

2019



Ryburgh Neighbourhood Plan (2019 - 2040)

PRE-SUBMISSION DRAFT VERSION

FOR PUBLIC CONSULTATION

Consultation Period: Monday 12 August - Monday 23 September, 2019

AUGUST 2019

**Ryburgh Neighbourhood Plan
Steering Group**

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Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**



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1 Introduction

1.1 About the Neighbourhood Plan

- 1.1.1** This Neighbourhood Development Plan (NDP) is being prepared by a sub-committee of Ryburgh Parish Council. This Steering Group has the objective of producing a document to be taken into account in deciding planning applications for development in the Ryburgh Neighbourhood Area (RNA). The extent of the RNA is shown in 'Annex 1 - Neighbourhood Area Map'. The NDP will not take effect until the prescribed procedures have been successfully completed. This will include consultation with North Norfolk District Council (NNDC), statutory bodies, residents and persons working in the Neighbourhood Area. It will include submission for an independent examination to ensure compliance with the relevant legislation and there will be a community referendum as to the adoption of the NDP that will be held at the end of the process.
- 1.1.2** This emerging draft of the Neighbourhood Plan is called the 'Pre-Submission version'. We are asking those people who live and work in the Neighbourhood Area for comments on the proposals and content of the draft document. We will also be seeking feedback from statutory bodies such as North Norfolk District Council, Norfolk County Council, Natural England, Historic England, Environment Agency, and service providers such as Anglian Water. Following consultation the feedback received will be considered and a view taken as to where it is appropriate to amend the plan.
- 1.1.3** The final updated version of the Neighbourhood Plan will be presented to the Parish Council for submission to North Norfolk District Council ahead of examination by an independent examiner. The job of the examiner is to review the Plan against the "Basic Conditions" test, prescribed in national policy. The Examiner will provide commentary as to whether the plan in its submitted form, or an amended form, should proceed to a public referendum.

1.2 How to comment on this document

- 1.2.1** The Steering Group are inviting comments on this document and the supporting evidence over a 6-week period between **Monday 12 August** and **5pm on Monday 23 September, 2019**.
- 1.2.2** Paper copies can be reviewed at the following locations:
- Ryburgh Community Shop, Station Road, Great Ryburgh
 - Ryburgh Memorial Hall, Fakenham Road, Great Ryburgh
 - St. Andrews Church, Great Ryburgh
- 1.2.3** Electronic copies are available at www.ryburghpc.info/neighbourhood-plan and the Plan, along with the supporting evidence, will also be hosted on North Norfolk District Council's website www.north-norfolk.gov.uk/ryburghnp
- 1.2.4** Please return completed responses to ryburghndp@gmail.com by **5pm on Monday 23 September, 2019**. Alternatively, responses can be returned to:
- Ryburgh NDP Steering Group, c/o 5 Station Road, Great Ryburgh, NR21 0DX; or,
 - Deposited at Ryburgh Community Shop, Station Road, Great Ryburgh

Please ensure that you identify the Paragraph, Section or Policy in the Neighbourhood Plan that your response relates to.

1 Introduction

Get in touch

1.2.5 If you have any questions about the Neighbourhood Plan please contact Mike Rundle:

- By Email - ryburghndp@gmail.com
- By Telephone - 07876588823
- By Post - 5 Station Road, Great Ryburgh, NR21 0DX

1.3 Constraints

1.3.1 This NDP is a planning document. It puts in place planning policy for the RNA inspired by the priorities identified by the community in the consultation process. It does not and cannot deal with non-planning issues. It must not contradict or undermine the planning policy contained in the National Planning Policy Framework (NPPF)⁽¹⁾ nor the Local Plan⁽²⁾. This NDP is intended to contain policies that reflect local circumstances and requirements but only those that can be justified and evidenced. The policies are intended to be positive and aspirational but realistic.

1.4 The Emerging North Norfolk Local Plan

1.4.1 The current NNDC Local Plan will be replaced by the emerging North Norfolk Local Plan⁽³⁾. Consultation upon the emerging Local Plan commenced in May 2019 and adoption is likely to be some time in 2021. The emerging Local Plan is intended to take effect until 2036. This NDP is prepared so as to reflect and correspond with the provisions of the first draft of the emerging Local Plan.

1.5 Planning Policies vs Community Aspirations

1.5.1 The consultation process with the community is detailed in Annex 2 'Consultation Process'. Much of the suggestions and comments received from the community during the consultation process for this NDP concerned matters that cannot be dealt with through the planning procedure. Nevertheless they are of concern and value to the Parish Council. They are the subject of a Memorandum (separate to this NDP) to the Parish Council, for action by the Parish Council, and will not be addressed in this document. They are referred to in this document as "Aspirations". A copy of the memorandum is shown in Annex 3 'Memorandum of Aspirations'.

1.6 Timeframe of the Neighbourhood Plan

1.6.1 The policies contained in this Neighbourhood Plan will be applicable for the period of 20 years from the date this document comes into force.

1 NPPF, Ministry of Housing, Communities & Local Government, Published 27 March 2012. Last updated 19 June 2019. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2 Core Strategy (2008) & Site Allocations Plan (2011), www.north-norfolk.gov.uk/ldf

3 Emerging North Norfolk Local Plan, www.north-norfolk.gov.uk/localplan

The Neighbourhood Area 2

2 The Neighbourhood Area

2.1 Profile of Ryburgh Neighbourhood Area

- 2.1.1** The extent of the Neighbourhood Area is identical to the area of the Ryburgh Parish Boundary. The Parish consists of two adjoining settlements: Great Ryburgh and Little Ryburgh. From the 2011 census Ryburgh is shown as having a population of 694 persons in 264 households. Of these 246 are situated in Great Ryburgh and 18 in Little Ryburgh. Little Ryburgh is a hamlet collected around a single-track lane, approximately a mile to the north of Great Ryburgh.
- 2.1.2** Both Great and Little Ryburgh are historic settlements, originally arising from a crossing of the River Wensum. Today, the Anglo Saxon bridge is the entrance to Great Ryburgh and carries the C355 that links the A1067 at one end of the village to the B1146, at the other end. The C355 is the high street of Great Ryburgh and the village has extended by mainly ribbon development on either side of the road to its present extent of some 1,500 meters of housing amongst which, adjoining the site of the now dismantled railway station and in the centre of the village, is the Crisp Maltings. This is one of the largest single industrial sites in North Norfolk and has a major impact on the village, especially in terms of the heavy goods vehicles moving to and from the works, as well as in visual terms (herein referred to as “the Industrial Site”). The extent and position of the industrial site is shown in Annex 4 'Industrial Area Map'.
- 2.1.3** Ryburgh as a whole is an active community with a community shop, an Inn/restaurant, butcher, fish and chip shop, Norman church with round tower, Village Hall and a number of home-based small businesses. Both Great and Little Ryburgh are set within the Wensum River valley surrounded by agricultural land and woodlands the great majority of which is owned by the Sennowe Estate. The importance to Ryburgh of its setting within the river valley cannot be overstated. The meadows, marsh land, lakes, reed beds, hedges and ditches provide an open landscape where the river crosses the Neighbourhood Area that is, arguably, of great natural beauty and which provides the pre-eminent wildlife corridor (in contrast to the intensive agriculture that surrounds it) of North Norfolk.



Picture 1 Village Field with Crisp Maltings in Background (July 2019)



Picture 2 The Village Shop, a Community Interest Company est 2009



Picture 3 Great Ryburgh Memorial Hall, Built 1952 (July 2019)

2 The Neighbourhood Area

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Informing the Pre-Submission Plan 3

3 Informing the Pre-Submission Plan

3.0.1 The Vision Statement referred to in Section 3.2 was informed by and developed with the local community through the consultation process. It forms the foundation of the Ryburgh NDP.

3.1 Aims

3.1.1 The Aims addressed by this NDP which were identified in the consultation process are:

- **Traffic Safety** (this was the most frequently mentioned issue in responses from the community, in 63.41% of responses). It arises no doubt because of the narrow character of the high street of Great Ryburgh (namely Station Road/Fakenham Road), the consequent inadequacy of the pavements and the dangerous proximity to the traffic, particularly HGV's, of the pedestrian, of school children catching school buses, of cyclists and disability scooters. The problem is largely one for the County Highways department but is the subject of a policy in this NDP designed to ensure that the current position does not get worse. The issue is also addressed in Annex 3 'Memorandum of Aspirations'.
- **Footpaths, cycle ways and access to the countryside** (53% of responses). It is a concern of the local community that there is no footpath to the A1067 bus stop serving the village and that walking the road to and from the bus stop is dangerous. It is also a concern that there is inadequate access to the local countryside. The creation of footpaths is not possible through an NDP but a policy has been included to ensure that development does not take place on the disused railway line. This issue is also addressed in Annex 3 'Memorandum of Aspirations'.
- **New Housing** (a topic in 36% of all submissions) is the subject of a report for this NDP (**Evidence Document 1 - Housing Report**) by Mr Michael Rayner, Planning and Heritage Consultant, March 2019. Policies are included in this NDP reflecting the recommendation of the report namely, the encouragement and management of sustainable housing growth through the use of infill sites in Great Ryburgh.
- **Protection of the landscape** (24% of all submissions) is the subject of a report for this NDP (**Evidence Document 2 - Landscape Character Assessment**) by C J Yardley, Landscape Survey Design and Management, August 2018. Policies are included in this NDP which follow the recommendation of the report, which is at a higher level of resolution than the District Council Landscape Character Assessment, and for the use of the report to inform and be sympathetic to the distinctive character of the landscape in considering development proposals.
- **The Protection of the Environment** (12% of all submissions) is the subject of a report for this NDP (**Evidence Document 3 - Ecological Report**) by Robert Yaxley, Wild Frontier Ecology, August 2018. Policies are included in this NDP which are intended to conserve and protect valued habitat.

3.1.2 In anticipation of policies intended to protect Open Land Areas contained in the emerging Local Plan, policies are included in this NDP to safeguard the Wensum Valley and its tributaries from inappropriate development through designation as Open Land Areas.

3.2 Vision Statement

3.2.1 **AIM:** the aim of the Ryburgh NDP is to provide additional planning guidance to promote sustainable development that will benefit the community whilst conserving and promoting the particular landscape and ecology that characterises the Neighbourhood Area, in order to deliver the Vision.

3 Informing the Pre-Submission Plan

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

3.3 Statement of Compliance

3.3.1 This statement explains how this NDP meets the requirements of Para. 8, Schedule 4B of the Town and Country Planning Act 1990 (in compliance with Regulation 15(1)(d) of the 2012 Regulations):

1. *“That having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan”.*

Response: It is believed that the NDP complies in all respects with the said national policies and guidance.

2. *“That the making of the plan contributes to sustainable development”.*

Response: The NDP and its policies put into practice the pursuit of sustainable development by seeking positive improvements in the built, natural and historic environment as well as in people’s quality of life as identified by the community of the Neighbourhood Area and so as to take local circumstances into account.

3. *“That the making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”.*

Response: Each of the planning policies contained in this NDP have been checked to be in general conformity with the Core Strategy Policies of the North Norfolk District Council. The NDP policies support and uphold the general principle with which the strategic policy is concerned, and provide an additional level of detail and/or distinct local approach to that set out in the strategic policy without undermining that policy.

4. *“that the neighbourhood plan is compatible with EU obligations and human rights requirements”.*

Response: the plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

5. *“that the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan”.*

Response: It is confirmed that the plan is submitted by Ryburgh Parish Council, that it is stated to have effect for the period of 20 years, that the policies in the Plan do not relate to “excluded development” (mineral extraction and waste development, nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country Planning Act 1990) and that the plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the Neighbourhood Area. Having regard to these matters and generally, it is confirmed that the prescribed conditions are met and the prescribed matters have been complied with.

4 Planning Policies

4.0.1 Section 3 sets out the process informing this NDP and the aims of the plan and the vision that is the object of the aims. This section 4 sets out the policies to support and deliver the aims and vision. Each policy has its own section and each section is structured in the same way with first, an explanation of how the policy supports the aim/vision, secondly a summary of the evidence in support of the particular policy and thirdly, the policy itself.

4.1 Traffic Safety

4.1.1 The public highway that is the high street of Great Ryburgh is a non-trunk 'C' class road and inadequate in width in many places to permit the passage of a Heavy Goods vehicle (the typical HGV visiting the Industrial Site is 44 tonnes of which 28/29 tonnes is the weight of the load and some 15 tonnes the weight of the vehicle) without obstructing the adjoining carriageway. The pavements in the village are of inadequate width to permit safe passage of pedestrians and wholly inadequate for pedestrians with pushchairs/prams and for disability vehicles. These circumstances are a danger to the young children who catch the school busses and visit the community shop. The high street is a section of National Cycle Route 1 created by the charity Sustrans and the cycling experience would be diminished by additional HGV traffic. Insufficient land is available for the widening of the pavements. The presence of industry in the centre of the village and the heavy volume of HGV's passing to and from the Industrial Site is incompatible with the safety of person and property. Photographs of instances of traffic congestion in the village are shown in **Evidence Document 4**. The Policy is intended to ensure the existing position is not made worse by future development and thereby to positively enhance the potential for the infill residential development that is the subject of Policy 3 'Infill Housing in Great Ryburgh'.

4.1.2 The evidence in support of the policy is the overwhelming concern of those taking part in the consultation process, the physical measurements of the highway referred to below and the planning condition currently imposed upon the Industrial Site, limiting the tonnage annually produced at the site to 115,000 tonnes.

4.1.3 Kerb to Kerb measurements taken are:

- 77 Fakenham Road - 5.7 metres
- 74 Fakenham Road - 4.7 metres
- 40 Fakenham Road - 4.7 metres
- 28 Fakenham Road - 4.4 metres

4.1.4 The standard width of a 40 tonne HGV is 3.15 metres and the width of a typical family car is 2 metres. Accordingly, when it is necessary for a vehicle to pass an HGV in much of Fakenham Road one or other of the vehicles will be required to mount the pavement.

4.1.5 By way of illustration of the number of HGV movements affecting the village, the tonnage limit, given a working year of 261 days, one movement in of the raw material and one out of the product, produces 31.47 movements every day. This illustration does not take into account the HGV movements occasioned by the transport of raw material and product to a facility at Rackheath, and its return to the village

4 Planning Policies

Policy 1

Traffic Safety

Proposals for development within the Neighbourhood Area that would result in sustained additional HGV movements in Bridge Road, Station Road and/or Fakenham Road shall be refused. For the purposes of this policy 'HGV' shall mean any truck with a gross combination mass of over 3,500 kilograms (7,716 lbs) and 'sustained' shall mean continuing or likely to continue for a period in excess of six months.

4.2 Footpaths / Cycleways; Access to the Countryside

- 4.2.1** The policy supports the concerns of the consultees made known through the consultation process by protecting the land which was the route of the railway, now dismantled, between Ryburgh and Fakenham (in so far as it passes through the Neighbourhood Area) from development. Greater access to the countryside will benefit the community and thereby promote its future sustainable development.
- 4.2.2** The evidence in support of the policy is the concern of the consultees and the status of the land as "land safeguarded for sustainable transport" (in the NNDC Core Strategy and Proposals maps).

Policy 2

Safeguarded Land for Public Access

No development will be permitted on the bed of the dismantled railway running through the Neighbourhood Area that would diminish the potential use of the land for a footpath or cycleway.

4.3 New Housing

- 4.3.1** This policy supports the aims of the NDP by:
- promoting a small level of sustainable growth in the RNA by 2036;
 - supporting residents who wish to live in the RNA 'from cradle to grave';
 - helping to maintain the rural feel and protect the Conservation Area and valued landscapes and views within the RNA.
- 4.3.2** This policy supports a small level of growth within the settlement of Great Ryburgh (for the purpose of this policy the extent of the settlement of Great Ryburgh is to be the houses, other buildings and land lying within the boundary marked in red on Annex 5 'Settlement Boundary Map') to help promote sustainable development, in part by enabling residents to remain in Great Ryburgh 'from cradle to grave'.

Planning Policies 4

- 4.3.3** To help achieve this aim of whole-life residence, a wide range of properties, both in terms of their size and types of tenure, needs to be available.
- 4.3.4** Outside the settlement of Great Ryburgh, new housing will only be acceptable in accordance with national policy, guidance and permitted development rights and be compatible with national and Local Plan policies.
- 4.3.5** This policy is consistent with paragraph 78 of the NPPF, as it promotes sustainable development in a rural area, by being placed where it will enhance or maintain the vitality of rural communities. This will be achieved through the increased provision of a range of housing in terms of size and tenure within the settlement of Great Ryburgh. This policy is consistent with the intention of the District Council declared in its emerging local plan to the effect that the Council will support community-led developments that make a meaningful and lasting contribution to the vitality of the community and have widespread community support.
- 4.3.6** This policy in part aims to support independent living particularly for the elderly, infirm or disabled, which is further supported by the North Norfolk Design Guide, the Local Plan and through the NPPF.
- 4.3.7** The settlement boundary for infill housing has been drawn to provide a limit within which it shall be possible for new housing to be built if it accords with the policy below. The settlement boundary for infill housing has been drawn to confine any new housing development to the limits of the existing settlement of Great Ryburgh. It has therefore been drawn to go around all existing domestic housing and to meet the following criteria:
- to be on one of the following roads: Station Road, Fakenham Road, Highfield Lane, Highfield Close, Westwood Lane and
 - not within the Great Ryburgh Conservation Area and
 - to be no more than 25 metres from an existing house meeting the criteria (a) and (b) above.
- 4.3.8** The policy restricts new housing to within the settlement of Great Ryburgh as this NDP seeks to maintain important views to and from the village, whereby clear views exist without being interrupted by built housing development, due to the location of the housing of Great Ryburgh being largely hidden by the landscape. This means that one can leave the built-up area of Great Ryburgh and almost immediately find views are unspoiled by housing. This policy aims to maintain these clear, unspoiled views.
- 4.3.9** Responses to the supplementary housing questionnaire carried out as part of the NDP process resulted in a call for some limited new housing in the settlement of Great Ryburgh, to help maintain local services, to give vitality to the village and to improve its sustainability. Over half of the 41 respondents supported the following:
- Family homes with 2-4 bedrooms as new housing: 56.1%
 - Infilling by using sites in existing built-up areas: 53.7%
 - Re-using brownfield sites in Great Ryburgh for house-building: 63.4%
 - Small developments of fewer than 10 homes: 53.7%
 - Individual new houses: 58.5%
- 4.3.10** Further evidence in support of the policy can be found in **Evidence Document 1 - Housing Report**.

4 Planning Policies

Policy 3

Infill Housing in Great Ryburgh

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

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

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

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

4.4 Protection of the Landscape



Picture 4 Wensum River Valley - Looking North From the Bridge (July 2019)

4.4.1 Evidence Document 2 - Landscape Character Assessment was commissioned to reflect the concern of consultees for the special nature of the landscape within the RNA. The report provides a detailed landscape character assessment of the RNA so as to inform development proposals and the consideration of planning applications. The policies are informed by the report and look to protect the landscape described therein. The provision of a detailed landscape character assessment will aid the process of delivering sustainable development.

4.4.2 The evidence in support of the policy is the concern of the consultees, the very special nature of the Wensum Valley (a Site of Special Scientific Interest throughout its entire length of 71 Kilometres) which forms the major topographical feature of the RNA and the presence of the eight County Wildlife sites within the RNA (details of which are to be found in **Evidence**

Planning Policies 4

Document 3 - Ecological Report. The justification for Policy 6 'Dark Night Skies' is that the existing tranquillity of the night sky is a valuable asset that is important for wildlife and benefits the health and well-being of residents.

Policy 4

Landscape Character

The report of Mr Chris Yardley 'Landscape Character Assessment - Ryburgh Neighbourhood Plan August 2018' (herein referred to as 'LCA') shall be treated as a relevant settlement character study to inform the determination of all development proposals arising within the Neighbourhood Area.

Policy 5

Protection and Enhancement of Local Habitats, Landscape and Amenity

Development will only be permitted where it protects and enhances local habitats and local landscape distinctiveness and (a) protects natural features of nature conservation/amenity importance on the site for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction or deterioration in quality and (b) provides new landscaping works that integrate successfully with the local environment and existing natural features.

Policy 6

Dark Night Skies

Development proposals containing external lighting requiring planning permission must demonstrate that the lighting is essential and that its design and operation will minimise impact on dark skies. In particular it must be demonstrated that the luminance level and period of illumination are the least necessary for the lighting to perform its function and that there will be no or minimum spillage beyond the property boundary.

4.5 Protection of the Environment

- 4.5.1** The report of Mr Robert Yaxley BSc CEcol CEnv MCIEEM of Wild Frontier Ecology dated August 2018 (**Evidence Document 3 - Ecological Report**) was commissioned to demonstrate the ecological importance of the river valley of the River Wensum and its tributaries situate in the RNA. The policies are informed by the report and are intended to benefit the sustainable development of the NDA by conservation and protection of the ecology.

4 Planning Policies

4.5.2 The River Wensum is a chalk river of European significance supporting a range of rare and valued species reliant upon the habitat. Whilst the designation of SSSI/SAC is largely restricted to the river itself the adjacent river valley, tributaries and associated pasture are critically important supporting habitats which help to maintain the features for which the Wensum was designated. Overall the valley functions as a major corridor of movement for biodiversity linking Pensthorpe nature reserve to the north and Sennowe lakes to the south of the RNA. The tributaries of the Wensum situated in the RNA Area are important green corridors which extend the influence of the river right across the RNA. The policies are intended to support the function and connectivity of all these corridors and to enhance them where possible. The area to which the policies relate are shown in Annex 6 'Habitat Areas Map' and are referred to in the policies as "the habitat areas". The report and the policies are intended to add local distinction to the broader NNDC environmental policies.



Picture 5 Wensum River Valley - Looking South From the Bridge (July 2019)

4.5.3 Any development within the RNA that may have an impact on the aquatic or terrestrial ecology of the River Wensum and its tributaries or upon any habitat covered by section 41 Natural Environment and Rural Communities Act 2006 being a priority habitat shall be accompanied by an ecological assessment and Habitat Regulations Assessment. Any mitigation and/or compensation measures outlined in such assessments will be secured via planning conditions and/or planning obligations.

Policy 7

Protection & Enhancement of Local Habitats (1)

A development proposal that is within the habitat areas will only be permitted if the primary objective of the proposal is to conserve or enhance the habitat.

Policy 8

Protection & Enhancement of Local Habitats (2)

A development proposal that is within an area adjacent to the habitat areas will only be permitted if:

- The primary objective of the proposal is to conserve or enhance the habitat; or,
- The benefit of and need for the development in that particular location significantly outweighs the impact upon the habitat.

Planning Policies 4

Policy 9

Ecological Network

Development proposals that would lead to the enhancement of the ecological network would be supported particularly where they would improve habitat connectivity.

4.6 Open Land Areas



Picture 6 The Village in the Wensum Valley Approaching from East on C355 near the A1067 (July 2019)

4.6.1 The open land (shown in Annex 7 'Open Land Areas Map' and referred to as the "Open Land" in this section) that is the valley of the River Wensum and its tributaries within the RNA makes an important positive contribution to the appearance of the area as a visual amenity. The Open Land is the setting which characterises the village of Great Ryburgh. The Open Land holds a particular local significance because of its beauty, tranquillity, richness of its wildlife and historic significance. It is free of built development. The purpose of this policy is to provide and protect open space which makes a significant contribution to the character of the NDA and to the health and well-being of the community.

4.6.2 The evidence in support of this policy is the identification of the Open Land as a landscape category in **Evidence Document 2 - Landscape Character Assessment**, the confirmation of its ecological importance in **Evidence Document 3 - Ecological Report**, and the patent benefit to all of the protection of this visual amenity.

Policy 10

Open Land

Development on the visually important Open Land will not usually be supported.

4 Planning Policies

4.7 Protection of the Historic Environment

- 4.7.1** The early Anglo Saxon burial site discovered beside the River Wensum in December 2016 is referred to by a number of the consultees as an important element in the character of the village.
- 4.7.2** Having regard to the remarkable Anglo Saxon cemetery and to the bridge over the river used today being set on Saxon foundations and St. Andrews Church, Great Ryburgh, dating from the Saxon period, the village is likely to have a wealth of archaeological sites as yet undiscovered and a policy in relation to those sites is desirable.



Picture 7 St Andrews Church & Cottages, Station Road
(July 2019)

Policy 11

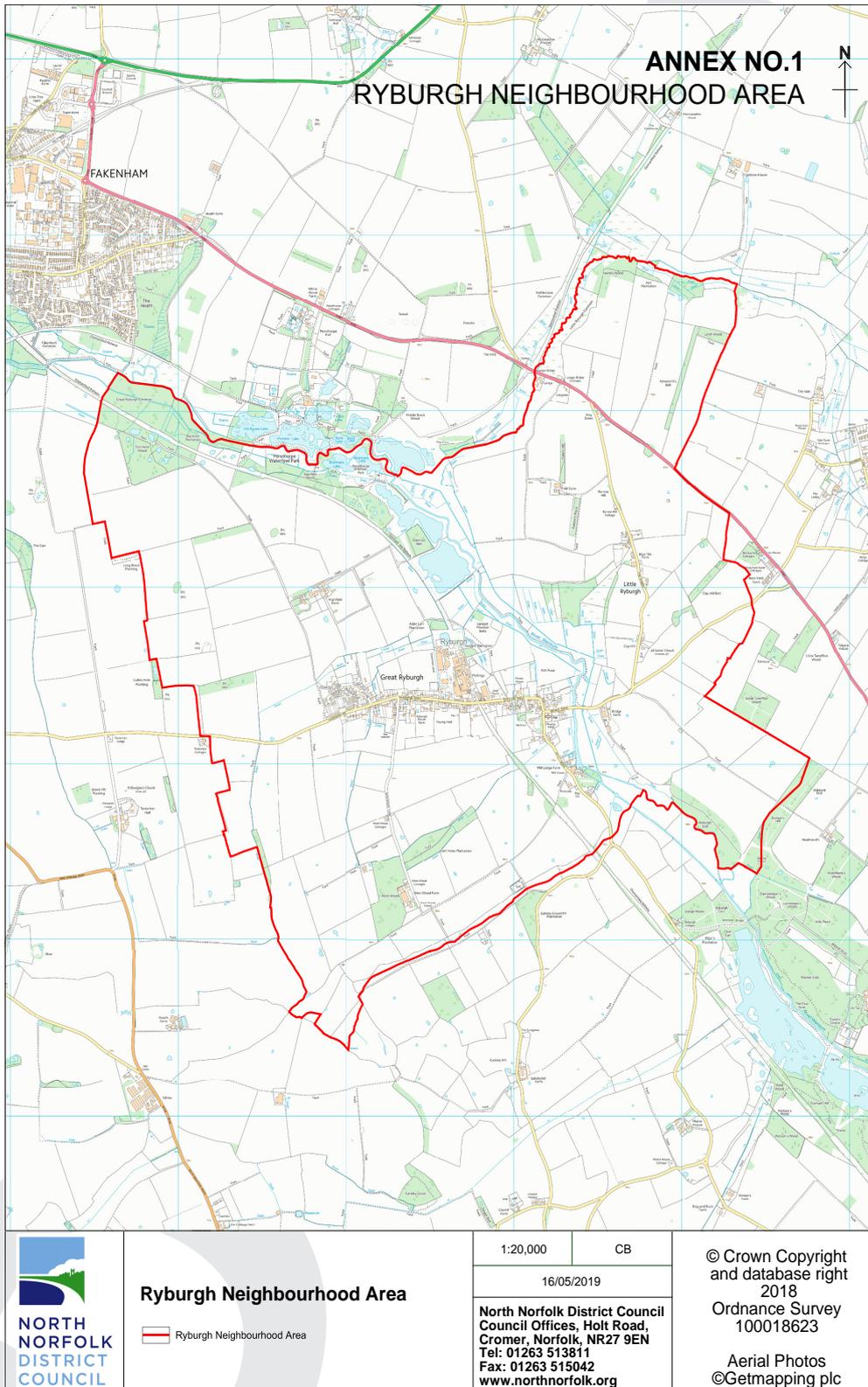
Archaeology

All planning applications for sites within 250 metres of an existing Norfolk Historic Environmental Record shall be accompanied by an appropriate archaeological assessment undertaken in consultation with the Norfolk Historic Environmental Service (NHES).

Planning applications for sites which encompass or are adjacent to an existing find spot or archaeological area shall be accompanied by a field evaluation undertaken in consultation with NHES.

Neighbourhood Area Map 1

Annex 1 Neighbourhood Area Map



Annex 1 - Neighbourhood Area Map

1 Neighbourhood Area Map

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Consultation Process 2

Annex 2 Consultation Process

The Consultation Process

The process of developing a Neighbourhood Development Plan was initiated by and has been under the control of the Ryburgh Parish Council since its decision to proceed with an NDP on 13th December 2016. The work of the preparation of the Plan was delegated to a working group and the minutes of the working group's meetings have been published at www.ryburghpc.info.

Invitations were issued to locally significant businesses/organisations/farms to appoint a representative to take part in the working group. These included Crisp Maltings, Sennowe Estate, All Saints Primary School, Pensthorpe, Mill Lane Nursing Home. Persons willing to carry out the work were welcomed and invitations to join the working group or take part were issued at the public meetings to all present.

Notices of the filing of the application to North Norfolk District Council (NNDC) to seek to designate the Parish as a Neighbourhood Area were posted on the village notice boards on 1st March 2017 and advertised in the press by NNDC between 27th February and 27th March 2017.

A first public meeting, to be held at the village hall, was notified to the community by delivery to every house in the Neighbourhood Area of an invitation to attend, and by the posting of notices on the village notice boards and by asking village groups to e-mail their members advising of the public meeting. It was held on 12th July 2017 and some 90 persons attended.

At the public meeting an explanation of the process and scope of an NDP was provided by Andrew Purdy as the chairman of the working group. Relevant elements - environment /existing businesses in the village/infrastructure and housing were addressed by other members of the working group and planning consultant Mark Thompson gave a short address upon what the process would entail. Emphasis was placed upon the Plan being the construct of the consensus of the villagers wishes and not the proposals of the working group. The meeting was opened to questions. A clip board was passed around upon which attendees were asked to put their name, address and if available their e-mail address. Attendees were handed a leaflet upon leaving upon which details of their contribution towards the plan could be submitted. It was stressed and appeared to be well understood that attendees should submit their ideas and aspirations for the future of the village over the next 20 years as soon as they have been able to give due consideration. It was made clear submissions would be treated as confidential and that support was available for anyone wishing to discuss any aspect.

On the 16th July, at the village dog show, held on the village field and open to all, a booth with banner reading Ryburgh Neighbourhood Development Plan was manned and was visited by some 20 persons who discussed aspects of the NDP.

Contributions were received by delivery to the village shop where a box was maintained in to which they could be posted. 44 submissions were received. The register of persons attending the public meeting was consulted to establish who may have attended and not made a submission and those persons contacted by members of the working group, to obtain their contribution.

An analysis of all submissions, to establish the subjects of greatest concern, was produced on 7th October 2017. Major stakeholders in the village from whom contributions had not been received were written to on 27th October 2017. An invitation to a second public meeting to be held at the village hall on 22nd November 2017 was the subject of a 'flyer' delivered to every house in the Neighbourhood Area.

At the public meeting Andrew Purdy opened by explaining the process to date and inviting attendees to view the list of submissions received to date displayed (without details of the submitter) and invited further submissions. He explained the difference between issues that might be dealt with by planning

2 Consultation Process

policies and “aspirations” that could not. Mike Rundle took the meeting through the main themes arising from the submissions to date and suggested examples of policies that might be possible. Andrew dealt with progressing the aspirations. The meeting was opened to questions. Some 35 persons signed the attendance pad of the meeting. No new submissions were subsequently received.

Having established the themes of concern to the community the working group has sought and obtained expert reports on Landscape, Ecology and Housing, each of which are annexes to this NDP. In the case of Housing, in November 2018 Mr Michael Rayner produced a questionnaire to assist in discovering the community’s preference for future housing. The questionnaire was delivered to every household, accompanied by a short note advising of progress with the NDP and of the emerging policies. There were 32 responses to the Housing questionnaire and an analysis of these was produced for the working group by Andrew Purdy on 11th December 2018 .

Memorandum of Aspirations 3

Annex 3 Memorandum of Aspirations

Memorandum of Aspirations - for action by Ryburgh Parish Council

In October 2017 the Working Group acting on behalf of the Parish Council in the preparation of the Neighbourhood Development Plan ("NDP") asked the community for submissions upon the initiatives that they would like to see within the village during the course of the next 20 years. Some of these initiatives are capable of being dealt with by planning policies in the NDP but many are not and are the subject of this memorandum as an aide memoir to the Parish Council that they are items requiring attention:

Traffic Safety

This was the most frequently mentioned of all issues affecting the village. Whilst the NDP is to contain a policy to the effect that future development generating additional HGV traffic will not be permitted, much remains to be done to improve the traffic safety in the village having regard to the existing traffic. The issue of traffic is the concern of the Highways Authority at Norfolk County Council and a sub-committee of the Working Group has met with a representative of the Authority together with the County Councillor representing the Melton Constable Division (8th August 2018), of which the Neighbourhood Area forms a part, to discuss possible measures. The discussion is ongoing and in the hands of Parish Councillor Neil Dandy assisted by Gill Waldron.

Footpaths/Cycle ways and access to the Countryside

53% of all consultees raised concern about these Issues including the dangers of walking from the village to the Norwich/Fakenham bus stop (especially in the dark) and the need for a pathway alongside the road away from the speeding traffic on a narrow carriageway. Opening a footpath across the fields from Little Ryburgh to Great Ryburgh was a popular submission as was the creation of a footpath/cycleway via Highfield Lane to Fakenham, to provide a route to school without the use of the main roads. A walk alongside the river and additional access to the Countryside for dog walking and recreation were popular suggestions. A circular walk around the Fuel Allotment was put forward in several submissions. All these suggestions require an approach to the relevant land owner to discuss what may be possible and the putting into effect of what maybe agreed.

Community Centre

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

Support of the village shop, pub, butcher and the Little Chippy

29.26% of submissions to the Working Group expressed support for and the importance of these facilities to the village. There was recognition of the many other small businesses in the village and of a need to encourage these. The creation of a business forum was mentioned.

A better bus service was sought by 21.95% of submissions to the Working Group.

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

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

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

3 Memorandum of Aspirations

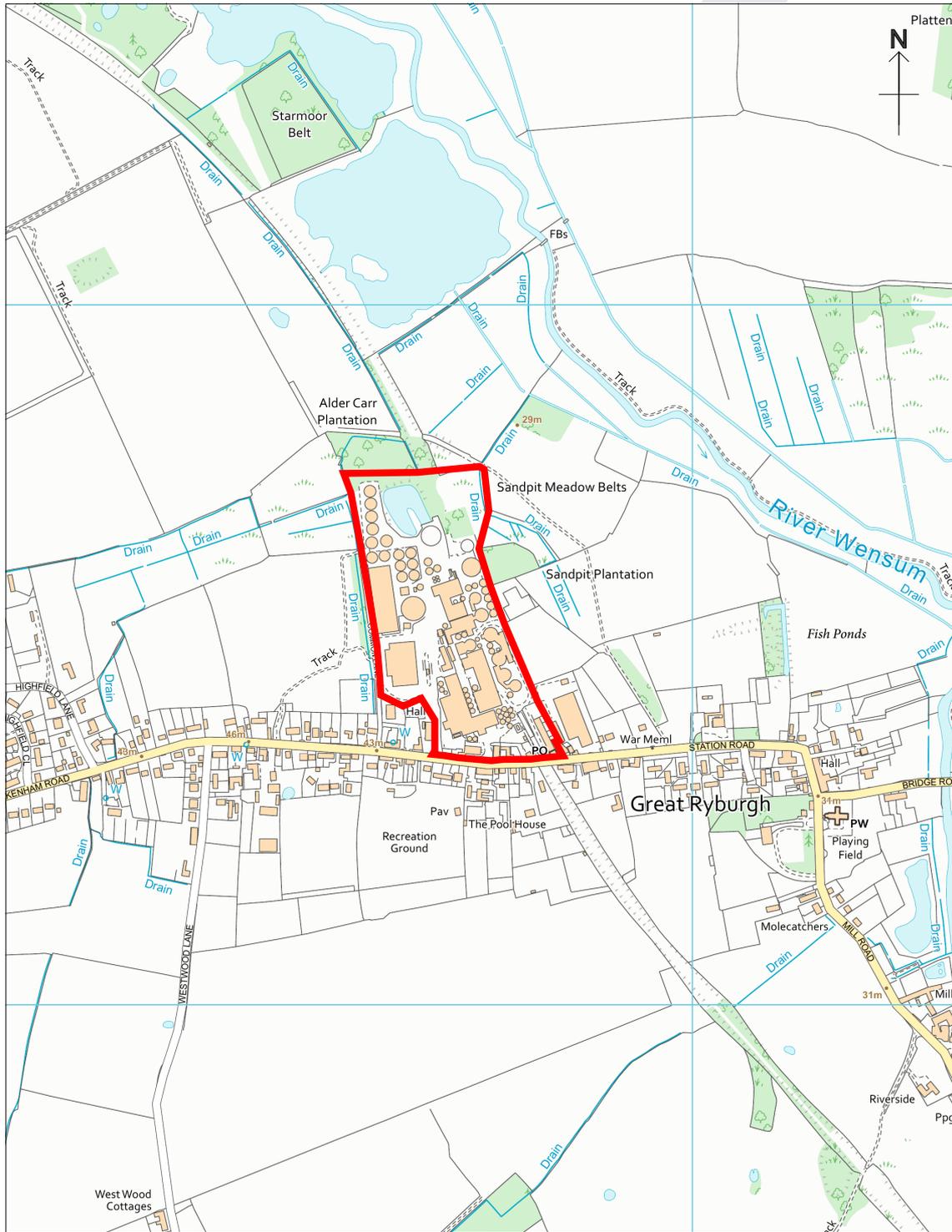
Better broadband and mobile telephone reception was a suggestion also made by 7.31% of consultees.

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

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

Industrial Area Map 4

Annex 4 Industrial Area Map



Crisp Maltings Industrial Area
Fakenham Road, Great Ryburgh

North Norfolk District Council
Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513811 Fax: 01263 515042

Scale = 1:7500 CB

16/05/2019

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4 Industrial Area Map

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Settlement Boundary Map 5

Annex 5 Settlement Boundary Map



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>Settlement Boundary within Ryburgh Neighbourhood Area</p> <p> Settlement Boundary</p>	<p>1:10,000 CB</p>
	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN Tel: 01263 513811 Fax: 01263 515042</p>	<p>16/05/2019</p>
	<p>© Crown Copyright and database right 2019 Ordnance Survey 100018623</p> <p>Aerial Photos ©Getmapping plc</p>	

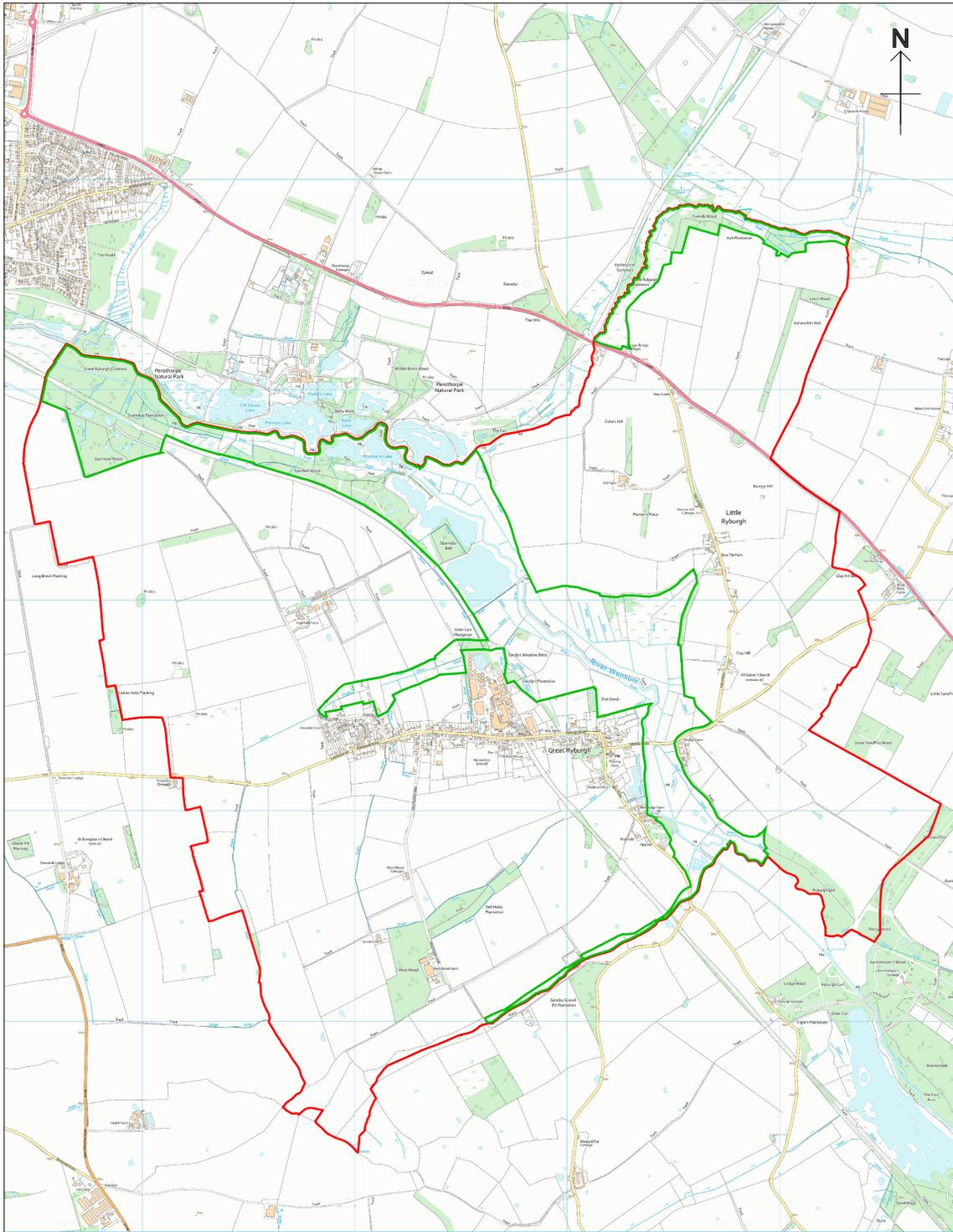
Annex 5 - Settlement Boundary Map

5 Settlement Boundary Map

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Habitat Areas Map 6

Annex 6 Habitat Areas Map



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>Habitat Areas within Ryburgh Neighbourhood Area</p> <p> — Ryburgh Neighbourhood Area — Habitat Area </p>	<p>NOT TO SCALE CB</p>
	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN Tel: 01263 513811 Fax: 01263 515042</p>	<p>16/05/2019</p>
	<p>© Crown Copyright and database right 2019 Ordnance Survey 100018623</p> <p>Aerial Photos ©Getmapping plc</p>	

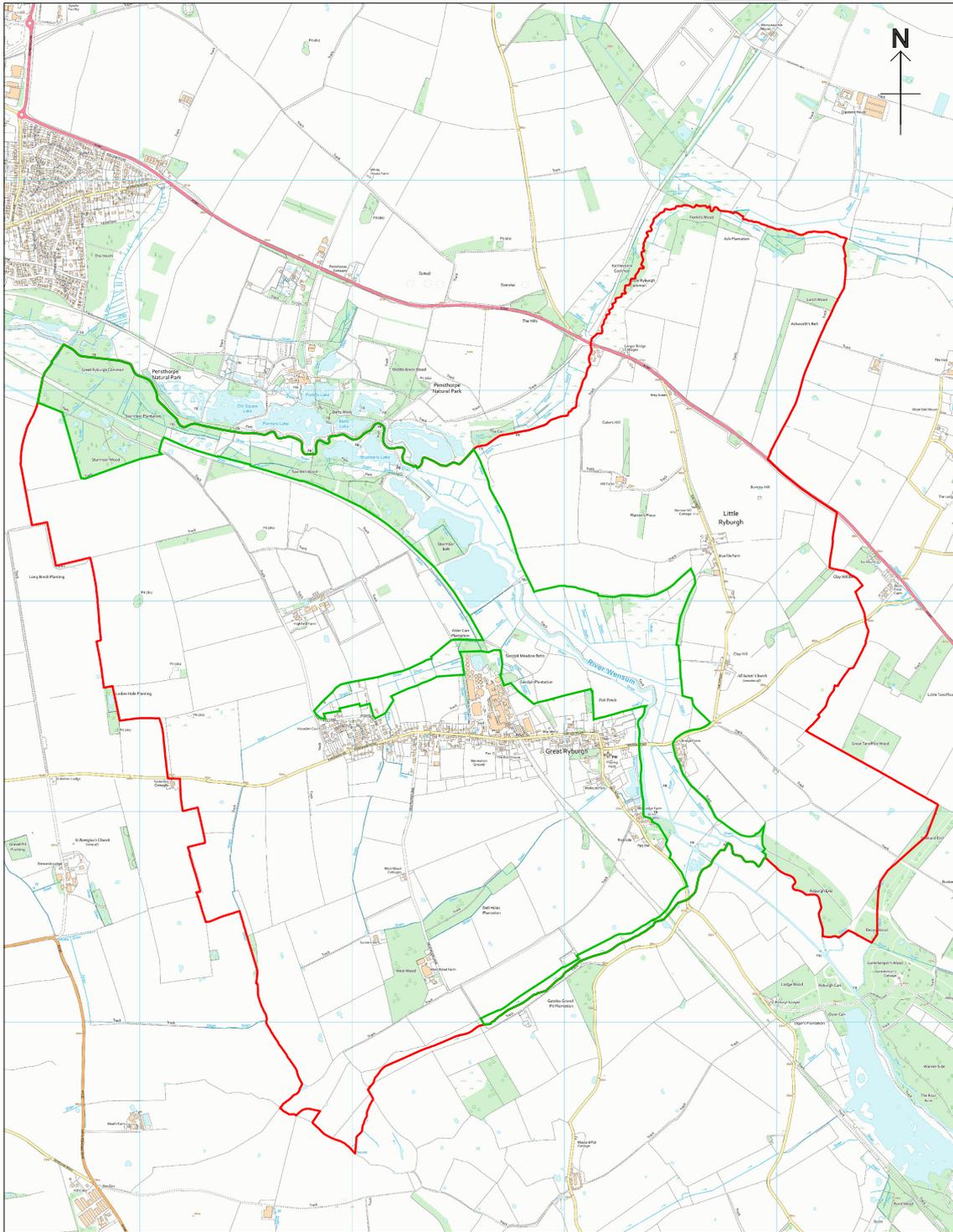
Annex 6 - Habitat Areas Map

6 Habitat Areas Map

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Open Land Areas Map 7

Annex 7 Open Land Areas Map



 <p>NORTH NORFOLK DISTRICT COUNCIL</p>	<p>Open Land Area within Ryburgh Neighbourhood Area</p> <p> — Ryburgh Neighbourhood Area — Open Land Area </p>	<p>NOT TO SCALE CB</p>
	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN Tel: 01263 513811 Fax: 01263 515042</p>	<p>16/05/2019</p>
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Annex 7 - Open Land Areas Map

7 Open Land Areas Map

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