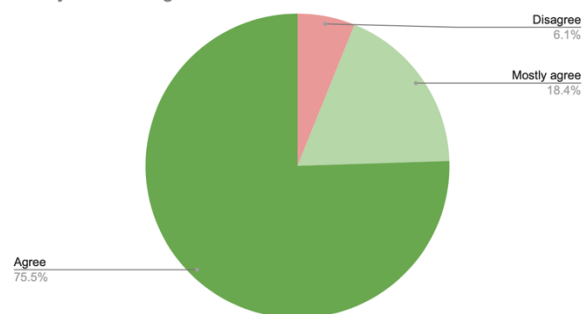
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
30	South Norfolk Council	Figure 14: Policies Map (page 21)	<p>The Policies Map is a welcome addition to the Plan. However, for clarity and to aid interpretation, we would recommend the following:</p> <ol style="list-style-type: none"> <li>1) Showing the designations within the built-up settlement in a separate, larger scale inset map, that can accompany this parish-wide map, rather than trying to show everything on the same map (which creates cluttering and makes it difficult to interpret);</li> <li>2) Choosing different colours to differentiate between the parish boundary and the localised flooding areas;</li> <li>3) Clarifying that the 'Allocations' are not part of the Neighbourhood Plan, rather that they are part of South Norfolk Council's proposed VCHAP.</li> <li>4) Consider the inclusion of a key view looking from the east side of the bridge across to the bridge and the older street range on Old Street (see comment on NF12, below).</li> </ol>	Amendments to policy map	Undertake clarification work – <b>DONE</b>

31	South Norfolk Council	9. Implementation (page 75)	<p>It is noted that the Neighbourhood Plan does not identify any specific community projects or aspirations to be followed up as part of a community action plan. This is particularly brought into focus by the fact that one of the Neighbourhood Plan aims is to <i>'Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.'</i> (para. 1.5).</p> <p>Identifying community projects ideas is considered a tremendously useful element of neighbourhood planning, in that it allows for particular community aspirations (that cannot be addressed through the planning system) to be captured within a separate section of the document and listed as part of a project plan that can be progressed by the community. This makes for a more holistic community plan and also provides a local priority list through which to direct neighbourhood CIL monies (which is referred to in this section) as well as other external funding and in-kind support from external partners.</p> <p>Despite projects not having been identified within the document, there are allusions to potential activities throughout the Plan, for example some of the proposals for new community infrastructure listed in Policy NF7 (allotments, play equipment, wildlife area, skatepark, trod etc.), or certain priorities around natural assets and biodiversity mentioned in Policy NF10. These aspirations, and any others identified during public consultation, could usefully form a project plan that supports the vision of the Neighbourhood Plan.</p>	Recognition that no community projects are listed in the Plan	Consider putting in a list of community projects – <b>CONSIDERED AS A PROJECT</b>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
32	Norfolk and Waveney Integrated Care System	Vision statement	Vision Statement - Newton Flotman will remain a cohesive rural community with good infrastructure for all. New development (housing, commercial and community) will reflect current and future needs of the parish. This is supported by objective 2, to encourage a cohesive rural community with good infrastructure for all.	Supportive comment	No change
33	Norfolk Wildlife Trust	Vision statement	Vision Statement We welcome inclusion in the vision statement of the wording on valuing and protecting wildlife and green spaces and are encouraged that the environment is a key part of the plan. We recommend that the word 'enhanced' is added to the last sentence, with reference to wildlife and green spaces.	Suggests additional word	Add 'enhanced' to the Vision - <b>DONE</b>

## POLICY NF1: Design

Policy NF1: Design



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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34	Anglia Water	NF1	<p>POLICY NF1: Design</p> <p>Water resources</p> <p>Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See <a href="http://anglianwater.co.uk">Water resources management plan</a> (anglianwater.co.uk)</p> <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional</p>	Suggests further detail on water efficiency	Add paragraph into the supporting text prior to policy 1. - <b>DONE</b>
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			<p>standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA which supports the need to improve water efficiency Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>) and the Government's Environment Improvement Plan which sets ten actions in the Roadmap to Water Efficiency in new developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m<sup>3</sup> a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk.</p> <p>Prospective applicants are advised to contact Anglian Water at <a href="mailto:planningliaison@anglianwater.co.uk">planningliaison@anglianwater.co.uk</a> to avoid situations where water intensive demand projects progress to site acquisition, design or planning</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>applications without establishing that a water supply and wastewater solution is feasible.</p> <p>*Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.</p> <p>Comment:</p> <p>We request the neighbourhood plan seeks a high standard of water efficiency for new developments for the reasons set out above. This would reflect the adopted Greater Norwich Local Plan (GNLP) which sets out under Policy 2 'Sustainable Communities' the importance of a high level of water efficiency.</p> <p>A target standard for housing development i.e. 100 litres per person per day should be included. It is appropriate that the neighbourhood plan include details in its policies to help shape the design of development in the area by promoting water efficiency. This should include positive features of water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling. The design guidance/ codes do include some information on water efficiency but it is limited – see further comments below.</p> <p>In addition, if water efficiency measures are promoted, this will help reduce the amount of foul drainage from developments and lessen any pressure on water recycling centres.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
35	Individual 7	NF1	Hedges gardens should be up to the house owner. Extensions should be allowed	Negative comment	No change, applies to new builds
36	Individual 28	NF1	Strongly disagree, for any future renovations or improvements this should be our decision. We should be able to source our own materials and not have to be locally sourced	Negative comment	No change, text says 'preferably'
37	Individual 37	NF1	Want to keep the beauty of the village	Supportive comment	No change
38	Individual 38	NF1	Personally - the village character codes are not my first priority. I believe that built form codes such as sustainable drainage systems and parking. However, if we are talking and drainage, parking rural layouts, design etc. Modern amenities need to also be in consideration - broadband supply, solar panel integration, EV charging points etc. In addition, we need to have the village services capable to withstand development. Will this be done in conjunction?	Comment about village services	Addressed through the Plan. No change
39	Individual 41	NF1	Road width is a must	Supportive comment	No change
40	Individual 42	NF1	DC08 need to be met as these in some cases are often too narrow	Supportive comment	No change
41	Individual 44	NF1	More footpaths up to Flordon Road	Footpath comment	No change, context unknown
42	Individual 46	NF1	Should align with local style	Supportive comment	No change

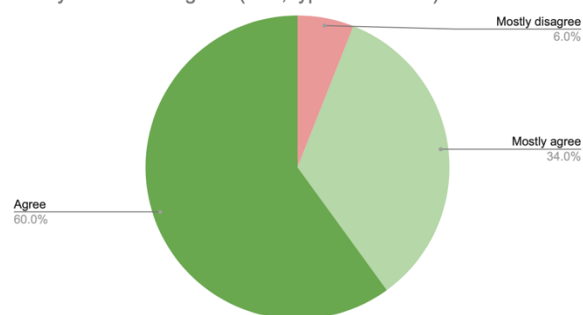


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
43	Individual 48	NF1	The design of road access whilst site is being built is unsuitable	Access to new site comment	Add in para to supporting text about concern about construction traffic and residential access - <b>DONE</b>
44	Individual 49	NF1	1x5 bed on Alan Avenue! Alan Avenue built early 2000s, not 1990s - last tranche finished 21st December 2000. Also design guide - Olive Avenue - poor connectivity only are road in no pedestrian access to the centre of the village and the top of Olive Avenue	DONE	Amend to say 1-5 bedroom property on Alan Avenue.  Built in the early 2000s.  No further changes, as cul-de-sac, so no connectivity - <b>DONE</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
45	Individual 53	NF1	Ensure any existing drainage can cope with new developments	Supportive comment	Address through Plan. No change
46	Individual 54	NF1	Particular attention should be paid to sustainable drainage systems as in certain areas (eg Flordon Road) the existing system is barely adequate. Parking on verges and footways should be eliminated.	Supportive comment	Address through Plan. No change
47	Individual 59	NF1	All new build properties and major extensions to existing buildings, should have a worthwhile (not token) number of Photovoltaic cells, rain water harvesting for flushing lavatories and and a Klargestester type sewage and waste water cleaning unit installed as standard practice to relieve the strain on the environment and our struggling sewage system.	Comment about further detail on sustainable energy	No change. The detail is in DC11 of the Design Code

## POLICY NF2: Housing mix (size, type and tenure)

Policy NF2: Housing mix (size, type and tenure)



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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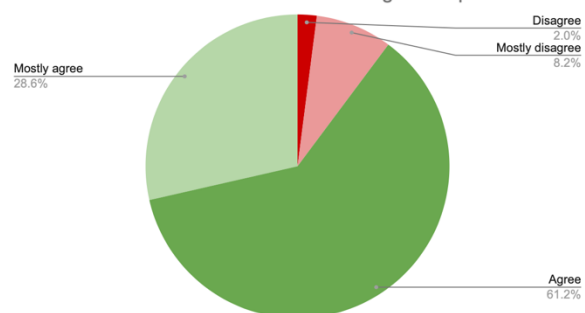
48	South Norfolk Council	<p>'Housing Need Assessment'; <i>'Tenure, prices and affordability'</i> (page 27)</p> <p>Newton Flotman Housing Needs Assessment – May 2024 (AECOM)</p> <p>Policy NF2: Housing Mix (size, type and tenure) (page 28)</p>	<p>We believe that the figures relating to the level of housing need (i.e. the first two bullet points at the top of page 27, relating to the number of social/affordable rented homes and the number of affordable home ownership homes) are incorrect.</p> <p>These figures are a reference to similar figures in the Newton Flotman Housing Needs Assessment undertaken by AECOM, and are set out in para. 4.37 of that document. The Newton Flotman HNA states that they are taken from the Greater Norwich Housing Need Assessment 2021.</p> <p>However, the Greater Norwich HNA (which can be viewed here: <a href="#">B22.3 Greater Norwich LHNA.pdf</a>) shows, in Figure 54 (page 83) that the total affordable housing need for South Norfolk during the 2018-2038 period is 3,374 (not 7,745, as stated in the Newton Flotman HNA) and the need for social/affordable rented homes is 2,674 (not 2,644), at 134 homes per year, and affordable homes ownership need is 700 (not 5,101), at 35 homes per year.</p> <p>This makes the pro-rata calculation incorrect, as set out in para. 4.38, and would also have implications for the indicative tenure split that is set out in table 4-6 (page 30).</p> <p>Whilst Policy NF2 does not directly reference these figures, it does refer to the HNA, so it is important that the latter is correct in its calculations.</p> <p>In terms of Policy NF2 itself, the Council is supportive of its aspirations, although it should be noted that setting</p>	<p>Suggests inaccurate figures.</p> <p>Also, concern about the minimum discount of 40%.</p> <p>Typo.</p>	<p><b>WAITING TO HEAR BACK FROM AECOM</b></p> <p>Amend typo. – <b>DONE</b></p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			at a minimum discount of 40% is likely to result in fewer affordable homes.  In the final paragraph there is a typo – 'Life Time' should be one word.		
49	Individual 7	NF2	Look at Blunderville flats they suit a purpose	Suggests good practice	No change, referred to on page 41
50	Individual 11	NF2	Why prioritise big 3 bed houses? Why not ensure we get more bungalows as the population is aging.	Comment about the type of housing	Based on HNA and consultation. No change
51	Individual 30	NF2	More "affordable" housing is needed ask should be across sizes. Rentable accommodation is also needed	Comment about the tenure of housing	Based on HNA and consultation. No change
52	Individual 31	NF2	I would like to see allocation for social housing as I know many people in the village and outside that would be interested	Comment about Affordable Housing	Addressed in Plan. No change
53	Individual 37	NF2	Variety of housing, plus not too expensive for 1st time and 2nd buyers	Supportive comment	No change
54	Individual 38	NF2	I think there are more than enough family/elderly friendly homes, in the village. I think it would be good to attract young professionals that don't want to live in the city/towns. As then it is likely they will then have a family and either move on or stay in the village. I definitely agree that there needs to be more affordable housing.	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
55	Individual 42	NF2	Would be nice if Long Term residents could get housing within the village	Supportive comment	No change
56	Individual 43	NF2	More affordable housing	Supportive comment	Addressed in Plan. No change
57	Individual 44	NF2	Need more bungalows	Supportive comment	Addressed in Plan. No change
58	Individual 46	NF2	Affordable homes and bungalows for new home owners and elderly a must	Supportive comment	Addressed in Plan. No change
59	Individual 47	NF2	Lots of smaller homes in the village. 4 bedrooms too?	Supportive comment	Addressed in Plan. No change
60	Individual 48	NF2	It's not being adhered to	Supportive comment	Addressed in Plan. No change
61	Individual 53	NF2	More 4/5 bedroom homes should also be available for growing families	Comment about the type of housing	Policy based on HNA and consultation. No change
62	Individual 54	NF2	Cost of "Affordable Homes" is important, and should be quantified, possible as a percentage of the average cost of housing with reference to income	Comment about the type of housing	Policy based on HNA and consultation. No change

#### **POLICY NF3: Location and scale of further housing development**

NF3: Location and scale of further housing development

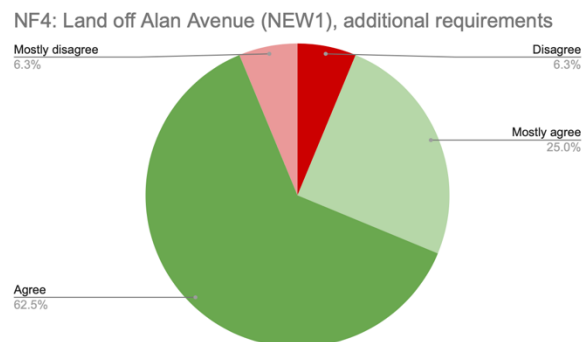


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
63	Individual 25	NF3	I would not like to see large scale developments	Supportive comment	Addressed in Plan. No change
64	Individual 30	NF3	Flooding needs to be a major consideration as does traffic volume and adequate off road parking	Supportive comment	Addressed in Plan. No change
65	Individual 38	NF3	I think it is suitable placement	Supportive comment	No change
66	Individual 46	NF3	It would be good to look at existing to limit unnecessary development	Supportive comment	No change
67	Individual 53	NF3	Ensure roads, drainage and facilities are suitable for growth	Supportive comment	Addressed in Plan. No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
68	Individual 54	NF3	Where additional traffic generators are proposed, the existing infrastructure should be examined to assess its capacity and accident record. Each new home will generate between 6 and 8 movements per day. Off-street parking is required.	Supportive comment	Addressed in Plan. No change
69	Individual 57	NF3	If future developments are small sites, presumably this will not include affordable homes which will not be helpful to those who most need them?	Comment about Affordable Housing	No change. The policy is based on consultation
70	Individual 58	NF3	Small developments will not give opportunity for social housing	Comment about Affordable Housing	No change, opportunity for Affordable Housing on the two allocated sites

**POLICY NF4: Land off Alan Avenue (NEW1), additional requirements**



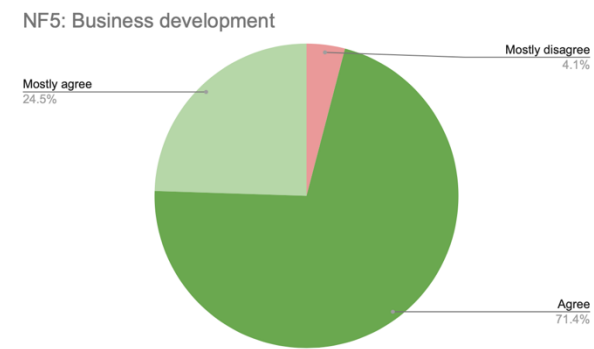


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
71	South Norfolk Council	'Further housing development' (para. 5.23)	The first sentence is missing wording – 'The Newton Flotman Neighbourhood Plan Steering Group had a meeting with FW Properties...'	Type	Amend typo - <b>DONE</b>
72	South Norfolk Council	Policy NF4: Land off Alan Avenue (NEW1), additional requirements (page 31)	Are all of these requirements 'in addition to' the policy requirements in the VCHAP and elsewhere in the Neighbourhood Plan? Housing mix relates to NF2 and the GNLP (point a. should refer to NF2, not NEW2); Layout and design relates to NF1; vehicular access is already specified within the VCHAP policy; pedestrian and cycle connectivity is dealt with through NF8; BNG is already dealt with in NF10. It may be that the policy title needs re-visiting as this is slightly misleading.	Suggests amendments to title of policy	Amend policy title to 'local requirements'.  Amend to NF2 – <b>DONE</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
73	Norfolk Wildlife Trust	NF4	Policy NF4: Land off Alan Avenue The provision of new public open green space as a wildlife area will benefit wildlife on and around this site. Additionally this will provide connectivity for wildlife between nature-rich habitats such as at Smockmill Common and Norton's Wood County Wildlife Sites (CWSs), both of which are located adjacent to the Neighbourhood Plan boundary.	Supportive comment	Could extra supportive text regarding connectivity to wildlife in CWSs - <b>DONE</b>
74	Individual 7	NF4	Alan Avenue is already too congested	Negative comment	No change, this is allocated land
75	Individual 19	NF4	An alternative access off the Flordon Road would be better	Alternative access comment	Add in concerns in the supporting text - <b>DONE</b>
76	Individual 29	NF4	Lots more traffic up Alan Avenue. Potential 100+ cars! Construction traffic?	Traffic comment	As above - <b>DONE</b>
77	Individual 30	NF4	Alan Avenue is already very congested and for too narrow to take extra volume of traffic. This needs to be re evaluated	Traffic comment	As above - <b>DONE</b>
78	Individual 35	NF4	Housing mix proposal I understand hasn't been successful as the 8 Affordable Houses has been negotiated down, so Neighbourhood Plan	Comment about Affordable Housing	Comment applies to the permitted site, not the allocation. No change

<b>Ref</b>	<b>Respondent</b>	<b>Reference</b> (paragraph or policy number)	<b>Response</b>	<b>Summary of comment</b>	<b>Action</b>
<b>79</b>	Individual 37	NF4	Definitely needs to be a wildlife area	Supportive comment	No change
<b>80</b>	Individual 38	NF4	I think it should be 50% affordable housing. We want to attract families that may be priced out of villages such as Flordon, Hampton, Tasburgh etc which don't have the prospect of new development	Comment about level of Affordable housing	Based on HNA and consultation. No change
<b>81</b>	Individual 39	NF4	Drainage must be a priority	Supportive comment	Addressed in Plan. No change
<b>82</b>	Individual 44	NF4	Drainage - to prevent the bottom of the village flooding	Supportive comment	Addressed in Plan. No change
<b>83</b>	Individual 46	NF4	Infrastructure is essential in order to make it safe parking critical	Supportive comment	Addressed in Plan. No change
<b>84</b>	Individual 48	NF4	Has been watered down for affordable housing	Comment about Affordable Housing	Comment applies to the permitted site, not the allocation. No change
<b>85</b>	Individual 49	NF4	Access issues 'vehicular' access from the south (off Alan Avenue) - elsewhere it discusses 2 access points? Not clear, not practical, given all the described bends in the road	Comment about clarity	No change, the policy is South Norfolk Council's
<b>86</b>	Individual 55	NF4	Drainage very important	Supportive comment	Addressed in Plan. No change

**POLICY NF5: Business development**



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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87	Anglian Water	NF5	<p>POLICY NF5: Business development</p> <p>Comment:</p> <p>Para. 5.19 explains that given the amount of development, which is already proposed for Para. 5.19 explains that given the amount of development, which is already proposed for Newton Flotman, it is not proposed to make specific additional allocations for housing and other commercial development.</p> <p>The emerging South Norfolk Village Cluster Housing Allocation Plan (VCHAP) POLICY NF4: Land off Alan Avenue (NEW1) has referred to potential issues with current foul water capacity and potential for the site to have a phased delivery timescale.</p> <p>As the draft neighbourhood plan includes some specific policies for consideration of different development proposals which may come forward, we request that suitable wording is added to the neighbourhood plan (relevant policies NF3 and NF5) to cover infrastructure capacity, so that proposals demonstrate this and to ensure that development does not result in a detrimental impact on water infrastructure, including sewers and surface water and other flooding. This should also take account of climate change.</p> <p>It is recommended that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection to our water</p>	Comment about water capacity	Add in paragraph to the supporting text about water capacity. – <b>DONE</b>
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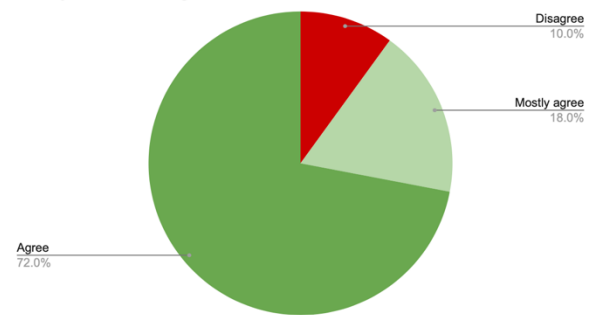
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			supply and wastewater networks to minimise impacts on existing communities and the environment. If you wish to discuss this further or would like some assistance on the drafting of proposed wording, please do not hesitate to contact me.		
88	Individual 7	NF5	Businesses are not going to take up any space in the village other than sheds/garages conversions	Supportive comment	No change
89	Individual 8	NF5	Good shop needed	Comment about shop	Beyond the remit of the Plan. No change
90	Individual 17	NF5	A good village shop is a must. A PO would be a plus	Comment about shop and Post Office	Beyond the remit of the Plan. No change
91	Individual 19	NF5	A nursery is vital to support the school	Supportive comment	No change
92	Individual 31	NF5	Lovely to see the mention of a nursery school, desperately needed in our village	Supportive comment	No change
93	Individual 37	NF5	Parking for the existing ARTS centre is needed! As it blocks the road	Comment about parking at ARTS centre	Consider as a project – <b>CONSIDERED AS A PROJECT</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
94	Individual 38	NF5	I completely agree with the section in regards to 'premises for a nursery school' etc. But I disagree with the first statement. I think that proposals for new businesses and extensions to existing businesses should be paramount. And not so focuses upon affecting the character. We need investment in the village and this is a sure fire way of getting it	Negative comment	In line with consultation and Design Code. No change
95	Individual 39	NF5	Home working design proposal not necessary	Negative comment	In line with consultation. No change
96	Individual 40	NF5	Disagree with space for home working	Negative comment	In line with consultation. No change
97	Individual 46	NF5	This would be welcomed to enhance the area	Supportive comment	No change
98	Individual 47	NF5	More facilities in village would be appreciated but no included	Supportive comment	No change

#### **POLICY NF6: Heritage assets**



Policy NF6: Heritage assets



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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99	South Norfolk Council	Non-designated Heritage Assets (pages 34-43)	<p>References to the NPPF do not always direct to the latest version. "Paragraph 203" should be 209 according to the Dec 23 NPPF (para. 5.31).</p> <p>It may be worthwhile identifying Shotesham Park as a non-designated park and garden as it is on the Historic Environment Record (HER) and does have quite an influence on the north east part of the parish (NHER 30523).</p> <p>General comments: 'Landmark status' – the building should be a landmark. 'Rarity' – this should be judged against a wider/local context (Church Farm is a bit unusual, for example, being flint when most farmhouses in the surrounding area are brick).</p> <p>2. Aswad Barn – in heritage terms, it would be typical to call it a timber barn rather than wooden. Group value – is it a group of farm buildings? Historic interest – not clear about this as thought they were associated with a farm not a rectory?</p> <p>3. Not sure why these are called 'railway cottages', as they date from earlier than the railway. Normally we would only refer to such buildings as railway cottages if they have been specifically built for railway workers.</p> <p>5. Is it possible to firm up the heritage significance here, as the description sounds quite ambiguous?</p> <p>6 In heritage terms, it would be typical to say c1750 or mid-18th century, unless you are sure of an exact date.</p>	<p>NPPF paragraph references need updating.</p> <p>Suggests Shotesham Park is added.</p> <p>Suggests amendments to descriptions</p>	<p><b>REMOVE POLICY</b></p> <p>Change NPPF references.</p> <p>No change Shotesham Park is outside the parish boundary. Add in reference, access to Shotesham Park (feasibility study)</p> <p><del>2. Amend wooden to timber. Otherwise description is from the owner. Amend description to 'Old Rectory'</del></p>
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		<p>Consider whether “the farmhouse faces the garden and ...etc “ is a comment related to rarity.</p> <p>8 – Consider whether the description alongside rarity is relevant. There is a typo under ‘Architectural and artistic interest’ – ‘... and original the door frame is still in evidence’.</p> <p>10 – Lime bank – it would be good to identify these houses with addresses.</p> <p>12. This is on the HER: MNF62955 - Norfolk Heritage Explorer refers to the turnpike being created in 1767-8.</p> <p>13. Identifying which houses are included would help firm up the significance of the NDHA.</p> <p>16. Identifying which houses are included would help firm up the significance of the NDHA.</p>	<p>3. Amend to ‘Cottages adjacent the railway (known as the railway cottages)’</p> <p>5. Remove as it is not historically significant</p> <p>6. Add circa. The house is unusual facing the garden.</p> <p>8. Move description to historical value.</p> <p>10. No change, addresses are 1-6</p> <p>13. Add in the names of individual properties</p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
					16. Add in the names of individual properties

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
100	Norfolk County Council – Historic Environment	NF6	<p>Although the built heritage is well covered, buried remains are barely mentioned.</p> <p>Historic England's published guidance on the preparation of Neighbourhood Plans (<a href="https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</a>) encourages the full consideration of heritage assets and suggests ways in which this can be achieved.</p> <p>Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> <li>1. Study Historic England's published guidance and consider how the plan can take its advice on board.</li> <li>2. Contact the Norfolk Historic Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at <a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>.</li> <li>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.</li> </ol>	Suggests adding reference to buried remains	<p><b>REMOVE POLICY</b></p> <p>Add in reference to Roman and Viking heritage</p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
101	Historic England	General heritage	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p> <p>To avoid any doubt, this letter 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 plan, where we consider these would have an adverse effect on the historic environment.</p>	No comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
102	Individual 1	NF6	<p>I am writing to provide my feedback and comments to the Neighbourhood Plan which the meeting will take place on the 21st October.</p> <p>The overall concept of a village plan is something that I agree to and feel the benefits that can be brought to the village for the future.</p> <p>However, I do not agree with the proposal to make Short Street, located at the front of Newton Flotman off A140 a "Non-designated heritage Asset".</p> <p>We feel, as the owner of this property, we shouldn't have to go through additional approvals for modifications to the front of our property to keep in line with the aesthetics of the area.</p> <p>We would like to know if anyone on the parish council reside on Short street or one of the other areas highlighted for "Non-designated heritage Asset" and would they feel comfortable with such restrictions on their property.</p> <p>I have also spoken to our Neighbours who should be attending the meeting on the 21st October.</p>	Comment about inclusion of property as a NDHA	<p><b>REMOVE POLICY</b></p> <p>Steering group have reviewed criteria and decided to remove Lantern, Corner House and New House from list</p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
103	Individual 3	NF6	<p>I received your letter dated Oct-24 advising that my property has been suggested for inclusion in the draft neighbourhood plan as an NDHA (Not by ourselves)</p> <p>I request that prior to the 21st October publication you remove us from this listing as we have no interest in our property becoming public knowledge in this way and feel this is an infringement of our privacy. Please acknowledge that this has been done prior to the publication as requested.</p>	Comment about inclusion of property as a NDHA	<b>REMOVE POLICY</b>  Steering group have reviewed criteria and decided to remove - Chandlers
104	Individual 4	NF6	<p>It is with huge concern and dissatisfaction that my property has been listed /put forward (by whom?) as a potential Non-Designated Heritage Asset.</p> <p>I consider that when anyone else but myself, puts my property onto such a list, unilaterally puts my property at risk from intruders, potentially reducing the value of the property and certainly infringes mine and my families right of privacy and quiet ownership.</p> <p>Accordingly I formally demand that my property is immediately removed from this list, and respectfully request your immediate confirmation to this effect.</p> <p>If this is not forthcoming I will of course resort to legal action.</p>	Comment about inclusion of property as a NDHA	<b>REMOVE POLICY</b>  Steering group have reviewed criteria and decided to remove - Rushmeadow

105	Individual 5	NF6	<p>Further to my email on 7th October and following on from the meeting at the village hall on 21st October.</p> <p>I have reviewed the historic england links on NDHA that were given to me at the meeting and request again that our property be removed from the suggested list of NDHA's.</p> <p>I have spoken to Chris Bennett at South Norfolk Council planning department this morning in length. He is of the opinion, after looking at our house online and reading the proposed plan that our house does not meet the criteria for an NDHA.</p> <p>There is no obvious historical interest. Whilst the house is obviously old there is no exact age known, and most importantly it has obviously been altered numerous times over the years and it is not the original house that it once was. There are no lovely original windows, or nice historic brickwork, in fact the brickwork is crumbling away! No person of historical interest lived here, there is no information on its history at all. Apart from that it was part of an old farm. It is as if the local parish council have just decided that the building is old and they like it, so wish for it to be included. But that doesn't meet the criteria of an NDHA.</p> <p>He will be adding notes to this affect when the requests/information comes his way.</p> <p>As you know, we are in the process of renovating our home on very limited</p>	<p>Comment about inclusion of property as a NDHA</p>	<p><b>REMOVE POLICY</b></p>
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		<p>funds and would like to get on with this without the worry that our house will become an NDHA. I would also like to point you to the Historic Englands Local Historic England guidelines below.....</p> <p><i>33) The management of any non-designated heritage asset on a local heritage list will also be easier if it is included on the list with the knowledge of the owner. Owners should be advised of the intention to locally list an asset, including an explanation of the planning implications, but it is important to put in place a process for handling requests not to designate. Local heritage listing is a good opportunity to develop a dialogue with owners and to provide them with information on the significance of their property.</i></p> <p>It would have been preferable if we were to have been informed about this prior to its inclusion and that the representatives at the meeting last night had been armed with the information that we required with regards to what being an NDHA means for a homeowner, which no one did.</p> <p>Please can you remove our property from the list before final drafts are drawn up.</p> <p>Previous email: I received your letter dated Oct-24 advising that my property has been suggested for inclusion in the draft neighbourhood plan as an NDHA (Not by ourselves) I request that prior to the 21st October publication you remove us from this listing as we have no interest in our</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			property becoming public knowledge in this way and feel this is an infringement of our privacy. Please acknowledge that this has been done prior to the publication as requested.		

106	Individual 6	NF6	<p>I'm afraid the history of Rosemary Cottages as it stands is inaccurate. This is the history of Rosemary Cottages as told to me by David Hewitt who sold his mother's cottage to me and his aunts cottage to someone else in February 1982. Rosemary Cottages was built in the mid 1800s; the original deeds (which I have) were created when Mrs Daynes &amp; Mrs Hewitt occupied the properties. The cottages were originally part of a longer row of semi detached estate cottages facing Flordon Road. At the front they all had one upstairs and one downstairs window. Each window originally had four Gothic arched casements, divided by three wooden, arch shaped mullions with each casement divided by a narrow metal transom. Each window had an opening casement on the outer aspects of the windows and all of the lights thus formed were glazed with diamond shaped leaded-panes - hence the row of cottages were originally called 'Lantern Cottages' for obvious reasons! The roofs were originally Welsh slate with Tudor Twist chimney pots constructed from rubbed and moulded ricks. The kitchens each had a built in oven beneath one chimney and the sitting rooms an open fireplace with a six-centred Tudor arch above a rubbed and moulded brick surround. The pair of cottages were acquired by Lady Hyde in the 1960's for her daughter's nanny, Mrs Daynes, to retire into Number One, with Nanny's sister invited to live in Number Two so that they could provide company for one another A doorway was knocked between the two main bedrooms to enable the sisters to keep an eye on each other without the need to go outdoors. Some members of the aristocracy knew how to look after their retired staff! At the point when the cottages were 'refurbished' the builder apparently advised that the</p>	<p>Suggests amendments to description.</p> <p>Also, sustainable /green energy</p>	<p><del>Amend descriptions for NDHAs.</del></p> <p><b>REMOVE POLICY</b></p>
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			<p>'Tudor Twist' chimneys were unsound and needed to be removed, they were replaced with the basic square arrangement currently in situ. Apparently, at that time SNDC required the Welsh Slate roof to be upgraded to concrete tiles in order to 'match the newly built houses' occupying the site where the other cottages had stood. When the refurbishments were completed and Nanny moved in, the cottages were renamed as 'Rosemary Cottages' after Mrs Dayne's infant charge Lady Rosemary Hyde. The herb Rosemary symbolises remembrance. Apparently Lady Hyde named her daughter Rosemary because her father had died shortly before she was born - prior to the 1920's and the rise of the British Legion's promotion of the Red Poppy for military remembrance rosemary leaves were the ancient and preferred method of remembering the dead departed. You may not have room for the full history but I think the current inaccuracies need to be amended please.</p> <p>Also, because I can not access The Neighbourhood Plan frustratingly I am unable to comment on my feelings that all new build properties and major extensions to existing buildings, should have a worthwhile (not token) number of Photovoltaic cells, rain water harvesting for flushing lavatories and and a Klargestor type sewage and waste water cleaning unit installed as standard practice to relieve the strain on the environment and our struggling sewage system. I'd really appreciate it if you could do something to help me out here please.</p>		
107	Individual 7	NF6	As an owner of one of these buildings I do not want this to happen to these buildings	Comment about inclusion of	<b>REMOVE POLICY</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				property as a NDHA	<b>REMOVE POLICY</b>
<b>108</b>	Individual 10	NF6	As outlined in my email we request that our house be removed from the list as it does not meet the criteria.	Comment about inclusion of property as a NDHA	<b>REMOVE POLICY</b>
<b>109</b>	Individual 12	NF6	Unhelpful to private owners of a nominated Heritage asset, and possibly very disadvantageous to the home owner. Nominations should have been by the home owners themselves and not by unseen people, or at the very least permission gained from the home owner. Nominated homes face uncertain future planning restrictions ie listing status through the back door. Such a status would seriously devalue what were previously unrestricted properties in permitted development areas.	Comment about inclusion of property as a NDHA	<b>REMOVE POLICY</b>
<b>110</b>	Individual 28	NF6	As a resident in the nominated zone I strongly disagree with the plan. If we decide to do any alternations or improvements we will want this to be our decision. Also affordability of materials would be unattainable if this had to be approved by the County Council.	Comment about inclusion of property as a NDHA	<b>REMOVE POLICY</b>
<b>111</b>	Individual 32	NF6	I'm not sure most of these are really that important	Comment about NDHAs	<b>REMOVE POLICY</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
112	Individual 35	NF6	The areas proposed for non-designated heritage assets haven't ever been designed in keeping with old buildings and are a miss-match. Don't have any historic, architectural importance and as a resident of one of these proposed NDHA properties I strongly disagree to this part of the proposal and I will be contesting it.	Comment about NDHAs	<b>REMOVE POLICY</b>
113	Individual 38	NF6	The 'Heritage Assets' are so varied and although I agree that any developments need to bare them in mind - I don't think it should cause too much delay and disruption in the development. We need to focus on the future of the village and not lose sight of this by heavily on the past.	Comment about NDHAs	<b>REMOVE POLICY</b>
114	Individual 42	NF6	This would need to be enforced	Comment about enforcement	No change
115	Individual 46	NF6	Happy with this	Supportive comment	No change
116	Individual 54	NF6	Bus shelter as a heritage asset?	Comment about inclusion of bus shelter	<b>REMOVE POLICY</b>
117	Individual 55	NF6	except for Bus Shelter?	Comment about inclusion of bus shelter	<b>REMOVE POLICY</b>
118	Individual 58	NF6	Good to have the character of the village referenced in this way	Supportive comment	No change



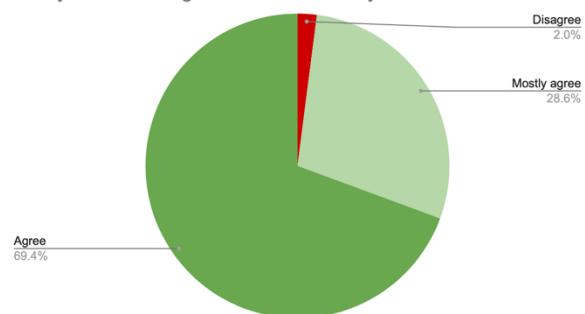
119	Individual 59	NF6	<p>I'm afraid the history of Rosemary Cottages as it stands is inaccurate.</p> <p>This is the history of Rosemary Cottages as told to me by David Hewitt who sold his mother's cottage to me and his aunts cottage to someone else in February 1982.</p> <p>Rosemary Cottages was built in the mid 1800s; the original deeds (which I have) were created when Mrs Daynes &amp; Mrs Hewitt occupied the properties.</p> <p>The cottages were originally part of a longer row of semi detached estate cottages facing Flordon Road.</p> <p>At the front they all had one upstairs and one downstairs window. Each window originally had four Gothic arched casements, divided by three wooden, arch shaped mullions with each casement divided by a narrow metal transom. Each window had an opening casement on the outer aspects of the windows and all of the lights thus formed were glazed with diamond shaped leaded-panes - hence the row of cottages were originally called 'Lantern Cottages' for obvious reasons!</p> <p>The roofs were originally Welsh slate with Tudor Twist chimney pots constructed from rubbed and moulded ricks.</p> <p>The kitchens each had a built in oven beneath one chimney and the sitting rooms an open fireplace with a six-centred Tudor arch above a rubbed and moulded brick surround.</p>	Repeated comment	As above
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			<p>The pair of cottages were acquired by Lady Hyde in the 1960's for her daughter's nanny, Mrs Daynes, to retire into Number One, with Nanny's sister invited to live in Number Two so that they could provide company for one another. A doorway was knocked between the two main bedrooms to enable the sisters to keep an eye on each other without the need to go outdoors. Some members of the aristocracy knew how to look after their retired staff!</p> <p>At the point when the cottages were 'refurbished' the builder apparently advised that the 'Tudor Twist' chimneys were unsound and needed to be removed, they were replaced with the basic square arrangement currently in situ.</p> <p>Apparently, at that time SNDC required the Welsh Slate roof to be upgraded to concrete tiles in order to 'match the newly built houses' occupying the site where the other cottages had stood.</p> <p>When the refurbishments were completed and Nanny moved in, the cottages were renamed as 'Rosemary Cottages' after Mrs Dayne's infant charge Lady Rosemary Hyde.</p> <p>The herb Rosemary symbolises remembrance. Apparently Lady Hyde named her daughter Rosemary because her father had died shortly before she was born - prior to the 1920's and the rise of the British Legion's promotion of the Red Poppy for military remembrance. Rosemary leaves were the ancient and preferred method of remembering the dead departed.</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			You may not have room for the full history but I think the current inaccuracies need to be amended please.		

### POLICY NF7: Existing and new community infrastructure

Policy NF7: Existing and new community infrastructure



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
120	South Norfolk Council	Policy NF7: Existing and new community infrastructure (page 48)	<p>Re. paragraph 3 – it would be useful to clarify how this relates to Policy DM 3.16 'Improving the level of community facilities' of SNC's Development Management Policies. The latter states that change of use will only be permitted where adequate other facilities already exist within a reasonable distance to meet local needs. Is there a conscious move to depart from this particular criterion (given that the most up to date adopted policy, on a particular issue, will be the one that takes precedent)?</p> <p>Point 'ii' of this paragraph, whilst echoing DM3.16, does not include the detail within part 1)b. of the DM DPD policy which sets out how developers should demonstrate a lack of viability. Again, is this a conscious move to develop a more flexible policy requirement than that set out within the DM DPD?</p>	Suggested overlap with South Norfolk Councils Development Management policies	Add reference to supporting text, otherwise no change as it adds local detail - <b>DONE</b>

121	Norfolk County Council (Libraries)	NF7	<p>5.1. The Public Libraries and Museums Act 1964 places an obligation on Library Authorities to provide comprehensive and efficient library services for all persons desiring to make use of it. This established the principle that the Library Authority did not have to prove that additional residents, as a result of new development, would be “users”.</p> <p>5.2. In Norfolk, public library services are delivered through 47 libraries, including the flagship Norfolk and Norwich Millennium Library plus 5 mobile libraries.</p> <p>5.3. Increased development and housing places additional needs and demands on the capacity of the council's existing provision, triggering the need to improve the scope of their local services involving, for example, additional or reconfigured space, digital capacity and accessibility, book-stock provision and, in some areas, mobile library provision. There is a strong need to flag this early, at the planning stage.</p> <p>5.4. Public libraries in Norfolk have the power to enrich the lives of individuals and communities. At a local, community level they:</p> <ul style="list-style-type: none"> <li>• help build a literate and confident society by developing, delivering and promoting creative reading and learning activities in libraries - this supports local schools in their literacy strategies and SATS results</li> <li>• support the health and wellbeing of local people and communities through services that inform, engage and connect - helping to take pressure off local health services</li> </ul>	Information provided about libraries	No change
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<ul style="list-style-type: none"> <li>• ensure local communities have access to quality information and digital services, to learn new skills and to feel safe online - your local library is a source of trusted information and will signpost you to the right support and help prevent online harms</li> <li>• enable local communities to access and participate in a variety of quality and diverse arts and cultural experiences - supporting local artists and writers</li> <li>• support local jobs and businesses through job clubs and business networks – thereby supporting the local economy.</li> </ul> <p>5.5. It is recognised that post-pandemic, communities need support to combat social isolation and achieve cohesion. Your local library is a ready-made, welcoming and neutral community hub that will enable you to make valuable social connections.</p> <p>5.6. It is well documented that libraries enhance communities, facilities, and economic life: New research reveals England's public libraries generate value of £3.4 billion a year   Libraries Connected</p> <p>5.7. For future reference – for additional Library capacity, the applied average national standard is 30m2 per 1,000 population.</p>		

122	NHS Norfolk & Waveney (Norfolk and Waveney Integrated Care System)	NF7	<p>56 dwellings are currently allocated for Newton Flotman in the local plan and these are referenced in this draft neighbourhood plan. Section 5 'Further Housing Development' states that residents and the steering group would not like to see any further land allocated for development unless these were individual homes or small sites of less than 6 dwellings. The ICS is in support of this on the basis that increased growth will place more demand on the local healthcare infrastructure.</p> <p>With the addition of the two allocated new developments planned in Newton Flotman and others around the area in the near future, capacity issues do have potential to arise. The PCN are also looking at ways to better integrate the community teams with Primary care provision to allow care closer to home, however this will require the physical space within the GP practice to run these services from.</p> <p>Policy NF7 'Existing and new community infrastructure' supports objective 2. The Newton Flotman surgery is listed as existing community infrastructure which meets the need of the local residents and is also featured on Figure 23 as valued community infrastructure. This links well with policy DM3.17 of the South Norfolk Local Plan which states 'resistance to development proposals that would lead to the loss of community facilities', and policy DM3.16 defines important local community services and facilities as buildings in use as or last used as a primary school, local convenience shop, bank, post office, public house, rural petrol filling station,</p>	Comments about capacity of the GP surgery	Add in as project - <b>CONSIDERED AS A PROJECT</b>
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		<p>community hall, indoor sports hall, theatre, cinema, cultural facility, and small-scale health facilities.</p> <p>It is noted that with an adopted Neighbourhood Plan in place, Newton Flotman Parish Council will benefit from 25 per cent of the community infrastructure levy revenues raised by the local planning authority from development that takes place in Newton Flotman, and where appropriate and possible, Newton Flotman Parish Council will use CIL as well as working with agencies and neighbouring Parish Councils to deliver local priorities. The ICS would welcome the inclusion of healthcare as one of these priorities and support from the parish should the need arise to draw on CIL funding for healthcare related projects.</p> <p>Conclusion</p> <p>The ICS would welcome Newton Flotman Parish Councils support in ensuring suitable and sustainable provision of healthcare services across all health sectors for the plan area, with reference to section 9 of this draft plan, through the utilisation of local CIL (community infrastructure levy) developer contributions as and when improvements to healthcare capacity are required.</p> <p>There is currently infrastructure capacity at the local GP practice to absorb the population growth expected from the two allocated development sites, however if further housing development was to be allocated in Newton Flotman and surrounding areas this could place further pressure on the local GP services and if unmitigated the impact of future development on healthcare could be unsustainable</p>		
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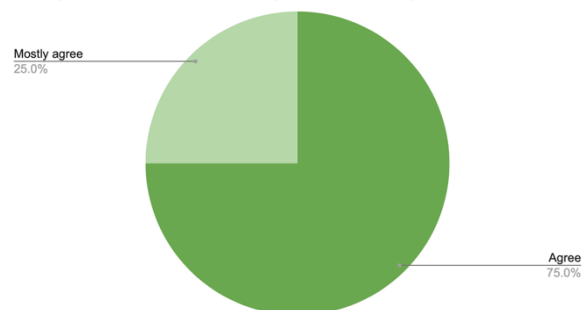


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			including that of Primary care, Community care, Mental Health care, Acute care and the Ambulance service.		
123	Individual 7	NF7	Nothing wrong with any of these buildings	Supportive comment	No change
124	Individual 17	NF7	A 5-day-a week doctors should be available.  Root paths are in a bad state of repair and should be looked at as a matter of urgency	Comment about doctor and state of footpaths	Possible projects <b>CONSIDERED AS A PROJECT</b>
125	Individual 19	NF7	Development of play areas is needed, bike/skate park	Comment about play area and bike/skate park	Possible projects <b>CONSIDERED AS A PROJECT</b>
126	Individual 30	NF7	Maintenance needs to be incorporated into long term costs	Comment about maintenance	Possible project <b>CONSIDERED AS A PROJECT</b>
127	Individual 31	NF7	Lots of exciting things lined up for the children, lovely to see	Supportive comment	No change
128	Individual 32	NF7	Improvements to footpaths and nature areas are the most important to me	Comment about footpaths	Addressed in Plan
129	Individual 38	NF7	I completely agree with this. Our village needs to grow and expand and I believe these policies encompass this well	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
130	Individual 46	NF7	All very sensible, agree	Supportive comment	No change
131	Individual 47	NF7	Would like to see the proposals happen, - children's play equipment/skatepark - access to smocksmill - path on Flordon Road	Comment about further community projects	Possible projects <b>CONSIDERED AS A PROJECT</b>
132	Individual 51	NF7	Additional facilities would be welcome	Supportive comment	No change
133	Individual 54	NF7	Access to Smockmill Common will require a formalised pedestrian crossing of A140. The existing one is not up to the job, particularly for cyclists.	Comment about crossing A140	Possible project <b>CONSIDERED AS A PROJECT</b>
134	Individual 58	NF7	The shop looks very run down and lets down the village. Would love a path to Smockmill!	Comment about further community projects	Possible projects <b>CONSIDERED AS A PROJECT</b>

#### **POLICY NF8: Pedestrian and cycle connectivity**

Policy NF8: Pedestrian and cycle connectivity



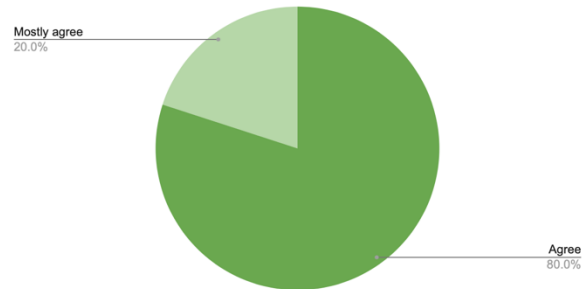
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
135	South Norfolk Council	Policy NF8: Pedestrian and cycle connectivity (page 51)	<p>Part c) of the policy refers to NEW7 – this should be NF7.</p> <p>Are there any aspirational footpath / cycleway connections that can be added to Figure 24, to add local specificity to the policy?</p>	<p>Typo.</p> <p>Suggests adding aspirational footpath/cycle ways</p>	<p>Possible project <b>CONSIDERED AS A PROJECT</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
136	Norfolk Wildlife Trust	NF8	<p>Policy NF8: Pedestrian and cycle connectivity A network of green walking and cycling routes will be valuable in providing an alternative to private cars, helping to reduce carbon emissions. In particular, the provision of dedicated, safe, off-road green cycle/pedestrian routes (using natural planting etc. where appropriate) can increase biodiversity, provide habitats for wildlife and improve habitat connectivity, whilst also providing health benefits for people.</p> <p>We therefore support this policy, particularly that 'New provision should encourage alternatives to using private cars, enabling a walkable neighbourhood. Footpaths and cycle ways should be visible and separate from roads where possible.' However, to achieve the benefits outlined above, we recommend that an additional sentence is included at the end of the policy, for example:  <b>e. Incorporate green infrastructure into the design and layout of such routes (for example, trees and other vegetation as appropriate).</b></p>	Suggests additional wording	<p>Add suggested wording.  <b>DONE</b></p> <p>Add in 'Where possible,...'  <b>- DONE</b>  Also add into project list</p> <p><b>CONSIDERED AS A PROJECT</b></p>
137	Individual 28	NF8	As I cycle every day to and from Flordon - would agree with cycle connectivity. I also walk every day so would agree with this also	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
138	Individual 38	NF8	Let's think about future uses i.e. e-scooters, large prams, wheelchair/accessibility inclusive paths	Comment about accessible routes	Add in 'fully accessible' into last sentence of first paragraph - <b>DONE</b>
139	Individual 44	NF8	More paths	Comment about more paths	Project <b>CONSIDERED AS A PROJECT</b>
140	Individual 54	NF8	Slightly surprised that there are so few PROWS in the parish	Observation	No change
141	Individual 57	NF8	With the number of people walking dogs, cycling, {including family groups}, the need for better connections, safer walkways, traffic calming measures etc. is an urgent need in the village. Connection to Smockmill common should be looked at again as it is a community asset that could be used a lot more but has no safe access to it.	Comment about connection to Smockmill Common	Project <b>CONSIDERED AS A PROJECT</b>
142	Individual 58	NF8	Priorities should be Flordon Road footpath and path to Smockmill	Comment about Flordon Road and connection to Smockmill Common	Project <b>CONSIDERED AS A PROJECT</b>

#### POLICY NF9: A140 access, traffic calming and community parking

Policy NF9: A140 access, traffic calming and community parking



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
143	Individual 7	NF9	The village should be 20mph on church and Brigtons Road	Comment about speed restrictions	Beyond the scope of the Plan. Project <b>CONSIDERED AS A PROJECT</b>
144	Individual 13	NF9	I do not like the new traffic calming (hatched markings) at the bend in Flordon Road as I feel they force oncoming drivers into the middle of the road to directly face each other (which due to the bend they are unable to foresee) and therefore a collision is more likely	Comment about road markings	Beyond the scope of the Plan. Project <b>CONSIDERED AS A PROJECT</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
145	Individual 16	NF9	It is not easy for pedestrians to cross the A140 from the bus stop on the East side of the road. Perhaps a pedestrian crossing here would be useful (zebra not light controlled would be less disruptive to traffic) Also help for vehicles turning right onto A140 from Lime Bank will only become more necessary as traffic flow increases	Comment about A140 access	Beyond the scope of the Plan. Project <b>CONSIDERED AS A PROJECT</b>
146	Individual 19	NF9	Parking around the school can be dangerous	Supportive comment	No change
147	Individual 28	NF9	I live on Short Street and have highlighted many times now dangerous access to and from the A140 is for us as it is a one way street my only access back to my house is from the A140	Supportive comment	No change
148	Individual 30	NF9	This should be a priority!	Supportive comment	No change
149	Individual 31	NF9	School parking issues is a problem for us being so close, interested to know the plans	Supportive comment	No change. Project <b>CONSIDERED AS A PROJECT</b>
150	Individual 37	NF9	A crossing over the A140 near Duffields/bridge is needed	Comment about A140 crossing	Beyond the scope of the Plan. Project <b>CONSIDERED AS A PROJECT</b>

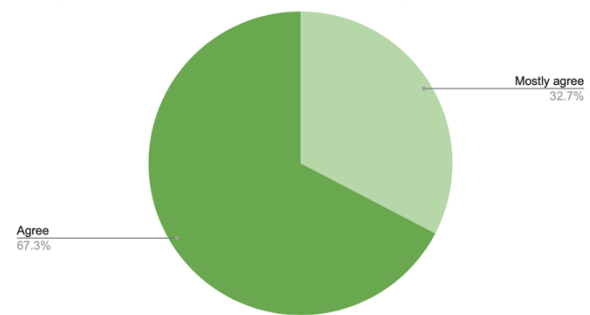
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
151	Individual 38	NF9	Roundabout near the green/motorbike garage? I would not be surprised if this is implemented in the next 15 years, especially with there being changes in the highways in Norfolk (i.e. bypass in Stratton)	Observation	No change
152	Individual 41	NF9	Water way must be kept clear	Observation	No change, beyond the remit of the Plan
153	Individual 44	NF9	Speed cameras by the green to show traffic on the A140 so we can pull out by the motorbike shop	Comment about speed cameras	Beyond the scope of the Plan. <b>CONSIDERED AS A PROJECT</b>
154	Individual 45	NF9	Local village car park for church/school/visitors	Comment about village car park	Project <b>CONSIDERED AS A PROJECT</b>
155	Individual 46	NF9	Yes please!	Supportive comment	No change
156	Individual 47	NF9	A140 crossing is essential for safety going forward	Supportive comment	No change
157	Individual 49	NF9	But how did 'traffic calming' road markings appear down on Flordon Road? Would this have happened with this plan in place? St Mary's Church have an arrangement with the school for parking.	Comment about road markings	Beyond the scope of the Plan. No change



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
158	Individual 53	NF9	Ensure any calming measures are thought through unlike the speed gate on flordon road.	Comment about traffic calming measures	Project <b>CONSIDERED AS A PROJECT</b>
159	Individual 54	NF9	Re parking - Don't hold your breath!! Traffic calming is rarely effective when applied on a bus or HGV route. Flordon Road carries a significant number of both.	Comment about traffic calming measures	Project <b>CONSIDERED AS A PROJECT</b>
160	Individual 55	NF9	I watch this with interest	Supportive comment	No change
161	Individual 57	NF9	Where parking restrictions have been implemented, eg. outside Lime Bank on the Flordon Road, and St. Mary's Hill near bus stop, this is not enforced. Traffic calming measures on Flordon Road seem to make little if any difference, as it is still down to the conscience or lack of it, of the driver.	Comment about parking restrictions and traffic calming measures	Project <b>CONSIDERED AS A PROJECT</b>
162	Individual 58	NF9	Calming measures along Flordon Road not working	Comment about traffic calming measures	Project <b>CONSIDERED AS A PROJECT</b>

#### POLICY NF10: Natural assets and biodiversity

Policy NF10: Natural assets and biodiversity



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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163	South Norfolk Council	Policies: Natural Environment	<p>The Council believes it would be appropriate to reference the significance of Smockmill Common to the residents of Newton Flotman. We are aware that the asset sites outside of the parish boundary, which prevents its designation as a local green space. However, it is a County Wildlife Site which is frequently used by the Newton Flotman community, and this could be referenced through supporting text. The site is managed by SNC's Community Asset Team but is owned by Shotesham Estate.</p> <p>Linked to the above, is a project being developed to improve the pedestrian access to Smockmill Common. A feasibility study has been written using Pride in Place funding. The only barrier to delivery is gaining permission from an absent landowner for access down a track. If/when this permission is in place, funding can be applied for to enable delivery. While Smockmill Common lies outside the Neighbourhood Area, this proposed access route is within Newton Flotman parish. This could make for an excellent community project arising from the neighbourhood plan.</p> <p>As part of the Local Nature Recovery Strategy (LNRS) the GIS team have mapped ghost ponds. Ghost ponds are lost ponds in the landscape and have been identified by comparing old maps. As you can see from the <a href="#">NCC Habitat Atlas</a>, Newton Flotman have a number of ghost ponds within its parish boundary. A possible project for the PC could be to restore where appropriate some of these ponds. Research has shown that pond creation and scrub creation are the two quick wins for nature recovery.</p>	<p>Comment about adding in reference to Smockmill Common.</p> <p>Also, comment about referencing Ghost ponds</p>	<p>Add in reference to Smockmill Common in supporting text. Project</p> <p><b>- DONE</b></p> <p>Add in reference to Ghost ponds. Project - <b>DONE</b></p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
164	South Norfolk Council	Natural assets of Newton Flotman (para. 82)	References to the NPPF do not always direct to the latest version. "Paragraph 174" should be 180 according to the Dec 23 NPPF.	Comment about NPPF referencing	Amend referencing - <b>DONE</b>
165	South Norfolk Council	Policy NF10: Natural assets and biodiversity (page 56)	<p>The first paragraph and numbered list sets the context for the rest of the policy and reads more as supporting text, particularly given that the remainder of the policy sets out the requirements as regards these valued assets. We would recommend that the first paragraph and list are therefore moved into the supporting text.</p> <p>As the Biodiversity Net Gain Regulations have been published since 14 February 2024, it may be worth making reference to these and the Biodiversity Gain Hierarchy to firm up language around expectations (e.g. "on site in the first instance"). Terminology such as this could also be added as an entry in the appendix.</p>	<p>Suggests moving first paragraph into supporting text.</p> <p>Reference to BNG being onsite</p>	<p>No change. The local detail highlights what is important to Newton Flotman.</p> <p>Add in 'in line with national policy' into policy <b>DONE</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
166	Anglian Water	NF10	<p>POLICY NF10: Natural assets and biodiversity environment</p> <p>Comment:</p> <p>Anglian Water supports the policy objectives of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing areas green and blue infrastructure.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Local Nature Recovery Strategy for Norfolk <a href="#">Local Nature Recovery Strategy - What a Local Nature Recovery Strategy is - Norfolk County Council</a> as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>	Supportive comment. Suggests referencing Local Nature Recovery Strategy	Add reference to Local Nature Recovery Strategy <b>DONE</b>

167	Norfolk Wildlife Trust	NF10	<p>Policy NF10: Natural assets and biodiversity</p> <p>We support this policy but recommend some changes in the policy wording.</p> <p>RNRs are managed to benefit the plants and wildlife on these reserves. They are also important in that they act as wildlife corridors for many species, proving invaluable for nature recovery across the landscape. We therefore recommend that the following Roadside Nature Reserves (RNRs), which lie inside the Neighbourhood Plan boundary, are included in the list of important natural assets within the policy wording: 'Greenways' (RNR 191): It is documented that sulphur clover, a rare and unusual plant is present on this RNR. 'Pound Lane' (RNR 190): Pepper saxifrage, another classic plant of roadside verges is noted as being present.</p> <p>Priority Habitats are areas of principle importance for the conservation of biodiversity. There are large areas of Deciduous Woodland (Priority Habitat) and some Traditional Orchard (Priority Habitat) within the boundary of the Neighbourhood Plan area. We therefore recommend some specific policy wording to protect/enhance any existing Priority Habitats.</p> <p>County Wildlife Sites are areas of land rich in wildlife and outside of the nationally protected areas. There are two County Wildlife Sites adjacent to the boundary of the Neighbourhood Plan area; Norton's Wood CWS to the west and Smockmill Common CWS (also a Local Nature Reserve), adjacent to the River Tas. We therefore recommend that there is policy wording to</p>	<p>Suggests adding in Roadside Nature Reserves, Priority Habitats and County Wildlife sites are added to the policy</p>	<p>Add Roadside Nature Reserves, Priority Habitats and County Wildlife sites to the policy. <b>DONE</b></p> <p>No justification for going to 20% BNG.</p> <p>Add in reference to 'Local Nature Recovery Strategies' <b>DONE</b></p>
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			<p>protect these County Wildlife Sites from any adverse impacts from development from within the Neighbourhood Plan area. Buffer zones can be used, where appropriate, to protect sensitive landscapes and areas of high biodiversity from the impacts of development.</p> <p>Policy 3 of the Greater Norwich Local Plan (GNLP), Mar 2024 advises that: '....It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.' The State of Nature 1 report highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery. Given the pressures facing biodiversity, The Wildlife Trusts recommend an ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature. Natural England's biodiversity net gain study (Vivid Economics, June 2018) considered the impacts on the economics and viability of development and concluded that a biodiversity net gain requirement was not expected to affect the financial viability of housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition.</p> <p>We therefore recommend an aspiration for new development to deliver 20% biodiversity net gain (which is in keeping with the GNLP policy above.) We advocate the addition of green roofs/walls to buildings where appropriate as they can provide many</p>		
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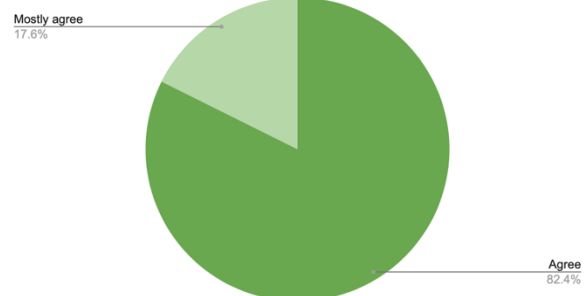


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency. (NPPF Para 164) We therefore recommend additional wording, for example:</p> <p><b>'The addition of green roofs and/or green walls to community buildings in particular should be encouraged where possible and appropriate'</b></p> <p>Green screens could also be considered in appropriate locations. These use living plants to absorb pollutants from the air, therefore purifying the air but also providing a habitat for birds and insects, increasing local biodiversity.</p> <p>We also recommend including some wording in the preamble to this policy on the emerging 'Local Nature Recovery Strategies' which are currently being prepared by responsible authorities. Each local nature recovery strategy will agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution. As part of the strategy there will be a written statement of biodiversity priorities. These sites could also be recognised as natural assets.</p>		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
168	Individual 13	NF10	If new trees are planted I would like to see fruit trees, as we know one in five families nationally are in serious financial difficulty due to the cost of living crisis, and I think this be helpful to them	Suggests including fruit trees	Suggested project <b>CONSIDERED AS A PROJECT</b>
169	Individual 37	NF10	Good to restore what is lost	Supportive comment	No change
170	Individual 46	NF10	Drainage is important especially with the river	Supportive comment	No change
171	Individual 54	NF10	River Has does not offer sufficient access to be designated an asset. This should be greatly enhanced. Path from Joy Avenue reaches the river bank but no further. Would be a major asset extended southwards.	Comment about river	Project <b>CONSIDERED AS A PROJECT</b>
172	Individual 58	NF10	Many positive assets	Supportive comment	No change

#### **POLICY NF11: Local Green Spaces**

Policy NF11: Local Green Spaces



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
173	South Norfolk Council	Local Green Spaces (paras. 8.6, 8.7 & 8.8)	References to the NPPF do not always direct to the latest version. "Paragraphs 101, 102 & 103" should be 105, 106 & 107 according to the Dec 23 NPPF.	Comment about NPPF referencing	Amend referencing - <b>DONE</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
174	South Norfolk Council	Local Green Spaces 1 & 2 (pages 57-8)	<p>The Council is supportive of these proposed Council-owned areas becoming Local Green Space designations. In any event these have protection as they formed part of the open space and recreational provision from previous development so already have protection from future development.</p> <p>Parcel 1 is asset reference NFL0006A which was acquired in 2005 came to us with a commuted sum for a 10 year management, ( Title reference NK320668). Parcel 2 is asset reference NFL0005A which was acquired in 2002 as Amenity land (Title reference NK280307).</p>	Supportive comment	<p>No change to policy.</p> <p>Add in references in supporting text <b>DONE</b></p>
175	South Norfolk Council	9. Small triangle... (page 62)	Typo: "track" should be "tract".	Type	<p>Amend typo</p> <p><b>DONE</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
176	Norfolk County Council (Lead Local Flood Authority)	NF11	<p>3.14. LLFA Review of Local Green Spaces (LGS):</p> <p>3.15. The document proposes 15 no. Local Green Spaces which are identified in Policy NF11: Local Green Spaces and Policies Map in Figure 32. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.</p>	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
177	Norfolk County Council (Highways)	NF11	<p>4.1. A number of the proposed Local Green Spaces allocations within Newton Flottman's NP look to allocate highway land and could negatively impact the operation of the highway. The Highway Authority objects to the allocation of sites 5, 6, 12, 13, 15.</p> <p>4.2. It is unclear when looking at mapping browser whether sites 9 and 10 include highway land within the proposed allocations. For sites 9 and 10, the Parish Council will need to request highway boundary plans from our Highway Boundaries team to determine whether highway land is included prior to allocating these sites. If so, the HA objects to sites 9 and 10 for the reason stated above.</p> <p>4.3. The HA has no objection to Local Green Space allocations 1, 2, 3, 4, 7, 8, 11, 14.</p>	Question over some Local Green Spaces	<p>No change</p> <p>5, 6, 12, 13, 15 are existing green spaces, not new.</p> <p>9 and 10 to be left in the Plan as meet the criteria.</p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
178	Anglia Water	NF11	<p>POLICY NF11: Local Green Spaces</p> <p>Comment:</p> <p>The policy designates areas of Local Green Spaces (LGS). Anglian Water does have assets forming part of our water and water recycling network (e.g. water supply pipes, rising mains and sewers) located in or in the vicinity of these areas. For example, within areas 1, 2, 5 and 13.</p> <p>It is helpful that the neighbourhood plan clarifies that the planning policy for managing development relates to national policy on the Green Belt as set out in para. 107 of the NPPF (2023) and we do not consider that any operational works or enhancements to our assets should be prevented.</p>	Supportive comment	No change

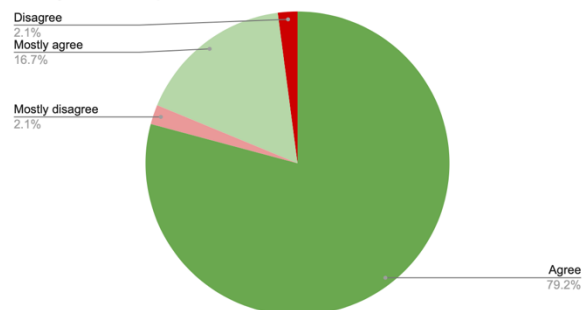
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
179	Norfolk Wildlife Trust	NF11	We support the designation of the Local Green Spaces. We particularly support the inclusion of number 12: Greenways Roadside Nature Reserve (RNR). We would also support consideration of the Roadside Nature Reserve (RNR 190) on Pound Lane being designated as a 'Local Green Space.'	Supportive comment. Would also support consideration of the Roadside Nature Reserve (RNR 190) on Pound Lane being designated as a 'Local Green Space.'	Add in Roadside Nature Reserve (RNR 190) on Pound Lane as LGS16 <b>DONE</b>
180	Individual 2/ Newton Flotman Village Centre	NF11	I am writing on behalf of the Newton Flotman Village Centre and Alan King Playing Field. The trustees agree that this land should be included as a green space in the Newton Flotman Neighbourhood Plan. Are there implications for the charity if the playing field is designated as a green space? Thank you for seeking our views on this matter.	Supportive comment	No change
181	Individual 7	NF11	Leave the green spaces as they are	Supportive comment	No change
182	Individual 14	NF11	The PCC agreed at their 4th November 2024 meeting to agree to the proposal that the churchyard be designated on the plan as a local green space.	Supportive comment	No change



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
183	Individual 30	NF11	There is NO access from Joy Avenue to River Tas. This should be reinstated and maintained	Comment about access	No change  Project <b>CONSIDERED AS A PROJECT</b>
184	Individual 44	NF11	We have plenty of green space but no one uses it due to litter and vandalism	Comment about litter and vandalism	No change, beyond the scope of the Plan
185	Individual 46	NF11	Supported	Supportive comment	No change
186	Individual 54	NF11	Some of these sites have a rather tenuous claim to Green Spaces/Assets. Might be better to focus on the more realistic ones.	Comment about whether some should be LGS	All meet the criteria, no change
187	Individual 58	NF11	Good to have our green spaces recognized and listed	Supportive comment	No change

#### **POLICY NF12: Important local views**

Policy NF12: Important local views



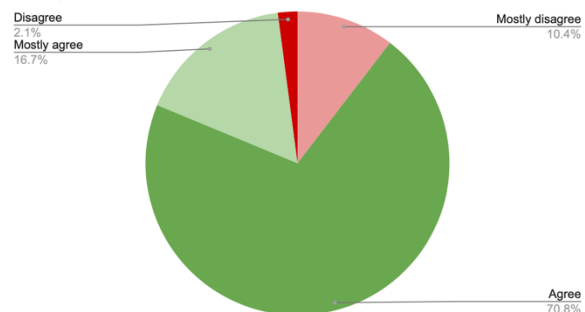
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
188	South Norfolk Council	'Landscape and important local views'; 8.13 (3.) (page 69)	<p>The final sentence in point 3 ('<i>From Newton Flotman Village Centre site looking southwest</i>') is an error and appears to be a repeat of the title of point 4, which features beneath.</p> <p>Support for the inclusion of the key view from Ipswich Road towards St Mary's Church.</p>	Typo and supportive comment	Amend typo - <b>DONE</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
189	South Norfolk Council	Policy NF12: Important local views	<p>Whilst it is acknowledged that the four identified views are clearly important to local residents, and whilst the Council does not have any objections to the specific views identified, it would be useful to know whether any key views assessment or analysis been undertaken, to help inform and justify their inclusion (in the same way as for the Local Green Spaces or NDHAs, for example)?</p> <p>We consider it useful for such policies to be underpinned by a key views assessment / analysis, which could evaluate a long-list of identified views against criteria such as public accessibility, scenic quality, rarity, representativeness, conservation interest, recreational value, cultural associations etc. This can be particularly important to help justify the inclusion of a particular view if, for example, there are objections raised during the Neighbourhood Plan process.</p> <p>Consider the inclusion of a key view looking from the historic bridge (with the key viewpoint at the eastern parish edge) across to the older street range on Old Street (also Figure 34).</p>	Suggests further justification and additional view	<p>Add further text to paragraph 8.13 regarding all views having scenic quality, representativeness, recreational value and public accessibility. Plus the view of the church has cultural association. - <b>DONE</b></p> <p>Add in view number 5, looking from the historic bridge (with the key viewpoint at the eastern parish edge) across to the older street range on Old Street. - <b>DONE</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
190	Individual 9	NF12	Views 1 and 2 are pretty featureless. What about views of the bridge, view down short street towards the old Maid Marion, View down Flordon Fd toward Dell close and view from top of village to the south. View of the village sign and trees on the green also good.	Suggests new views	No change, the main views of community importance have been identified
191	Individual 38	NF12	I really do not think this should be a policy. I don't agree that they are important local views. And I don't think they bring anything to our village	Negative comment	No change, goes against majority of community opinion
192	Individual 48	NF12	Will be overridden by central government	Negative comment	No change
193	Individual 49	NF12	The view from the top of St Mary's Newton Flotman could also be considered!	Suggests new view	Not a public view, no change
194	Individual 58	NF12	I would like to preserve views around Ash Plantation too	Suggests new view	No change, on and across private land

#### **POLICY NF13: Dark skies**

Policy NF13: Dark skies



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
195	South Norfolk Council	'Dark Skies and Light Pollution' (para . 8.17)	There is a typo in the first sentence – 'In the household survey <u>residents</u> 'What features would you like to see included in any new development?', residents responded...'	Typo	Amend typo <b>DONE</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
196	Norfolk Wildlife Trust	NF13	<p>Due to the known adverse impacts on nocturnal wildlife from light pollution, we welcome the Dark Skies Policy. However, to ensure the most robust protection for wildlife we recommend the addition of the following policy wording, or similar:</p> <p><b>'Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (<a href="https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/">https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/</a>). Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.'</b></p>	Suggests additional wording to policy	Add additional wording <b>DONE</b>
197	Individual 13	NF13	I think people's safety is more important than a 'dark skies policy'. I would therefore advocate well-designed lighting which sends light only where it is needed for new housing developments	Comment about well-designed lighting	No change, safety is address in the policy, where necessary
198	Individual 16	NF13	Streets without lighting, particularly on the dark winter nights can be dangerous for a variety of reasons. I believe a minimum of lighting should be provided on new developments using the latest energy efficient bulbs and timed operation to conserve energy	Comment about safety and well-designed lighting	No change, safety is address in the policy, where necessary

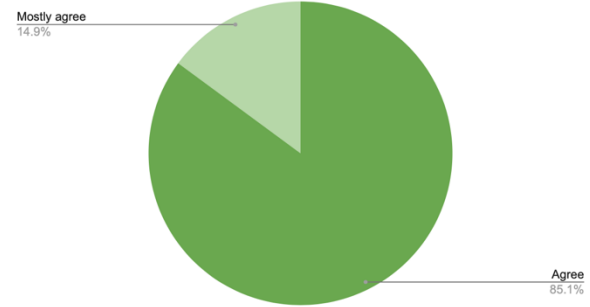
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
199	Individual 30	NF13	Dark skies are important but s is personal safety so walkways/pavements need to be in a good state of repair	Comment about safety	No change, safety is address in the policy, where necessary
200	Individual 37	NF13	Good as love the dark skies of a village!	Supportive comment	No change
201	Individual 38	NF13	There is currently an epidemic on female safety (and or/any personal safety). This is paramount over dark skies. There are plenty of communal areas where the benefit of dark skates can be appreciated.	Comment about safety	No change, safety is address in the policy, where necessary
202	Individual 39	NF13	Further street lighting should be strongly opposed	Supportive comment	No change
203	Individual 45	NF13	As there is anti-social behaviour in the village and not being enforced, lights need to be switched off at no used times e.g. 11pm-5am	Comment about antisocial behaviour	No change, street lighting goes off at midnight

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
204	Individual 49	NF13	Good idea as long as safety is not compromised for older adults!	Comment about safety	No change, safety is address in the policy, where necessary
205	Individual 54	NF13	Modern street lighting can largely negate the effect of illumination on Dark Skies	Comment about well-designed lighting	No change
206	Individual 57	NF13	It would be good to limit wattage on individuals outside lighting, and make sure it is limited to the immediate area of the property, pointing downwards and not left on all night ideally. Could street lights be dimmed at all and more spread out to limit light pollution.	Comment about well-designed lighting	No change, this does not require planning permission
207	Individual 58	NF13	I would rather not have any further street lighting	Supportive comment	No change

#### **POLICY NF14: Localised flooding**



Policy NF14: Localised flooding



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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20 8	Norfolk County Council – Lead Local Flood Authority	NF14	<p>3.1. The LLFA welcomes that the Newton Flotman Neighbourhood Plan 2024 - 2038 Draft Pre-Submission Version for Consultation dated October 2024 (Regulation 14) and its 14 no. proposed policies make references to flooding from various sources such as surface water and fluvial flooding and to the implications of climate change upon development and flood risk. It is however noted that no reference is made within the document to sources such as groundwater flooding, with no groundwater mapping provided or comprehensive mapping for other sources of flood risk such as surface water. Policies NF1: Design, NF10: Natural assets and biodiversity, NF11: Local Green Spaces and NF14: Localised Flooding and their supporting text, Objective 1: Development and Objective 5: Natural Environment, within the Regulation 14 document, which are of most relevance to matters for consideration by the LLFA.</p> <p>3.2. The LLFA further welcomes the inclusion of Policy NF14: Localised Flooding and its supporting text in respect of flood risk and references made in the document to the consideration of flooding in future developments within the Parish, along with the implications of climate change, particularly, along with areas identified which have been affected by localised surface water flooding (Figure 37). However, much of this consideration is relatively limited in scope and relates to fluvial flood risk, with it noted that whilst the majority of the parish lies within flood zone 1, areas of flood zones 2 and 3 are present associated with the River Tas (Figure 36). The LLFA would therefore welcome references be included within the document to ensuring new developments gives adequate and proportional consideration to their likely effect on all sources of flooding and supported with relevant mapping. It is also noted that a significant surface water flowpath is present within the Parish (along with other flowpaths and surface water ponding / pooling) which is not specifically referenced</p>	<p>Suggests reference to sources of flooding with mapping.</p> <p>Reference to new developments, 4 pillars of SuDS, relevant agencies.</p>	<p>Add in reference to sources of surface water drainage issues. <b>DONE</b></p> <p>Add in reference to new developments, 4 pillars of SuDS, relevant agencies. <b>DONE</b></p>
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			<p>within the document, along with the identification and consideration of drainage ditches and ordinary watercourses, some of which fall within the Norfolk Rivers Internal Drainage Board.</p> <p>3.3. The LLFA particularly welcomes references made in the document to the inclusion and benefits of the use of Sustainable Drainage Systems (SuDS) particularly within Policy NF14. The LLFA consider however that this policy could be further enhanced by referencing the four pillars of SuDS, namely water quality, water quantity, amenity and biodiversity and providing examples of SuDS features which could be considered such as permeable surfaces, rainwater harvesting/storage and green roofs and walls.</p> <p>3.4. The LLFA would also welcome reference be made in the document to availability of guidance from relevant Agencies in respect of flood risk and drainage such as the Norfolk County Council LLFA, the Internal Drainage Board (it is noted that no reference is made to part of the Parish falling within the Norfolk Rivers IDB) and the Environment Agency (references are noted to the River Tas, an EA main river, which flows through the Parish) to be considered and adhered to in respect of flood risk management, drainage and flooding matters.</p> <p>3.5. The LLFA welcome references made to the Neighbourhood Plan Document complimenting Strategic Policies included within the Greater Norwich Local Plan, the South Norfolk Village Clusters Housing Allocations Plan and National Planning Policy Framework (NPPF).</p> <p>3.6. The LLFA are not aware of AW DG5 records within the Parish of Newton Flotman, however, this will need to be confirmed with/by Anglian Water.</p>		
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			<p>3.7. The LLFA recommend reference be made to the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document Version 7.1 June 2024' within the Neighbourhood Plan (or the relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the <a href="#">"Information for developers" section of the Norfolk County Council website</a>.</p> <p>3.8. According to LLFA datasets (extending from 2011 to present day) we have 1 no. records of internal flooding and 6 no. records of external/anecdotal flooding in the Parish of Newton Flotman. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>3.9. We advise that Norfolk County Council (NNC), as the LLFA for Norfolk, publish completed flood investigation reports <a href="#">here</a>.</p> <p>3.10. According to Environment Agency datasets, there are significant areas of localised surface water flooding (ponding) and surface water flowpaths present within the Parish of Newton Flotman.</p> <p>3.11. The LLFA note that some flood risk mapping has been included in the document. The LLFA recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area. Information on this and associated tools/reference documents can be found at:</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<ul style="list-style-type: none"> <li>• <a href="#">GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map</a></li> <li>• <a href="#">Norfolk County Council (NCC) – Flood and Water Management Policies</a></li> <li>• <a href="#">Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document</a></li> </ul> <p>3.12. Allocation of Sites:  3.13. We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (in this instance it is noted that no housing allocations form part of the Neighbourhood Plan). If a risk of flooding is identified then a sequential test, and exception test where required, should 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 still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.</p>		

20 9	Anglian Water	NF14	<p>POLICY NF14: Localised flooding</p> <p>Comment:</p> <p>Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy.</p> <p>We are aware that with more people opting for more paved and decked areas in their gardens we are seeing a loss of green areas, particularly in heavily populated areas, but it can also cause problems in less populated areas too. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run-off from existing properties and new development as part of the solution to protect the sewer network.</p> <p>Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p>	Supportive comment	No change
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.</p> <p>We hope that these comments are helpful and wish the neighbourhood plan group every success in taking the plan forward to the next stage. If you have any questions about this response or wish to discuss anything I have raised, please do not hesitate to get in touch.</p>		
210	Norfolk Wildlife Trust	NF14	<p>Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution downstream and locally, increasing biodiversity, providing valuable habitat for wildlife and when used effectively can provide habitat connectivity.</p> <p>We therefore support the requirement within this policy for the use of an appropriate Sustainable Urban Drainage System (SuDS). We support section DC.07 of the Design Code on SuDS and welcome the expectation that any SuDS will be managed effectively in the future. Figure 24 of the Design guidance and codes is a useful reference for the design of multifunctional SuDS. This includes reference to green walls/roofs which we included in our response to Policy NF10.</p>	Supportive comment	No change



21 1	Norfolk Rivers Drainage Board	NF14	<p>Newton Flotman falls partially within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (NRIDB) and therefore the Board's Byelaws apply to any development within the Board's area.</p> <p>The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p> <p>The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance <a href="#">SuDS discharge location hierarchy</a>.</p> <p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be</p>	Further information supplied	<p>Could add further information into the supporting text <b>DONE</b></p>
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			<p>dependent on the granting of any required Land Drainage Consents.</p> <p>Please see the list overleaf of the proposed sites for development which we consider may impact the Board's area. The Board would seek to comment on these should they come forward for planning permission, alongside an explanation of any potentially required consents should these sites be developed. Please note that this list is not exhaustive and the Board may or may not choose to comment on additional site allocations if and when more information is presented.</p> <p>I note that two sites within the parish have been allocated for housing developments within the South Norfolk Village Clusters Housing Allocation Plan (VC NEW1 – 25 dwellings southwest of Alan Avenue, and VC NEW2 – 31 dwellings adjacent to VC NEW1 carried forward from the 2015 Local Plan). Whilst these have not been allocated within your own neighbourhood plan, in order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes, please be aware of the following where developments are proposed within or partially within the Board's IDD:</p> <p>Byelaw 3- Discharge of Surface Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water</li> </ul>		
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			<p>to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at <a href="https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf">https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf</a> ).</p> <ul style="list-style-type: none"> <li>• If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.</li> </ul> <p>Byelaw 3- Discharge of Treated Foul Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).</li> </ul> <p>Byelaw 10- Work's within 9m of Board Maintained Watercourse/s</p> <ul style="list-style-type: none"> <li>• Should any development include works within 9 metres of a Board maintained watercourse, consent would be required to relax Byelaw 10 (no obstructions within 9 metres of the edge of drainage or flood risk management infrastructure).</li> </ul> <p>Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse</p> <ul style="list-style-type: none"> <li>• Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).</li> <li>• Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).</li> </ul> <p>For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:</p>		
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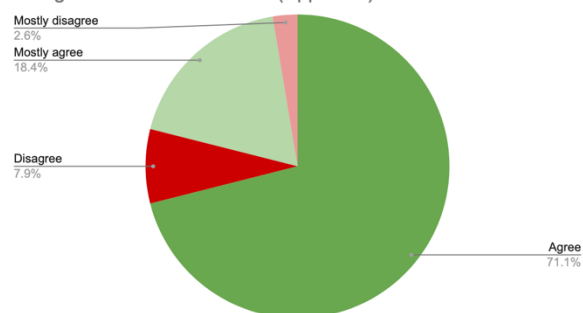
		<ul style="list-style-type: none"> <li>• If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the <a href="#">Non-Statutory technical standards for sustainable drainage systems</a> (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</li> </ul> <p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the <a href="#">National Planning Policy Framework</a>). For further information regarding the Board's involvement in the planning process please see our <a href="#">Planning and Byelaw Strategy</a>, available online.</p> <p>I recommend that the Neighbourhood Plan includes reference to the relevant regulators for drainage and flood risk (such as the Internal Drainage Boards, the Environment Agency and the Lead Local Flood Authority). These agencies are in place to support the provision of sustainable development and reducing flood risk. As outlined above, works to watercourses (such as surface water discharges and/or any alterations of said watercourses) will require</p>		
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			consent from the relevant regulatory body, therefore it would be beneficial for the regulators to be included in the plan.		
<b>212</b>	Individual 29	NF14	Are the mains drains up to another 50 houses on Alan Ave?	Question about capacity on Alan Avenue	No change. Anglian Water have confirmed this is the case
<b>213</b>	Individual 30	NF14	Existing issues need attending to	Supportive comment	No change
<b>214</b>	Individual 44	NF14	More needs to be done about drainage including clearing the river!	Supportive comment	No change. Environment Agency are working on clearance
<b>215</b>	Individual 45	NF14	Dredge the bank near the bridges to help the river flow	Comment about maintenance	As above, no change
<b>216</b>	Individual 46	NF14	Essential as river management is very poor not cleaned in 10 years	Comment about maintenance	No change, as above
<b>217</b>	Individual 47	NF14	Don't want flooding to increase as already an issue in our area	Supportive comment	No change
<b>218</b>	Individual 48	NF14	Housing won't help this	Supportive comment	No change

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
219	Individual 49	NF14	Not got a working knowledge of where it floods but know some gardens - Dell Close	Suggested new area	No change, Dell Close is in the policy
220	Individual 54	NF14	Should include water channel on Flordon Road, opposite Higher Green Close. Water ponds on west side, gullies are on the east side. Waterside Gardens - Really!!	Suggested new area	No change, not aware of flooding in the area
221	Individual 57	NF14	Some flooding issues could be alleviated with better leaf clearance as some drains are quickly blocked by leaf fall at certain times of the year.	Comment about maintenance	No change, land owner responsibility

## Design Guidance and Codes

Design Guidance and Codes (Appendix)



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
223	South Norfolk Council	General	Generally, the wording in parts needs rephrasing as it can contradict itself in terms of requirements as pointed out below. It needs to be checked as to how someone would interpret parts of the code if developing a house.	Suggests rephrasing some areas	Review wording  <b>Amended by AECOM</b>
224	South Norfolk Council	Page 8	Fig 1 – Concern that the photograph does not demonstrate good cul-de-sac design. Generally, ransom strips at end of cul-de-sacs should be avoided and connecting footpaths would be better.  Fig 4 – Consider replacing this photograph, as it shows quite high front boundary close boarded fencing which is generally undesirable.	Suggests changing photographs for better examples	Figure 1: change image of a cul-de-sac, provide photograph  Figure 4: remove photo as steering group do not consider scattered setbacks as a feature of Newton Flotman. <b>Amended by AECOM</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
225	South Norfolk Council	Page 10 (para 2.5)	Concern that the wording is perhaps difficult to enforce. Consider rephrasing to allow effective implementation.	Concern over wording	Add in wording that is about proposals that require planning permission (i.e. not permitted development) <b>Amended by AECOM</b>
226	South Norfolk Council	Page 15 (para 5.2)	<p>Reconsider the phrase “<i>not distinguishable</i>”. Villages by nature have quite diverse selection of housing – this code seems unreasonable if the existing housing is not of any particular architectural note e.g. generic national house designs from the 60s/70s and not locally distinctive to the area. It would be better to be worded to say sympathetic to or take into account the design rather than being the same (which not being easily distinguishable infers it should be.)</p> <p>We understand the rationale that “<i>a consistent architectural style across the village fosters visual cohesion</i>”, however it could be argued that there already exists a variety of architectural styles in Newton Flotman.</p>	Comment on housing design	<p>Amend to state ‘New homes must take into account the design of surrounding homes, so as not to stand out,..’</p> <p>Remove ‘A consistent architectural style across the’ and start ‘To...’ <b>Amended by AECOM</b></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
227	South Norfolk Council	Page 16 (para 5.3)	Reference to generic brickwork could be argued to contradict paragraph 5.2 and not be locally distinctive.	Comment about brickwork	Replace with 'Locally sympathetic' rather than locally sourced. <b>Amended by AECOM</b>
228	South Norfolk Council	Page 18	Should "Red brick lintels" read "red brick dressing"? The lintels are not visible in the photograph.	Comment about wording and photograph	No change, photograph shows red brick lintels <b>Amended by AECOM</b>
229	South Norfolk Council	Page 19 (para 5.8)	Reference to " <i>more innovative or contemporary leaning</i> " contradicts the requirement that "new homes must not be easily distinguishable" as set out in paragraph 5.2. Consider revisions to provide clarity and aid implementation.	Comment on housing design	Add to end of paragraph 5.8 'if they meet high levels of sustainable design' <b>Amended by AECOM</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
230	South Norfolk Council	Page 24 (para 9.4)	Concern that this paragraph seems to promote flat or very low-pitched roofs, as even ridges on a one storey window will be above first floor windows? It also appears to be contradicted by paragraph 9.5 and figure 27.	Comment on housing design	Change 9.4 to 'extensions should only be one storey only where there is a danger of overshadowing or loss of privacy for neighbouring properties'  Change 9.5 to 'Where double storey rear...'

231	Anglian Water		<p>Comments on Appendix B - Design Guidance and Codes: The following comments are provided for improvement to ensure better linkages with the policies and proposals of the neighbourhood plan which are currently being consulted on and refined and given some of the mandatory requirements of the Codes.</p> <p>Built form codes and guidance DC.02. Frontages and back gardens, Point 2.3 – Support, requiring parking areas and driveways to use permeable paving.</p> <p>DC.07. Sustainable Drainage Systems and surface materials – Support.</p> <p>DC.09. Extensions and conversions – See under DC.11. Sustainability</p> <p>DC.11. Renewable energy and eco-design - This does not refer specifically to water efficiency. It should be made more explicit about promoting water efficiency and management, with such positive features as water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling. It is, therefore, relevant for DC.09 covering extensions and conversions.</p> <p>Figure 32 illustrates different measures for low-carbon homes for existing as well as new buildings. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting</p>	Suggests adding more detail in on water efficiency	<p>DC02 – no change</p> <p>DC07 – no change</p> <p>DC11 – figure 31, add in both columns 'Water efficient features – e.g. rainwater/storm water harvesting reuse, and greywater recycling'. Also, put into guidance in DC.11. <b>Amended by AECOM</b></p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			and reuse, and greywater recycling. See under point 6 'highly water-efficient devices' for existing buildings and point E 'water management and cooling' for existing and new buildings.		

232	Individual 9		<p>The design guidance offers sound advice on sustainability and then backs off by implying that these changes are guidance only or "encouraged" . The guidance refers to building regulations but if we simply say housing must comply we are not really advancing the cause.</p> <p>The is particularly troubling for heat pumps and solar panels.</p> <p>Also bothered to see it suggested that retrofitting for sustainability must not alter the appearance of the house. External cladding would completely change the house but may be a very useful retrofit.</p>	<p>Comment about what is code.</p>	<p>11.5 Remove 'without alternating or disrupting the exterior of the buildings, and thus retaining their character' in implementation column.</p> <p>Remove 'without compromising the architectural Character of traditional dwellings in Newton Flotman' in other column.</p> <p>Can encourage beyond building regulations, but not make it code.</p> <p><b>Amended by AECOM</b></p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
<b>233</b>	Individual 30		On the whole agree with above amendments	Supportive comment	No change
<b>234</b>	Individual 38		Again, I don't think there are any major design features in this village that need to be protected and respected	Comment about design features in the village	No change
<b>235</b>	Individual 49		See comments in box 1 with reference to the design codes document - should have read the paper first shouldn't I?!!	Comments above	No change