

The Tivetshalls Neighbourhood Plan Consultation Statement

To accompany the Tivetshalls Neighbourhood
Plan submission version, for examination

January 2022

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1. Introduction

1.1 Background and consultation requirements

- 1.1.1 The Tivetshalls Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for the Tivetshalls 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 the Tivetshalls 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 have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 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.

1.2 Designation as a Neighbourhood Area

- 1.2.1 Tivetshall Parish Council made an application for designation as a Neighbourhood Area on 8th July 2020 (see Appendix 1(a) and 1(b)). South Norfolk Council approved the area.

2. Community engagement stages

2.1 The recruitment of a Steering Group

- 2.1.1 During summer 2020, Tivetshall Parish Council agreed to undertake a Neighbourhood Plan 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 During September 2020, the Steering Group held an introductory workshop for all Steering Group members. The Steering Group developed Terms of Reference, see Appendix 3. All Steering Group members completed a Declaration of Interest form.

2.2 Community engagement

- 2.2.1 In September 2021 the Tivetshalls Neighbourhood Plan Steering Group appointed project management support and agreed a communication plan and community engagement plan. It was agreed that engagement needed to be effective from the beginning of the process and would result in a well-informed Plan and a sense of local ownership. The aim was to inform and involve the community throughout the process. Communication is dealt with in section 3 of this report.
- 2.2.2 There are three stages in which residents of The Tivetshalls and key stakeholders were engaged. This section gives an outline of each stage. Full details of the purpose, date and locations, consultees, publicity, preparation, event details, follow up and results can be found in the appendices. The names of individual respondents have been removed.
- 2.2.4 **Stage 1: Initial work and key issues consultation** (Autumn/Winter 2020/21)
- **Steering Group workshop** (September 2020): Neighbourhood Plan aims and vision were drafted based on local knowledge of the Steering Group.
 - **Display panels** (Autumn 2020): laminated A1 display boards were moved around the parish every few days, to introduce the concept of Neighbourhood Planning as people went about their daily walks during COVID-19 restrictions.
 - **Placecheck** (Autumn/Winter 2020): an online application where the community were invited to put a pin on the map of the parish stating 'things I like', 'things I don't like' and 'things we need to work on' and write a comment. 103 comments were made between October 2020 and March 2021. These were used to inform the objectives of the Plan and themes for the household survey (see below).
 - **Stakeholder engagement** (Autumn/Winter 2020): Steering Group meetings on Zoom or on the telephone with local organisations and individuals in the area – Friends of Tivetshall School, Tivetshall Village Hall committee, Tivetshall Parish Council, and attendees of the Tivetshall Tea Junction (pop up café). Themes from the meetings were used to form questions for the household survey and also fed into policy writing.
 - **Business survey** (Autumn/Winter 2020): hand delivered survey to businesses in the parish and online. 6 businesses responded. Used to inform policy writing.
 - **Data profile for the Tivetshalls** (October 2020): document containing key data for the parish, to inform policy writing.
 - **Character appraisal** (Autumn 2020): Steering Group split the built area of the parish into district character areas and described them in detail. The work fed into the Tivetshalls Design Guidance and Code.

2.25 **Stage 2: Further data collection and further consultation** (Spring 2021)

- **Housing Needs Assessment** (completed March 2021): an independent assessment of housing needs for the parish, undertaken by AECOM. The report proposed smaller properties and some larger family-sized options. Used to inform policy writing.
- **Household survey delivered** (February/March 2021): 8-page paper survey sent to every household in the parish and available online throughout February and March 2021. There were 106 responses to the survey, which equated to approximately 43 per cent response rate. Key findings:
 - Tivetshall considered a small, quiet, friendly, rural village. Respondents valued the quiet, peace, rural, open nature, school and walks in the parish.
 - The majority of respondents were not in housing need, but some were. The majority are looking to buy on the open market, or self-build/custom build. Most are looking for 2- and 3-bedroom properties, starter homes, larger homes and bungalows.
 - There were a lot of comments about respecting the current character of the parish and building houses that are sympathetic in design, keeping the linear layout, low density and with views. Building no higher than 2 storeys, having trees and shrubs, low carbon/energy efficient design, good sized garden and a variety of housing types, were deemed important. The majority of respondents did not want street lighting, but some did as long as it is sympathetically designed to minimise light pollution.
 - A number of buildings and historic features were identified. As were important local green spaces, views and areas of localised surface water drainage issues. All respondents wanted the playing field to be protected.
 - There was a lot of support for a village shop, to retain the Post Office and the school, and improve public transport provision. The majority of respondents were not interested in renting an allotment.
 - Some businesses have considered moving. Respondents identified the need for better broadband and advertising services locally. Homeworking was to be encouraged, agricultural small holdings, small business units/workshops and tourist accommodation.
 - The majority of respondents had 1 or 2 cars. Ideas for slowing down traffic were put forward. Most said there was sufficient parking.
- **The Tivetshalls Design Guidance and Code** (May 2021): undertaken by AECOM, to support the Neighbourhood Plan policies, a document that outlines (1) preservation of the historic and rural character, the architectural diversity and linear settlement pattern; (2) provides a range of tenure types and housing forms; (3) promotes sustainable development and conversions; (4) improves parking; and (4) preserves green and open spaces and the parish's rural setting.
- **Testing policy ideas** (May 2021): a set of policy ideas were tested with the community on 22nd May 2021 at the Village Craft and Food Fayre, Tivetshall Village Hall. Further ideas were gathered and agreement on the way forward. This was the first in-person consultation possible after Covid-19 restrictions.

2.26 **Stage 3: Pre-submission consultation on the draft Neighbourhood Plan (regulation 14)** (Summer 2021)

- **Draft Neighbourhood Plan** out for pre-submission consultation (from 15th September 2021 until 1st November 2021). Sent to statutory agencies and available for residents to comment.

- **Consultation launched with an exhibition** on 15th and 16th September 2021 at the Tivetshall Village Hall. Residents can also read a copy at the Village Hall (when open to the public, during TTJ Cafes and on the Village Fun Day), St. Margaret's Church, The Old Ram, Julie's egg stall at 1 Moulton Road or outside Friends Meeting House at Lodge Road. The Neighbourhood Plan is also available online www.tivpc.co.uk/neighbourhood-plan.

2.3 Environmental assessments

- 2.3.1 A Strategic Environmental Assessment (SEA) Screening Report was submitted to South Norfolk Council and sent to statutory agencies for comment for four weeks from Monday 2nd August 2021 to Tuesday 31st August 2021. The deadline for comments was extended and a response from Natural England was received on 08 September 2021. Following the consultation, the SEA Screening Report was updated to include the responses received from Historic England and Natural England, which can be seen in Appendix B of the amended The Tivetshalls Neighbourhood Plan Strategic Environmental Assessment Screening Report, August 2021.

3. Communication approach

- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of the Tivetshalls Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Parish Council website, www.tivpc.co.uk/neighbourhood-plan. The Neighbourhood Plan page was updated during each phase in the development of the Plan. It contained a newsfeed, Steering Group minutes and Terms of Reference, Neighbourhood Plan iterations and supporting documents, results of community consultation, useful links and contact details.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- The Neighbourhood Plan pages on the Parish Council website.
 - A1 laminated posters were used to promote the work of the Neighbourhood Plan.
 - Posters displayed around the parish.
 - Articles in the Cock Crow (parish newsletter).
 - Interviews on Park Radio (community radio station).
 - Press releases.
 - Facebook.
 - Banner on the village green.
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan to feature in the Cock Crow.

4. Conclusion

- 4.1 The programme of community engagement and communications carried out during the production of the Tivetshalls 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 and businesses 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 the Tivetshalls Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the Joint Core Strategy and the emerging Greater Norwich Local Plan.

Appendices

APPENDIX 1: Designation of the Neighbourhood Plan Area

APPENDIX 1(a): Application for designation as a Neighbourhood Area



Clerk: Rosie Riches, 11 Lovat Close, Harleston, Norfolk, IP20 9HJ

Tel: 07899861887 email: Parish.Clerk@Tivetshall.org.uk

Mr R Squires
Broadland District Council
Thorpe Lodge
Yarmouth Road
Norwich
NR7 0DU

8th July 2020

Dear Mr Squires

Following discussions at Tivetshall Parish Council it was agreed by councillors to develop a Neighbourhood Plan for the parish of Tivetshall St Mary & St Margaret.

The Parish Council wishes to make an application for the designation of a relevant 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 the Tivetshalls.

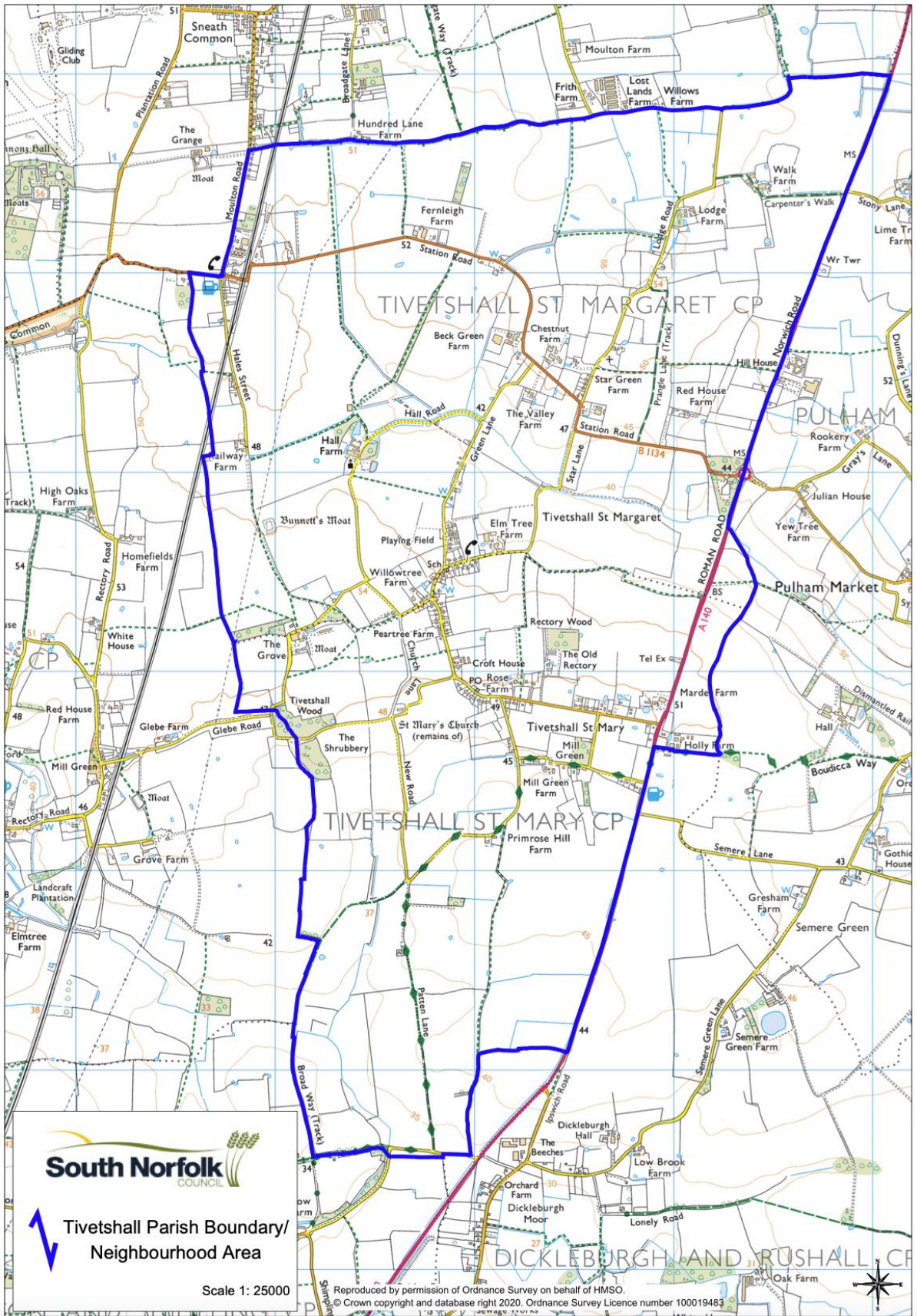
We will meanwhile continue to progress the work on developing a plan

Yours sincerely

Rosie Riches
Parish Clerk

Enc: Map

APPENDIX 1 (b): Map of proposed the Tivetshalls Neighbourhood area



APPENDIX 2: Neighbourhood Plan Steering Group members

The Tivetshalls Neighbourhood Plan Steering Group has included the following members:

- **Rob Alleguen-Porter** – Chair of Parish Council and resident.
- **Julie Brown** – Parish Councillor and resident.
- **Suzanne Clark** – resident.
- **Ros Hill** – resident.
- **Rita Land** – former Chair of Parish Council and resident.
- **John Powell** – former resident.
- **Alyson Read** – Chair of the Neighbourhood Plan Steering Group, parish councillor and resident.
- **John Tully** – resident.

Supported by

- **Alan Arber** – Parish Clerk.
- **Rosie Riches** – former Parish Clerk.

Rachel Leggett & associates

- **Rachel Leggett** – Project Manager, principal independent consultant for the Neighbourhood Plan.
 - **Andrea Long** – independent consultant, policy advise.
 - **Emma Harrison** – Independent consultant, data profile and environmental screenings.
-

APPENDIX 3: Terms of Reference for the Tivetshalls Neighbourhood Plan Steering Group

Tivetshall Neighbourhood Plan Terms of Reference

Purpose

The main purpose of the Steering Group is to prepare a Neighbourhood Plan for the parish, on behalf of the Parish Council, in line with the requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, which sets out policies and proposals that seek to address the community's aspirations for the area.

In undertaking this role, the Steering Group will:

1. Ensure that Neighbourhood Planning legislation, as set out in the Localism Act 2011, as well as the Neighbourhood Planning (General) Regulations 2012, are followed in the preparation and submission of the Neighbourhood Plan.
2. Set out a project timetable, featuring key milestones, and a budget for preparing the Neighbourhood Plan.
3. Seek appropriate funding to meet the costs of developing the plan.
4. Plan, manage and monitor expenditure incurred in the preparation of the plan and report back to the Parish/Town Council on these matters.
5. Report regularly to the Parish/Town Council on progress with the preparation of the Neighbourhood Plan and make recommendations on any proposed content of the Plan.
6. Seek to gather the views of the whole community, including residents, groups, businesses, landowners etc., in order to inform the development of the Neighbourhood Plan.
7. Liaise with South Norfolk Council and other relevant authorities and organisations in order to make the plan as effective as possible and to ensure that it remains in conformity with local, national and European planning legislation.
8. Be responsible for the analysis of evidence gathered from the community and elsewhere, development of local policies, and the production of the Neighbourhood Plan.

Membership

The Steering Group will include up to 12 members, including representatives of the Parish Council and any interested members of the community, as approved by the Parish Council.

At the first meeting the committee will elect: a chairperson, a vice-chair, a secretary, and a treasurer.

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 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.

Meetings

The Steering Group shall meet every month, or as may be required. Notice of Steering Group meetings shall be given to its members, by email or post, at least five working days in advance of the meeting date. Notices must include details of the matters to be discussed.

Decisions on operational matters (relating to the process of preparing the Plan) shall be determined by a majority of votes of the Steering Group members present and voting. In the case of an equal number of votes, the chairperson shall have a casting vote.

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.

The secretary shall circulate minutes to members of the Steering Group not more than 14 days after each meeting.

Working Groups

The Steering Group may appoint such working groups as it considers necessary, to carry out functions specified by the Steering Group. Each working group should have a nominated chair but this person does not have to be a member of the Steering Group.

Working groups do not have the power to authorise expenditure on behalf of the Steering Group.

Finance

The treasurer shall keep a clear record of expenditure, where necessary, supported by receipted invoices. Members of the Steering Group, or a working group, may claim back an 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.

The treasurer will report back to the Steering Group on planned and actual expenditure for the project and liaise with the Parish / Town Clerk to set up a petty cash system and enable cash withdrawals and payment of invoices to be made, as required.

Changes to the Terms of Reference

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

APPENDIX 4: Stage 1 – Initial work and key issues consultation

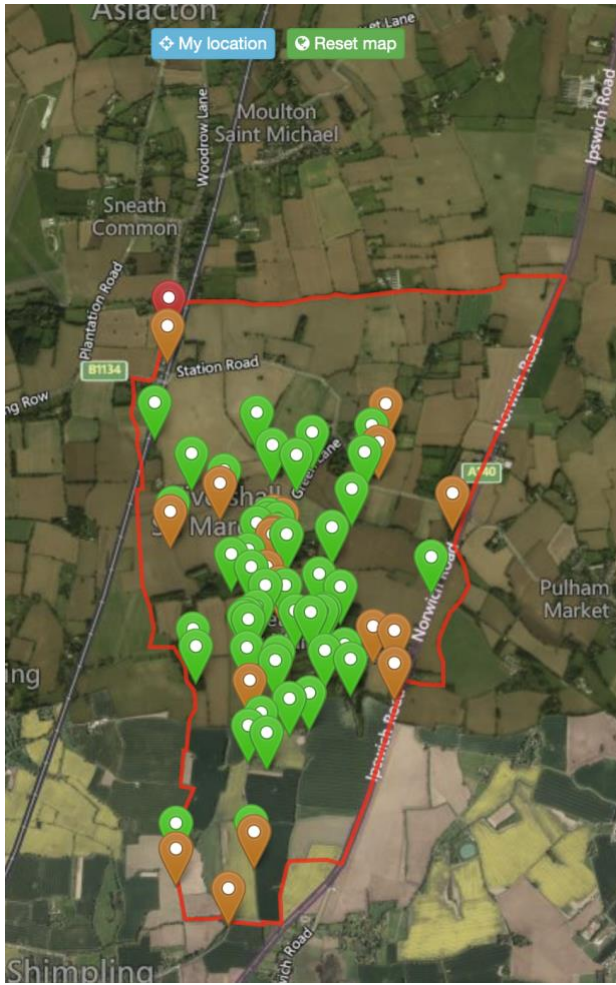
4(a) Display material – laminated A1 display boards were moved around the parish every few days, to introduce the concept of Neighbourhood Planning as people went about their daily walks during COVID-19 restrictions.



4(b) Placecheck poster and flyer



4(c) Screen shot of Placecheck results map
<https://www.placecheck.info/maps/view/?map=tivetshall>



4(d) Summary of all the comments added to the map

Category	What is it?	Why am I adding it?	OwnerID	Latitude
Things I like	Playing Field	Great village amenity. Would not want to lose this.	2386	52.4348
Things we need to work on	Speed limit on parts of Station Road to 40mph	Station Road is used as a racetrack by motorbikes in the summer months (we often count over 200 in one weekend) and fast cars all year round. This stretch really needs a 40mph limit, at least from here until the stretch before the Maltings.	2137	52.4404
Things we need to work on	Speed limit	Wondering if this section of Rectory Rd could be reduced from 40 to 30? It is a long stretch of road & vehicles take advantage of this. Also it makes sense due to the industrial business also being present on Rectory Rd.	2276	52.4265
Things we need to work on	Lodge Road runs all the way to Great Moulton. It carries a fair bit of commercial traffic	Litter, including lager and soft drink cans, takeaway debris, discarded face masks, disposable nappy bags, even bottles of urine mar the ditches along this pretty road. While walking our dog, we pick up as much as we can but, perhaps once this pandemic is over, we should organise a litter collecting day in the two villages.	2223	52.4432
Things we need to work on	The Broadway bridlepath	Lovely wide track. Very deep (over 12") former vehicle tracks and now overgrown makes it very difficult to do more than pick your way along without risking injury to human or horses.	2124	52.4104
Things we need to work on	Bridlepath	Lots of tractor usage wears away surface exposing sharp flints and unsuitable for some horses. Part of circular route with the Broadway and BOAT off Moor Road. Only bridlepath in St Mary's. Very disappointed.	2124	52.4116
Things I like	Open countryside	Great to see the views across open farmland, woods, tracks Lots of birds, deer, foxes, hares. Westerly winds blow the cobwebs away. Fantastic sunsets.	2124	52.4215
Things I like	Copse/woodland	Place for wildlife including fallow deer to locate	2124	52.419
Things we need to work on	Village Pond	Staging gets wet and slippery and is a hazard. If sloping stone edges were created it would encourage a lot of wildlife. Could hedges be lowered so the pond is more obvious?	2124	52.4337

Things we need to work on	a fenced all weather hard court games area	It could be used for netball, basket ball, tennis. Plus for playing with powered model cars, younger children to learn to ride a bike, or play when grass areas are too wet and soft. Safe environment	2124	52.4353
Things we need to work on	Footpath	We have many footpaths in the Tivetshalls which I use every day. Some are not useable though because bridges are not maintained nor are tracks across arable fields kept clear as they should be.	2173	52.4374
Things I don't like	Settling pits/tanks open to access from the road	These pits represent a serious health/safety hazard.	2176	52.4511
Things we need to work on	This bridalway is being ploughed up, bit by bit by the contractors running Hall Farm	The bridalway should be protected.	2176	52.4353
Things I like	A quiet, dead-end lane loved by walkers and their dogs from Gt. Moulton to Tivetshall St. Mary	It's a valuable resource - especially in lockdown	2176	52.4434
Things I like	A green lane used by Red and roe deer as a migration route	It should be preserved	2176	52.4426
Things I like	View	Beautiful views across tom the ruined church	2160	52.4249
Things I like	Big open field	Lovely to see wildlife - especially the deer - moving across these lovely big open fields	2160	52.4243
Things I like	Wildlife	Lovely to see the wildlife, esp the owl, over this and other little paddocks	2160	52.4283
Things I like	Owl friendly	Lovely to see the wildlife, esp the owl, over this and other little paddocks	2160	52.428
Things we need to work on	Overgrown messy field	Always looks a mess irrespective of what angle it is viewed from	2160	52.4312
Things I like	Lovely little paddocks	Lovely to heve little paddocks, especially with horses being grazing. keeps a very country feel to the village.	2160	52.4298
Things I like	Open field with footpath through	Open field with lots of wildlife and foorpath through	2160	52.4325
Things we need to work on	Dog poo alley!	Despite the dog poo bins this beautiful walk is sadly ruined by lots of dog fouling	2160	52.4228
Things I like	Footpath	Great fotpath across lovely big open fields	2160	52.4307
Things I like	Footpath	Really beautiful place to walk in summer - not so good in winter as very muddy	2160	52.4219
Things I like	The Triangle	Great place to head for a walk	2160	52.4195

Things I like	Wide footpath	Fantastic walk down a really wide path away from roads	2160	52.4278
Things I like	Great dog walk	This lovely field has a footpath across it so the church walk. Great for dog walking.	2160	52.4298
Things I like	Lovely little paddocks	Love these little paddocks around the village - keeps it feeling like we're in the country and often used for horses/grazing. Beautiful.	2160	52.4255
Things I like	Lovely little paddocks	Love these little paddocks around the village - keeps it feeling like we're in the country and often used for horses/grazing. Beautiful.	2160	52.425
Things we need to work on	Messy industrial frontage	Really makes entrance to village look awful. Could be made to look much better even though its an industrial site	2160	52.4268
Things I like	Lovely little paddocks	Love these little paddocks around the village - keeps it feeling like we're in the country and often used for horses/grazing. Beautiful.	2160	52.4279
Things I like	Beautiful old solitary oak tree	This is a really beautiful solitary old oak which should be preserved.	2160	52.4281
Things we need to work on	Industrial area	Good to have local employment opportunities. Light pollution has increased a great deal in the last few years.	2173	52.449
Things I like	Walk behind St Mary's ruin	This is a very special place. Great for walking safely away from the road and has hedgehog stations.	2160	52.4275
Things I like	A footpath	It's probably the most remote part of the parish. Away from buildings and cars and not much foot traffic either	2154	52.4123
Things I like	Playing field trees	The children and I love exploring and messing about under the trees. It's disappointing there are no other 'wooded' areas in the village that are open to the public	2154	52.4345
Things we need to work on	Village pond	A lovely feature but staging needs some attention.	2149	52.4336
Things I like	Large Wooded area and meadow	An old part of Tivetshall St Mary, home to lots of wildlife, as is the meadow in front of The Old Rectory. There used to be a few farm cottages behind The Old Rectory but these are no longer there..	2115	52.4297
Things we need to work on	Land adjacent to overspill car park at The Old Ram	This land looks untidy and could be used to create a more appealing first impression of the village, perhaps as a wildlife area.	2115	52.4241
Things I like	Small natural pond	Encourages wildlife	2108	52.4412
Things I like	Crossing house	Another historic gatekeepers crossing house for the Waveney Valley Railway which ran from Tivetshall to Beccles.	2122	52.4395

Things I like	Good walking path that takes you to Pulham market.	Excellent walk from village	2122	52.4319
Things I like	Quiet lane . Lodge Road	A quiet lane for walking and cycling . Has fine historic buildings including a Quaker meeting house built in 1812. Several footpaths adjoin it .	2122	52.4417
Things I like	Marker post for The Bodicca Way .	This is an excellent walking route that goes from Diss to Norwich and passes through the Tivetshalls . There are many markers throughout the village to pick it up.	2122	52.4397
Things I like	Half of field is uncultivated	Barn owls hunt over this for small mammals	2124	52.4322
Things I like	Woodland of older trees including oaks	Lots of wildlife - including fallow deer who use it for cover in daytime.	2124	52.4254
Things I like	Woodland of Older trees	Abundance of wildlife. Acts as a corridor for deer who live around the perimeter of the parish.	2124	52.4266
Things we need to work on	Wooden Footbridge	Accesses bridlepath but is not horse safe - needs sides blocking in according to County Council Ranger	2124	52.4074
Things I like	Copse	Gives wildlife - in particular the deer - cover and part of a corridor for them	2124	52.4359
Things I like	Footpath from St. Margaret to St. Mary		2108	52.4396
Things we need to work on	Waste site	No longer in use, could be put to a better use.	2108	52.4367
Things we need to work on	Village Hall	Great facility but could it look more attractive?	2123	52.4351
Things I like	Primary School	The primary school is a lovely historic building with its iconic bright coloured fence. Attendance and/or working at the school has bound together generations of people who live, or have lived, in the village.	2123	52.4336
Things we need to work on	Style of Housing	Social Housing is a must!! But lets be more sympathetic and imaginative to there design.	2120	52.4301
Things I like	Crossing cottage	The perfect spot to view where the old railway branch line left Tivetshall Junction and went through the village .	2120	52.4402
Things I like	Tivetshall St Margaret Church	Historic church with rare Elizabeth the 1st screen	2120	52.4383
Things I like	Patten Lane	Nice walk from Tivetshall to Dickleburgh along Boudicca Way	2115	52.4124
Things I like	New Road through to Patten Lane	Lovely unspoilt open views in all directions, especially towards Shimpling and St Mary's ruin. A great quiet lane for family walks and dog walking. Also a good location for spotting wildlife and wild flowers.	2115	52.4252

Things I like	Post Office, Rectory Road	I like the white cottage that is the village Post Office and the bungalows standing back along this stretch of road.	2115	52.428
Things I like	Playing field	My children and grandchildren have enjoyed the space of the playing field for kite flying, games and village events, plus the play equipment for all ages.	2115	52.4351
Things I like	Primrose Hill	Lovely view of the village and St Mary's ruin from this open space	2119	52.4204
Things I like	Ram Lane	Interesting mix of old cottages	2119	52.4244
Things I like	The ford on Star Lane	Unspoilt lane and ford with footbridge	2119	52.437
Things I like	Field with public footpath around perimeter	Nice place to walk the dog, with a dog bin by the entrance	2118	52.4341
Things I like	Church Lane	Nice woodland walk to the ruined church	2118	52.4312
Things I like	St Mary's ruin	I love the peace and tranquility of the churchyard and ruins	2115	52.4273
Things I like	Village green	Lovely feature of the village	2103	52.4339
Things I like	Village Hall	Great village hall	2103	52.4348

4(e) Stakeholder engagement notes

Contact was made with a range of local organisations. Due to Covid 19, only one organisation came forward to talk to the Neighbourhood Plan Steering Group, the Tivetshall Village Hall Management Committee.

Tivetshall Village Hall Management Committee (TVHMC)
Meeting on 26th January 2021
Discussion relating to Neighbourhood Plan

The following points were made by the TVHMC:

- *Any building in the village needs to be of a range of property types, to attract a mix of ages and family groups*
- *The green space around the village hall (including the playing field) is a great asset to the hall and users of the hall*
- *The playing field needs to be retained as leisure land as a very high priority for our village. No other location could suffice due to its proximity to the hall, the school and the greatest density of the housing in the Tivetshalls*
- *The playing field and green spaces surrounding the village hall need to be re-imagined to encourage biodiversity and promote reducing our carbon footprint*
- *There is a large amount of wildlife at the far end of the playing field and if this were expanded it would allow the wildlife to expand their habitat and contribute to biodiversity*
- *The playing field is a fantastic green space for a village of this size, better use of the space to include a hardcourt area, wildlife area and a cycling track would provide year round facilities for all ages.*

- The village hall needs to be maintained in such a way that it remains modern and fit for purpose, reflecting the changing needs of users and the community
- The Village Green and pond are important green spaces close to the village hall, the TVHMC would be keen to support improvement to the pond area to encourage biodiversity and make it a space that benefits residents.

4(f) Business survey results

Name of business	(1) What works well for you locally as a business in the Tivetshalls?	(2) The Tivetshalls is set to grow in terms of housing numbers. What would benefit your business?	(3) What would make the Tivetshalls a more attractive place for your business?
The Banqueting Hire Service Ltd	Local workforce who can work full or part time. Good location to the A140 to reach Norfolk and Suffolk.	More local residents for employment and to use our services. Large community which comes with its own benefits.	Better Wifi which is being promised but so far not forthcoming.
The Old Ram Coaching Inn	Access to the A140	I would hope so	Difficult to say as we sit on the edge of the village, maybe better signed footpaths so we can direct our guests for walks into the village.
Tivetshall Primary School	Our school has a great established relationship with the residents of the Tivetshalls	The school would benefit from growing numbers of children living in the village who could attend our primary school	New houses for families. We would welcome additional numbers to our school.
Simpsons Malt Limited	Good access to local employees, the road network and located at the heart of East Anglian barley growing area.	Access to potential employees and further expansion of our storage facilities on site. Simpsons Malt plan to be here for the long term, so greater engagement with the local community would be of benefit. I'm not sure how many local people understand what we do and how widely our products are distributed around the world.	A better standard of road to the A140. The opportunity for expansion in the future to secure the long term sustainability of the site & business.
The Primrose Press	The rural area of South Norfolk and twixt Harleston/Diss/Long Stratton	Housing numbers would not affect our business.	Keeping it, rural not swamping it with housing estates but organic development on a small scale and enhancing the centre of the Tivetshalls which is around the village green and school.
Red House Farm Bed & Breakfast	Peaceful rural location with easy access to main roads.	To gain faster broadband and better facilities in the village.	Same as above.

APPENDIX 5: Stage 2 - Further data collection and further consultation

5(a) Poster for the household survey

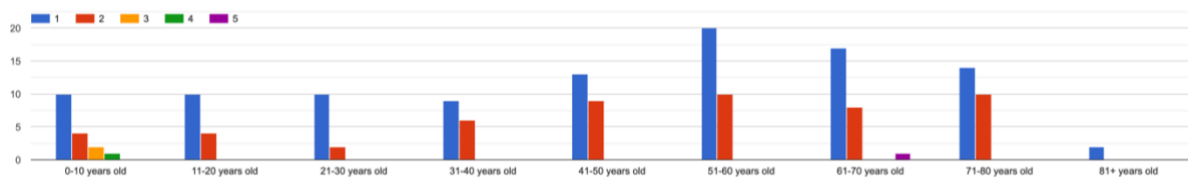


5(b) Full results of the Tivetshalls Neighbourhood Plan household survey (February/March 2021)

Response rate: It is believed there are 126 households in Tivershall St Margaret and 120 households in Tivetshall St Mary, totalling 246. There were 106 responses to the survey, which equates to a 43% response rate.

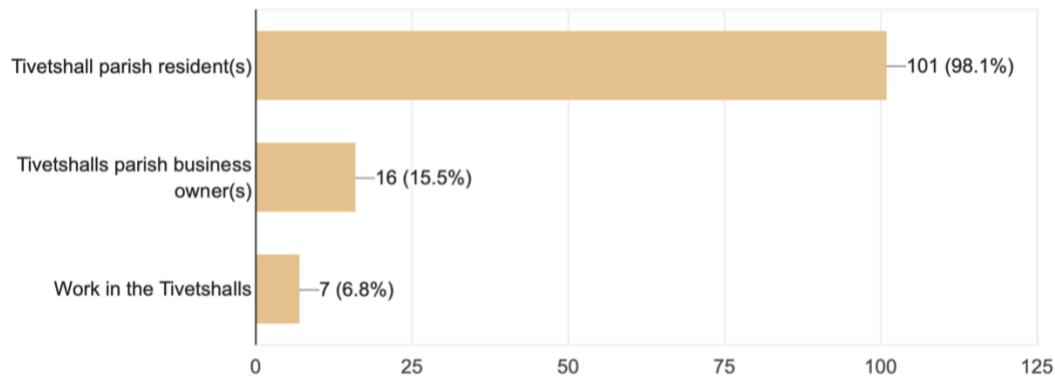
About you

(1) Age of people in your household. Please specify numbers in each age group



Summary of the data: the age of respondents reflects the age profile of the Tivetshalls.

(2) Please tell us about yourselves (please tick ✓ one or more boxes).



Other comments

- Retired
- Looking to move back in
- I was brought up in Tivetshall and still own a small parcel of land

Summary of the data: the majority of respondents are residents of the parish, some of which also own businesses or work in the parish.

General questions

(3) How would you describe the Tivetshalls?

(99 responses)

Unsorted responses:

- Quiet rural village with a good school.
- A small traditional village with a mixture of older and newer housing
- Beautiful, clean, cared for.
- Only been here a year and most of that I've been in Lockdown so haven't really had much chance to really get out and look but from what I've seen it is a lovely area
- Two beautiful villages surrounded by open fields with lovely views and an abundance of wild life
- Quiet, peaceful, safe, and friendly.
- Rural, spread out
- Beautiful open spaces with linear housing combining two small villages
- Good sense of community
- small friendly and inclusive
- RURAL AND PLEASANT
- Very pleasant village to live in
- A quiet unspoilt village, typical of South Norfolk, with good road links
- Lovely little village
- A nice quiet rural village
- Quiet in rural setting
- Quiet friendly village surrounded by lovely walks and characteristic buildings
- Peaceful, safe, beautiful
- A village, convenient for road travel within reach of a mainline station
- Peaceful
- Small rural villages
- Lovely
- Friendly, with lots of lovely walks. Good community spirit
- Remote
- Hamlets
- A lovely example of village life with plenty of open countryside for walking and relaxing.
- Friendly rural village
- A peaceful rural village - many villages are disappearing
- Quiet, friendly, lacking in facilities, disappointing visually (too many bungalows), pleasant for local walking
- After living here for more than 40 years it has changed a lot. Too much traffic now.
- Rural village

- Rural villages in an agricultural setting with very few amenities
- Spread out group of two villages, quiet and rural in character, with little employment opportunities
- Beautiful, peaceful and relaxing - good community
- A tranquil sleepy rural village, peaceful and a wonderful friendly place to live
- Small quiet country village
- Caring community. Fantastic and unique village location. Great mix of ages. Delightful primary school.
- Heartwarming village to live in. Just love it.
- Lovely quiet friendly village
- Quiet, rural, friendly
- A quiet, low-key village with friendly residents and delightful rural walks
- Quiet
- A rural village
- Lovely peaceful village
- Tranquil environments with amazing views and scenery that are great to drive, run or walk through. Where residents are lovely and say hello to you without fail.
- Quiet friendly village
- A quiet village
- Beautiful and peaceful
- A lovely community village with green spaces and lovely walks.
- Quiet village
- Lovely and quiet and friendly place.
- A pleasant rural village
- Peaceful, friendly, open and green. A beautiful place to live with wonderful views of the countryside.
- Rural. Minimal amenities. Quiet
- With countryside people who are very pleasant
- Nice quiet village
- A small, spread out village but few facilities
- A village with a good balance of farmland, small businesses and varied housing in linear development
- Pleasant, quiet and friendly
- Quiet village with post office and an inn .Small village school playing field but not a great deal else. a very pleasant village but only 5 miles away from local shops and train station so i would say a commuting village
- Peaceful. Pretty locations but these are spread out with more sparse areas in between. Quiet. Friendly people.
- A small village with no facilities part from the Post Office. It's very spread out and has no 'centre'
- When I moved here 40 years ago, Tivetshall was a working village (1 holiday home). Today that hasn't changed much. It makes it a real place, not a centre for well-heeled retirees.
- Quiet with lots of open spaces. Properties mostly set well back from it's narrow roads
- Small rural hamlet
- A quiet rural community.
- Dead
- Lovely quiet rural community
- Very nice villages
- A very spread out community of outlying groups not connected well to the main village. Outlying areas often overlooked and not being included as part of the whole.
- A small village with areas like small hamlets and isolated farms
- Friendly community
- Peaceful, rural and agricultural
- Rural, sleepy village. Quiet
- A beautiful tranquil village tray needs to preserve as we have a lot of historic places here and an abundance of wildlife inc newts
- Generally quiet and peaceful
- Linear - hard to generate community 'feeling'
- A pari of attractive rural villages with good road access to nearby towns
- A small rural community
- Rural
- Quiet, spread out villages near to Diss, Harleston and A140
- Excellent small Norfolk village
- Lovely place to live
- Rural quiet
- Very rural
- Rather nice as it is
- Rural, quiet, somewhat lacking in infrastructure - not that that's entirely negative
- Small country village (rural)
- A small village near v busy A road. Some large and some small agriculture and small businesses
- A rural village close to a very busy A road large scale farming but with some smaller fields and pasture land
- Friendly, peaceful, pretty, not much for young people - park aimed at younger children
- Nice and quiet

- Quiet, beautiful, close to nature
- Typical normal dormitory village
- Rural but not isolated. Set in an agri landscape
- A rural area of scattered farms and houses with a concentration of old and modern housing in the centre surrounded by open countryside
- A pleasant small rural village but very spread out
- Unspoilt
- Peacefull

Wordle below shows a summary. The bigger the words, the more times they were mentioned.



Summary of the data: A lot of comments about the Tivetshalls being a small, quiet, friendly, rural village.
 Action: revisit Neighbourhood Plan vision.

(4) What do you value the most about living in the Tivetshalls?
 (100 responses)

Unsorted responses:

- The school, distance to secondary school and a beautiful rural location.
- The quite surroundings and countryside.
- Lovely walks, unspoilt countryside.
- Good access to main road.
- Being able to walk around the villages using the footpaths and quiet lanes, especially in the spring when the snowdrops, primroses in the churchyards and hedgerows are a joy to behold
- The rural outlook, the proximity to Diss and Norwich, and the fact you don't need to go "through" Tivetshall to get to other places (unlike Long Stratton, Newton Flotman etc). The Post Office is also important to me.
- The feeling of space
- open views, fresh air, country walks, lack of people
- Rural, quiet
- The green spaces
- HOUSE PRICES
- As above, very pleasant village to live in, generally quiet and peaceful
- It's rural location and the fact that it hasn't been spoilt by large housing developments, it still retains the feel of a rural community with open views across farmland.
- The school
- Quietness. Open countryside. Walks. Lack of traffic. Friendly people. Village hall coffee mornings.

- Surrounding countryside
- Peaceful, quiet lanes, open views, no street lights, no housing estates
- Peace and quiet, wildlife, safe country lanes for walking, rural environment, smell and friendly community
- Privacy, equidistant from 2 main cities, sited in rural walks
- School - Post Office - peace
- Quietness
- A place to call home
- The countryside
- Peace and quiet
- Peace and quiet
- The open countryside and village support.
- Peace and quiet. Rural setting.
- The quietness, the pace of life
- Peace and quiet, access to quiet lanes and footpaths for walking, friendly neighbours, proximity to A140
- The peace and lack of crime here. Already vehicles are speeding. it is a village should be helped like one.
- Getting away from everyone
- Open rural views. Peace and quiet
- Quiet, scenic rural vistas, footpaths and wildlife
- quality of life
- rural views, open farmland / country side, rural walks, quiet, fresh clean air. Not over developed
- The rural setting and peacefulness
- Perfect village location and virtually untouched. Beautiful church ruins and working church
- Being near my family the other end of TIVETSHALL.
- Peaceful
- Friendly residents
- Privacy, peace and access to nature
- The little local school
- The peace and quiet; lovely rural scenery and walks straight from the door. Big Norfolk skies during the day and starry nights. The village has a friendly community.
- Being Surrounded by open countryside and not being over looked
- The beautiful countryside views and peaceful environment where you can hear the nature. The residents are very lovely too.
- Near A140 but just far away to be quiet.
- The countryside
- It's quiet, great night skies, great school, nice walks, and nice features like the churches
- It's community feel, green spaces, unspoilt areas, no traffic, no street lights, dark skies.
- Quiet
- The country views and quietness
- Peace and quietness
- The peace and quiet. Not being overdeveloped, no large estate type housing or shops therefore not a lot of through traffic. The countryside surroundings and views.
- As above
- It's not too busy, could be less speed with traffic
- Easy access to the countryside; not built up; quiet
- Peace and quiet, Post Office, village hall
- The space, the views and the sky
- Country location but close enough to Diss and Norwich
- the quiet feeling of the village .people talk to each other and care about people in village. Good walks round the village also around the village. We are lucky to have a post office
- Big skies both during the day and at night! The school is what brought us to the village so it should be kept open as long term. The nice walks.
- No 3 above. The ambiance of Tivetshall will alter dramatically for the worse if too many houses are built here. I love living in Tivetshall
- The down to earth nature of the place.
- The amount of wildlife coming close to our homes. Feeling if spaciousness
- Rural quiet not too large
- It's position in that it has access to the A140 and local small towns while retaining it's peaceful rural outlook.
- Not much
- Peaceful, friendly with lovely village walks
- Reasonably peaceful and having the Post Office
- We still have a school. Post office and some areas and good bus routes
- Quiet. Rural, Many lovely quiet roads/lorries and footpaths - good for variety of walks. Friendly people
- Rural but good access. Quiet
- Outside of COVID - social events, walks, green spaces and wildlife. Superfast broadband

- Space. Open fields. Views. Quiet. Abundance of wildlife. I love to see horses being kept in the meadows. Not overly built up. Gigabit broadband.
- To be able to live within a village life in the countryside in quiet and peaceful surroundings
- Peace and wide open spaces, friendly neighbours
- Lots of green space - historic landmarks - not densely populated - school - walks - playing field - Post Office - print and garages. B4RN which gives us freedom (in lockdown) and from commuting
- Villages like Tivetshalls cannot remain unchanged, they enlarge both in terms of housing and facilitator and waste away. I would like to see limited expansion of the village.
- Its rural, open aspect, with only a small number of houses
- Peace and quiet
- Still being able to walk and stop to chat on local roads, just. Observing the local wildlife. Not being overlooked
- Grew up here. Family still here. Just feels like home
- No applicable
- B4RN internet. Not on a main road or route, convenient for Diss and mainline rail service
- Everywhere is clean and tidy and the village has a warm welcoming feel
- Peaceful as it should be
- It is rural and peaceful with lovely views
- Peace and quiet
- That is is small and peaceful
- Living in the country, open and spacious housing, pleasant footpaths
- Rural, spacious views/small roads/good footpaths/an unusual 'ruin' St Mary's (Gissing Road)
- Although it would be nice to have some more amenities, there are things that come on a weekly thing to the village now - it is the peaceful way of life here we enjoy.
- The peace and quiet
- Quiet, places to run, walk and bike with low traffic volumes, open spaces, considerate development with no housing estates
- Peace and quiet. Clean little pollution from commercial activities
- Quiet, not too much traffic. Nice dog walkers, some lovely landscape, and views, including both churches, nice village hall and playing field
- Living in a small friendly village with open countryside, nice walks and footpaths
- Peace and quiet. Vistas and country walks
- Not on a busy through road, but handy for A140 and access to main highways
- Being in the countryside, rural community

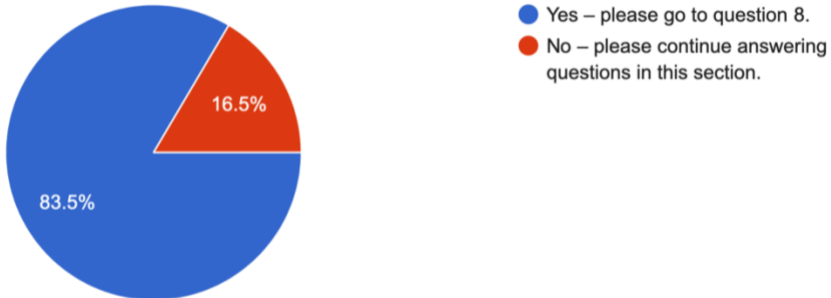
Wordle below shows a summary. The bigger the words, the more times they were mentioned.



Summary of the data: A lot of comments saying that respondents valued the quiet, peace, rural, open nature, school, walks.
Action: revisit Neighbourhood Plan vision.

Housing need

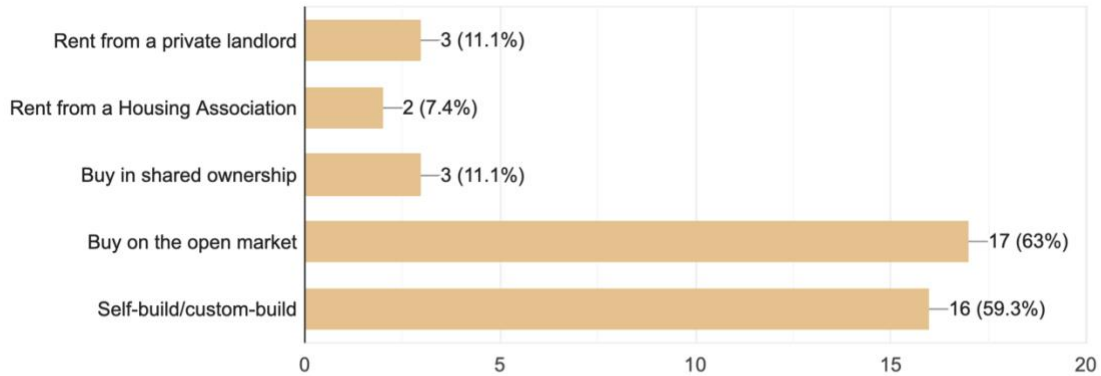
(5) Please indicate whether you or a member of your household (i.e. yourself, older children or dependents etc.) is likely to be in housing need within the next 5-10 years. My current home is likely to be suitable for all the people that are currently living in it, for the next 5 years (please tick ✓).
 (103 responses)



Summary of the data: majority of respondents (83.5% are NOT in housing need), but 16.5% are.
Action: revisit Neighbourhood Plan vision.

(6) If the following were available in the Tivetshalls, which would you be looking for?
(Please tick ✓ one or more box)
 (27 responses)

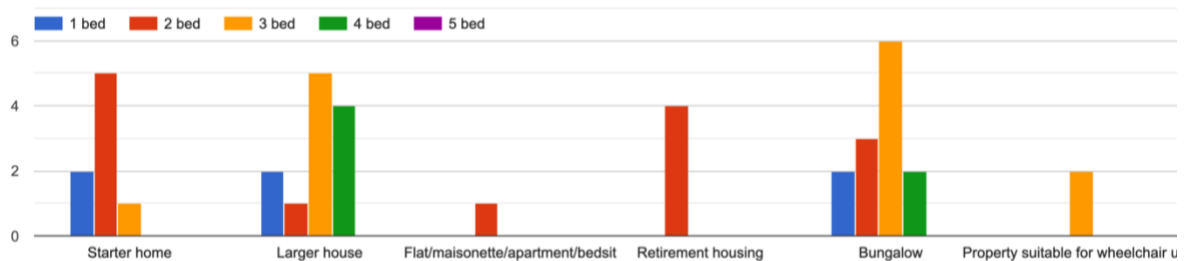
Please note, some people completed this question even though they answered yes to question 5.



Summary of the data: majority of respondents are looking to buy on the open market or self-build/custom build

Action: reflect in policy on type and tenure of new properties. Compare to Housing Needs Assessment report.

(7) If you, or a member of your household, are seeking a new home within the next 5 years, what type of property do you think you would be looking for? (Please tick ✓ the kind of property that would best suit your needs).



Summary of the data: majority of respondents are looking for 2 and 3 bedroom properties, mostly starter homes, larger homes and bungalows.

Action: reflect in policy on type and tenure of new properties. Compare to Housing Needs Assessment report.

Housing design and heritage

(8) When building new houses, what do you think is the most important aspect of the Tivetshalls' local character that should be considered?

(95 responses)

Sorted data into themes	
<ul style="list-style-type: none"> ○ Impact on the roads, drainage and new properties to be similar to the current properties in the area. ○ Work with surrounding buildings, good use of plot, not overdeveloped, thought to infrastructure and if it can cope, size of school and available placement there, traffic congestion. ○ Mains drainage, central school, Post Office, fairly new village hall and green + historic church plus B4BN internet connection ○ For locals with family in village and drainage and parking space ○ Access to village and services ○ Peace and quiet. Lack of local amenities, pub, shop, footpath at roadside, street lights 	<p>Infrastructure, services, amenities and facilities</p>

<ul style="list-style-type: none"> ○ Being a very rural village and a small community, large developments would significantly change the nature of the village. Ensuring developments are small and visually meeting the same look and feel of historical housing. ○ Should be sympathetic to existing development ○ In keeping with current housing, spaced out with large gardens, ample parking and modern facilities built for a sustainable future ○ Properties built sympathetically with existing properties, suitable off road parking for any new builds, and hopefully not too much building ○ The house needs to be in character with the village ○ Surroundings ○ New houses need to be sympathetic to the environment, ie their appearance needs to 'blend' in with the current properties.. ○ Designed in keeping with the village ○ No large mass developments taking valuable farming land. Housing design in keeping with current properties but built with sustainability in mind with high eco credentials. ○ Blend with existing properties ○ TIVETSHALL must retain its character and not lose it. ○ Houses in keeping with the existing period and more modern properties in the village. Housing estates where properties are clustered together with very little privacy would not work with the character of the village ○ New housing styles should not look out of place against the other properties ○ Keep it in present character; don't overcrowd ○ Maintaining village feel ○ All new housing design should be sympathetic to the character of the existing buildings. At the same time houses should have individual designs rather than lots of similar looking houses ○ To build homes in keeping with homes already here. Native building materials. Not red brick boxes which could be anywhere in the UK ○ Local character ○ No housing estates. New housing keeping in line with traditional character, but eco building in mind ○ Sensitive architecture, reflecting the ? of older and newer properties. The development currently under way in Pulham is a good example. ○ The homes need to be in keeping with the current properties already here within our village ○ Limited numbers, design compatible with existing ones ○ Sympathy with the local Norfolk architecture. No more bungalows ○ Style of house to be in keeping with village ○ In keeping with locality. Too much modern pre-fab style new builds popping up - like the new ones in Dickleburgh - not in keeping with Tivetshalls. Also, but rabbit warren style estates wouldn't be nice - we don't have the infrastructure for this style build 	<p>Similar to what is there are the moment, sympathetic in character</p>
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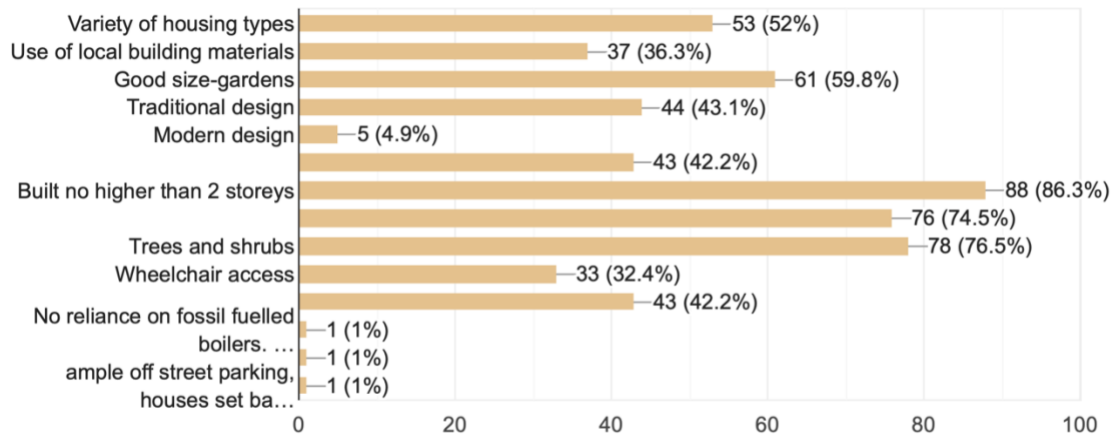
<ul style="list-style-type: none"> ○ A mix traditional and heritage design, combining modern designs, incorporating chimneys and fire places ○ Non estate and individual ○ Tivetshall is a real mix of housing so most styles fit in. ○ Traditional look/style of properties. Don't ruin the open rural views ○ Individuality ○ Bungalows, not overlooked anyone, space ○ Traditional and no large estates ○ Variety of design & size & preference for houses over bungalows. ○ Variety of housing styles, outlook (views) from properties ○ Vernacular style and proportions and materials (Bramble Close did not achieve this) ○ Rural village with mixed housing types ○ Rural not suburban looking ○ Not to be overdeveloped. To blend in with all the other bungalows. ○ Not overdeveloped, blending in with the rest of the village ○ Maintain it as a rural not small town ○ Considerate housing eg not housing estates, housing like around the Green. Space around the houses maintain the village feel ○ Houses that are of similar dish to existing buildings and open spaces. Respect for listed buildings ○ Maintain a variety of housing styles - not just square boxes 	<p>Other comments on style of housing</p>
<ul style="list-style-type: none"> ○ Field views, built back from the road, not overlooking into existing properties, linear ○ Protect the agricultural heritage and open landscape using sympathetic design and materials ○ The village consists mainly of houses built in a linear manner with most houses having a rural outlook, if development could follow/fit in with this it would be preferable. ○ It should maintain the linear arrangement of development with limited infill development. In keeping with existing dwellings. ○ The linear, ribbon-like character of the housing. The varied styles and the abundance of one-storey dwellings. The feeling of spaciousness. ○ Maintain adequate space between houses to maintain the rural feel, ensuring that new properties don't overlook each other or neighbouring properties. Ideally they should be single storey. ○ space between houses, open front gardens ○ Linear style of building, with a mix of styles and types of homes. Most properties are set back from the road and have views across open farmland to the rear. ○ Design gardens. Pleasing to the eye and plenty of space between any two houses ○ Well spaced housing ○ Linear characteristic of current buildings. ○ Only small development with space around each dwelling - not tightly packed ○ Decent size plots to prevent street parking. Boundarys planning with native hedges ○ Rural, low density ○ Small, well-spaced with gardens. Near the centre of the village, by village hall and school. Dark skies valued ○ To fit in with editing character properties mixture of sizes, not crammed together small development of under 5, not big estates ○ Linear development, large front gardens, plenty of trees, hedges etc 	<p>Linear village, views of fields at back of properties, density, gardens, set back</p>

<ul style="list-style-type: none"> ○ Local wildlife and farmland. ○ The amount of open space and quiet lanes are perfect for clearing you head. Which is important to have in your home town. ○ The countryside ○ Quiet lanes, open spaces. ○ Country views peaceful historic location. ○ Preservation of green and historic sites ○ To retain the country feel and open spaces. Ensure sufficient car parking to prevent more on road parking. Consider flooding areas were verges re overgrown and trains cannot cope. 	<p>Countryside, preservation of green and historic sites, quiet lanes</p>
<ul style="list-style-type: none"> ○ To include some affordable homes ○ Affordable houses for young families ○ Younger people in need of homes ○ Infill local housing to keep the villages much the same as they are but the needs of local young people who want to stay in the area with some 1st time housing available ○ Affordable housing. Cottage style ○ Cottage-style dwellings and smaller homes (freehold) for young people and older (not housing association rents). People to 'downsize' ○ a good selection of family homes with gardens houses suitable for elderly people such as smaller bungalows a good cross section of housing not so much as the big 5 and 6 bed housing ○ Diversity for young and old 	<p>Affordable homes and starter homes, and other types of homes</p>
<ul style="list-style-type: none"> ○ I don't want any more houses built. There are already 5 agreed planning applications. This should remain a quiet village. There are no amenities here. That's the way we like it. ○ Farmland and narrow lanes, no street lights. We do not support new housing developments ○ Not to have too many - we appreciate the current low level of traffic; property for young families to keep school going ○ They should stop immediately - impact on wildlife, heavier traffic and subsequent pollution ○ We don't need anymore houses it will spoil the village this is a small village and it needs to stay that way ○ Not many ○ Keep Tivetshall as it is ○ Do not build any more new houses, there are enough here now. Don't destroy the peace and quiet. 	<p>No more housing, volume of house building</p>
<ul style="list-style-type: none"> ○ No more heavy trucks ○ That we are a rural village ○ Very few, given the present state of flooding experienced and fewer capacity ○ Not to introduce on existing properties ○ I think thought should be given to joining the parishes and building on community spirit ○ Keeping it as a close community 	<p>Other</p>

Summary of the data: a lot of comments about respecting the current character of the parish and building houses that are sympathetic in design, keeping the linear layout, low density and with views.

Action: feed into the Design Guidance and Codes work.

**(9) What features would you like to see included in any new housing development?
(Please tick ✓ one or more box)**



Other comments:

- Would not welcome further development; no infrastructure; no facilities; no public transport.
- Individual style, in-keeping of the housing within that area of the village
- Being built elsewhere
- Eco houses, off road car parking, electric hook-ups
- Enough parking space
- When we bought our property we were told there would be no building on the field behind us
- Enough parking
- None
- Built on the smaller plots of land unsuitable for any other use
- I think that building energy efficient homes should be a priority
- Built no more than single storey.
- A community shop
- More public seating and flower beds
- More bridleways and understanding of horses
- Homes to encourage young families so that we retain a mix and balance of population. population
- Not overlooking each other **MUST** have adequate parking to reflect that most residents have to drive
- A mixture of traditional and modern design if of architectural merit
- Specific property for disabled people
- Parking
- Parking
- Build no higher than 1 storey
- Don't build any more
- Modern design so long as its along well and doesn't stick out like a sore thumb
- Very important to keep the character of a Norfolk village

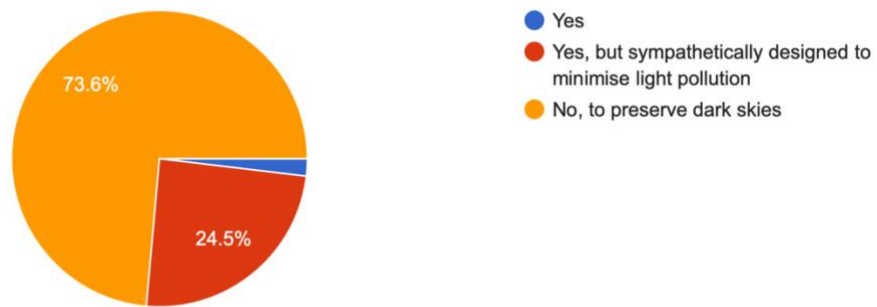
Summary of the data: In order of priority, top 5:

1. Built no higher than 2 storeys (86.3%)
2. Trees and shrubs (76.5%)
3. Low carbon/energy efficient design (74.5%)
4. Good size gardens (59.8%)
5. Variety of housing types (52%)

Action: feed into the Design Guidance and Codes work.

(10) Should new housing have streetlights?

(106 responses)



Summary of the data: majority of respondents do not want street lighting (73.6%), but some do, as long as it is sympathetically designed to minimise light pollution.

Action: feed into the Design Guidance and Codes work. No street lighting on new developments, dark skies policy.

(11) There are 34 listed buildings in the Tivetshalls (www.britishlistedbuildings.co.uk). Through the Neighbourhood Plan we can also identify other buildings and historic features that are important to the parish. What do you think we should include?
(55 responses)

Unsorted responses

- Don't know
- St Marys church ruins
- Not been here long enough to fully explore the area due to lockdown
- Would prefer to concentrate on new build rather than identifying more historical features
- The primary school building.
- Having looked on the website there are none on Moulton Rd. I do feel the older buildings of the maltings should be listed. They are being updated but it is a shame they changed the distinctive blue windows. Future work should be monitored. Also keeping the natural hedge boundary.
- The old 'Railway Tavern' Pub
- The Roman Villa and Boudicca Way. St Mary's ruin and churchyard
- The village school
- The old forge
- Both churches, if not already included
- The Old Forget, The Street. The Railway Crossing Cottages. The Thatched House, Green Lane.
- Please just leave the villages as they are. All existing building should remain.
- Can't tell
- School. Pub
- Depends what is listed within the 34 buildings - a list would have helped
- The 2 churches
- Village green and playing field
- Anything in Pevsner (?) not on the listed buildings list (which does not include all old/interesting buildings)
- The churches, including the ruin
- All unlisted older properties / cottages. ancient woodland and far reaching views
- Tivetshall School
- The local school
- The ford. Stoney Road for its quiet single road. The footpath near to the ruined church and primrose Lane for its amazing views.
- The school if it is not already listed
- Old buildings, footpaths, the churches.

- ?
- School, old style sign posts, the Ford
- Village green and pond. Village hall and playing field. School
- definitely historic features keep the history
- Not sure - can't think of any not already on the list
- St Mary's Church and it's churchyard
- I would prefer not to comment or suggest other people's property for listing in view of the planning and building restrictions listing would impose.
- the 4 Crossing Cottages; the Rail terminus site; former chapel mill road; sites of 4 Roman villas
- Did not know we had any
- Bunnett's Moat
- St Marys Church? School
- Churches - historical sites
- Ancient trees - need to preserved and maintained
- The old church needs to be saved as it's crumbling down. Foot paths need to be maintained. Open fields need to be kept open, i.e. no development on visible areas
- Obviously the school
- Arable landscape, park and playing field, open views, mature trees in gardens or verges/farmland and green verges and ditches (wild flowers/birds and animals), footpaths.cycle paths
- NONE. The regulations on owners of listed builds are too onerous and the whole system on Listed Buildings needs an overhauling
- Views to the churches - unchanged for centuries
- The hazel coppice with standard trees in Tivetshall wood
- There are enough at the moment
- No necessary
- No idea
- Tinpanum (Elizabethan) at St Margarets
- Tympanum @ St Margaret's (chancel entrance) church circa Elizabeth 1
- Keep as much green fields as possible. Don't build any more houses
- St Marys church
- Churches and churchyards. Farmhouses. Historic railway line. So much natural habitat, trees and vegetation. Rolling landscape and valley with tributary or the River Waveney. Ancient footpaths and byways
- The post office

Summary of the data: the following were mentioned

- *St Mary's church ruins (already Listed)*
- *Primary school*
- *Railway Tavern*
- *Roman Villa*
- *Boudicca Way (Public Right of Way)*
- *Old forge*
- *Railway Crossing cottages*
- *Thatched House, Green Lane*
- *Old style signposts*
- *Bunnett's Moat*
- *Tympanum, St Margaret's (already Listed)*
- *Historic railway line*
- *Post Office*

Action: assess each (and possibly others) as potential Non-designated Heritage Assets.

Natural environment

(12) Through the Neighbourhood Plan we can protect green areas of particular community importance. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect?

(83 responses)

Unsorted responses

- All of them
- Village green
- All
- The common near the village hall and tivitshall wood
- Farmland
- Not had a chance to fully explore due to covid restrictions
- There are a number of very ugly pieces of unkept land e.g. behind The Street, Tiv St. Mary that should be considered before looking any green areas
- The playing field. The area surrounding the junction with Primrose Hill and Patten Lane, and anywhere along the Boudicca Way footpath.
- Playing field, village green, footpaths
- The village green and the playing field
- Areas around both churches, would like to think a majority of the lovely views could be kept
- Church Lane. The Village Green and Pond
- All of it. From green verges to the playing fields at the village hall
- The Village Green. The playing field. The meadow land down Mill Road.
- Village green, Rectory wood and meadow, field in Rectory Road
- Round the churches
- The meadows and woodland for dog walkers
- The field behind VH and the field on the right down Mill Road (conservation/wildflower field)
- All green spaces
- Village green. Playing field. Byway from end of Mill Way to the ruined church.
- Those nearest to A140 etc, so that people have opportunities to go to Norwich etc
- Any meadows and pastures closest to the village and woodland area
- It is an area where residents have animals and is healthy life style where dogs and owners are able to walk in peace - without large vans and lorries which are no on the increase. Consider air pollution
- Areas around both churches
- All of them, as they are all important for the wildlife
- bridal path between St Marys church ruin and mill lane. all current surrounding woodland and hedgerows. The village green and park. Quiet back lanes
- The playing field should be retained at all costs. The open space is needed for our village and children.
- Village green, playing field as much open access green space as possible
- The area around St Mary's and St Margaret's churches, all the walks and fields to the west of the village, towards Gissing and south along Boudicca Way
- Playing field
- The playing field and the areas of set-aside adjacent to The Street/ Church Rd/Gissing Rd and Mill Rd/Stony Rd/Grove Rd
- The field opposite the ruined church. To keep the church as an individual standing feature to the village where it over looks the land.
- As many as possible
- The village green, the recreation park, Church lane
- The meadow, the lane, the playing field.
- Haven't been in local long enough to say
- Not sure
- All green spaces should be protected. Brown field sites should be developed before any green/farming area be considered.
- Patten Lane. Areas around both churches. Broadway

- Note for next question re playing field - YES only children's playing area. NO space for allotments.
- The whole area to the east of Bonds Road
- As many as possible to protect wildlife, green spaces and trees help with pollution
- Meadows in Rectory Road, The Street, Mill Road, Church Lane
- Village green, playing field, public footpath
- The area round the village hall and the land adjacent to hall road
- Church Lane - I understand the council claim not to own it (and so don't maintain it). Pond area on village green. All other footpaths should be clearly signposted.
- Land between The Street and Church Lane which has a footpath. This footpath is all used and very popular. See attached note
- The village green is the only communal space I know of. Most small wooded areas are in private ownership.
- The Green and pond, The Playing field, the school field, church walk
- Mill Road, Stoney Road
- Village Green, Village Playing Fields, Village School, Village Post Office
- Churchyards, playing field, field towards A140. Primrose Hill towards Pattens Lane - Edge of Green Lane where the pond is - towards the Broad
- Village green. St Mary's Church. Playing field. Verges
- All current green spaces
- Small meadows - these are an important character of the village. Walk from back of ruined church to Mill Lane
- The field to the left of my bungalow. Village green. The old church and fields surrounding the village
- The meadow behind the bungalows in Green Lane
- Village green, playing fields including wood and park. School playing field and green playground. Around both churches
- Any sites that improve the aesthetic appearance of the villages or form an essential part of the village e.g. the playing field and area around the village hall
- The field between 'the street' and St Mary's Church ruins
- Village green, the meadows on
- Village green, village playing field
- Playing field and village greens
- See above, also Church Lane
- The playing field at all costs regardless of anything else.
- The playing field and village green
- All land that is farmed
- Playing field
- Restore common lands. Meadows to be preserved (and village green!)
- Not sure. May be restore common lands? Where were lost in time. Existing small meadow. The Playing Field has been given on a lease at £5 PA. Villagers should be aware of this before (21 years) being asked this question. The £5 PA rent is a generous gift to the parish and parishioners would be unaware. All efforts should be made to renew the lease. What is happening?
- Village green, playing field and village hall area, ruined church
- Village Green. Field behind the village hall. Land to the south and Green Pastures
- Current areas
- The village green. The playing field
- Churchyard and ruin. Patten Lane etc to the south of the village Broadway. The landscape around the footpaths
- Churchyards, Spaces between groups of houses - Avoid in fill
- As much as possible, but definitely the playground and village green

Summary of the data: the following were mentioned

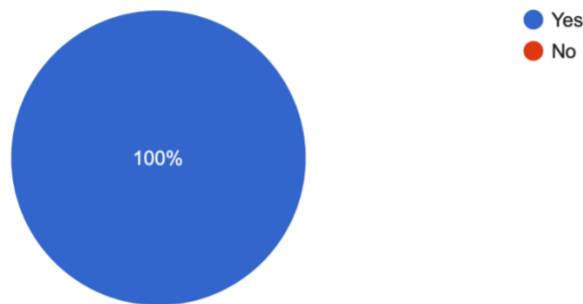
- Village green and pond
- Tivetshall wood
- Playing field

- Junction of Primrose Hill and Patten Lane ('the triangle')
- Boudicca Way footpath
- Area around both churches
- Church Lane
- Meadowland down Mill Road
- Rectory wood
- Field in Rectory Road
- Mill Way to ruined church
- Bridle path between St Marys church and Mill Lane (Church Lane)
- Field opposite ruined church
- Patten Lane
- Broadway
- Area east of Bonds Road

Action: assess each (and possibly others) as potential designated Local Green Spaces.

(13) Do you think we should try to protect the playing field (at the village hall)?

(101 responses)



Summary of the data: 100% of respondents want the playing field to be protected.

Action: assess as potential designated Local Green Space. Also, work with landowner to determine future of the site.

(14) Are there any views or vistas across the parish that we should look to preserve?

(71 responses)

Unsorted responses

- All
- All of them
- Back from the village towards rectory wood and great Moulton. The views from kissing road towards tivitshall wood.
- As many as possible, there are some lovely views around the Tivs
- I would like to protect the entrance to the village at Star Lane and Green Lane
- Land either side of Boudicca Way. Land surrounding St Mary's church. Land either side of Green Lane, and Stony Road.
- view of the church from Tivetshall St. Mary
- views to both churches
- Church views
- Most of the views are beautiful
- As above, certainly the areas around both churches
- The view from St Mary's ruin towards Shimpling and view from Primrose Hill.
- The view to the Maltings. The views across to Primrose Hill Farm. The views to both churches. The view to Rectory woods. Living in the countryside is all about the views!

- All surrounding views to both churches. The view from the ford across to the Pulhams. Primrose Hill area.
- All of them. No changes thank you.
- Ruined church
- Both church areas, Boudicca Way, Primrose Hill
- Across fields to ? of the two churches
- Not sure, as we are new to the village
- Views to the 2 churches should remain open.
- View to the old church
- Any views towards either church from any direction
- View towards St Marys Church, beautiful skies and also ??? cafe style - keep as much greenery as possible. It is not suitable for large planting schemes
- Across to the ruined church and as many as possible across open fields. We're NOT a town!
- Views in the vicinity of both churches and the open views towards Hale Street and Gissing
- The open view across farmland, east to A140 from The Street and Rectory Rd. Frpm Village across to St Margarets Church and The Street across to St Marys church ruin
- All what we have now we should maintain
- Definitely the playing field. Great for the community and village hall.
- There are so many! The views across the field walks behind the village, all around St Mary and St Margaret's Church, the lanes heading south out of the village...
- The rural views are wonderful all around the village, but are particularly good in 360* from Stony Rd and also from Primrose Hill.
- The sunset views on new road- the right hand side of the road when looking at the road from the church. The views on stoney Road where you can see a huge radius of the local area and feel the breeze and sun. This road is the best road to run on and walk along with a friend.
- None we can think of
- All of them.
- open farmland east of The Street looking towards Rectory Woods.
- See previous question
- Yes, from the church ruin across open fields
- Those to the east of Bonds Road
- Yes views around the churches. View from School Road over famers fields
- Views to both churches from all angles
- Village green
- possibly the view from new road
- Heaving from Stony Road to St Margarets Church - the fields on both sides. At the corner of Mill Road and Stony Road heaving into the field adjacent to Church lane. Field either side of New Road. The walk from Grove Road to Glebe Road.
- Views from St Mary's Church, views from St Margaret's Church, views from Patten Lane and Broadway.
- From St Mary's southwards; Station Road towards Rectory Road; green Lane to School Road. Grove Road to Green Lane. Stones Road to St Margaret's
- All present ones.
- No
- All the open fields
- Around St Mary's ruins. From St Margaret's Church across to Railway Farm
- We do have very good views etc but this should be taken into account if any development to be considered
- All current vistas
- Views from Primrose Hill Farm and village across to St Mary ruined church. Views across fields/Mill Lane to St Margarets Church. Views from footpath No6 - across to School Road/Star Lane
- Yes all are important subject for residents here without this I would not be here
- Beside any of the footpaths. The valley south of the villages

- From a personal view the vistas at the rear of the bungalows on Rectory Road and the fields
- Looking from 'the Street' across to the ruins of St Mary's Church
- From the footpath that runs west from the middle of the village across to the wind turbines at Eye
- The view from Gissing Road, between The Street and St Marys Church
- Views across the fields
- Views of both church are part of the character and should remain
- St Mary's Church. The Waveney railway line (as was) with railway cottages
- Ruined church - St Mary's. Waveney Railway line (that was) - with 4 railway crossing cottages
- As many as possible, if not from an aesthetic point of view, then for wildlife
- East of The Street. Too many list!
- Yes
- The figure eight walk around the village with several footpaths leading for open fields. Wild life, deer, owls, buzzards etc. Life on the fields on Mill Road and Stony Road with lovely views across to the church
- From Station Road there is a view right through the village and valley of the River Waveney - rolling countryside with several footpaths through it
- Views of both churches
- The views of both churches, and the area around the ford

Summary of the data: the following were mentioned

- *Towards Rectory Wood and Great Moulton*
- *The Street looking towards Rectory Woods*
- *From Gissing Road towards Tivetshall Wood*
- *Entrance to the village at Star Lane and Green Lane*
- *Boundicca Way*
- *Views of St Mary's church, from The Street*
- *View from St Mary's ruin towards Shimpling*
- *View from St Mary's ruin to Primrose Hill*
- *View to the Maltings*
- *View from the ford across to the Pulhams*
- *Open views towards Hale Street and Gissing*
- *East to A140 from The Street and Rectory Road*
- *360 degrees from Stony Road and Primrose Hill*
- *Views on Stony Road*
- *To the east of Bonds Road*
- *Views from School Road*
- *Stony Road to St Margarets Church*
- *Walk from Grove Road to Glebe Road*
- *Views from Patten Lane and Broadway*
- *St Mary's southwards*
- *Station Road towards Rectory Road*
- *Green Lane to School Road*
- *Grove Road to Green Lane*
- *Stones Road to St Margaret's*
- *St Margaret's Church across to Railway Farm*
- *Views from footpath No6 across to School Road/Star Lane*
- *Gissing Road, between The Street and St Marys Church*
- *Waveney Railway line*
- *Station Road there is a view right through the village and valley of the River Waveney*

Action: assess each view and make a short list.

(15) What areas of localised flooding should the Neighbourhood Plan identify?

(75 responses)

Unsorted responses

- Fields on rectory road regularly flood due to poor drainage in bad weather
- All.
- N/A
- Our village flooding seems to be as a result of land owners failing to adequately maintain their ditches
- The ditch in front Ramsworth House on Ram Lane, Rectory Road (esp. near Post Office), the ford on Star Lane, the Station Road bends near the A140 roundabout.
- Station road st Margate suffered flooding recently
- Outside the post office
- I am only aware of the flooding at the bottom of Green Lane and also on the bend by the Post Office in the 6 years we have been here
- Rectory Road by The Post Office and Green Lane
- The forge
- The Ford and Glebe Road junction
- All of them
- Post Office, Ram Lane, Green Lane by the Beck
- The ford on Star Lane. The river/dyke crossing on Green Lane and the bend near A140 roundabout.
- The ford, road by P.O., road crossing cottage
- Ram Lane
- Green Lane and Star Lane - Beck Stream maintenance
- Ford
- Not sure, as we are new to the village
- Road outside the post office. Green lane near junction with Hall road.
- No flooding near to main roads
- Junction of Gissing Road and Grove Road. Dissing Road and Rectory Road/The Street junction (outside corner of Croft House); outside Post Office
- The Ford
- All and any of them!
- Post Office area
- section of road outside post office on rectory rd and the ford on Star Lane
- Post office corner
- All ditches should be kept cleared to avoid flooding in the future.
- Farmers ditches should be cleared regularly.
- Green Lane/Hall Road junction always floods during high rainfall
- Ram Lane floods regularly and there is usually water on the road at the junction of Gissing Rd and Glebe Rd
- The ford. And on new road near to the church. And on green lane near to the railings.
- Top of ram lane corner of tinkers lane that meets ram lane and near the post office
- By the post office
- The bridge just beyond Crossing house down Green Lane
- All the roads that flooded recently.
- Outside the post office also station road on sharp bend just before you get on the A140
- 23.12.20 Access to The Street from Rectory Road (Near the Post Office) was impassable.
- Station Road just after roundabout
- Exit and entrance from 140 at the Old Ram
- Flooding from sewer at south end of Bonds Road, junction with Ram Lane, whenever it rains heavily.
- Single track bit of School Road where drains get blocked and ditches are not maintained. Junction of Glebe Road with Grove Road.
- flooding on green lane also near roundabout off a140 pulham to Attleborough road
- Green Lane clearly needs attention just east Crossing house. The ford along Star Lane
- Hall Road/Green Lane junction. Star Lane Ford. Mary's Garden at the Post Office. Gissing Road/Glebe Road junction

- Small area outside the church can flood making access through the gate difficult if it occurs at weddings & funerals.
- Rectory Road bear Post Office and near Roger Martins garage; Station Road near the firmed waste site; Ram Lane bead Old Ram
- All
- Green lane
- The ford. Rectory Road
- Anyway that get flooded
- Behind Tivetshall wood onto Glebe Road
- Ford area, green lane. Gissing Road junction with Grove Road
- Green Lane (by junction or Hall Road)
- Outside Mary's Post Office. Ram Lane
- Near the Post Office is a must
- The top in Green One and the corner by the Pulham roundabout
- Road outside the Old Ram. Outside the Post Office. East side of the playing field. The ford (Star Lane) Ram Lane, various.
- We haven't lived here long enough to know here these are
- Green Lane Beck. So bends of the A140 roundabout
- A140, Green Lane, Star Lane
- The Street near the Post Office. The S-bend on the B1134 approaching the roundabout
- Junction Glebe Road, Grove Road, Gissing Road
- Junction of Glebe Road into Gissing Road and Grove Road
- Flooding to an extent, occurs where building has been done and will continue until developers acknowledge current land drainage schemes and invest in replacement to the same of better standards - small pipes are not suitable replacements for large ditches
- Wed 23 Dec 2020. Vulnerable places became obvious
- Ram Lane, Lodge Road. Ditches and culverts should be maintained
- Ram Lane/Lodge Road. Maintenance of ditches/culverts throughout the Tivetshalls
- Ford, Ram, Post Office
- Green Lane near the river. Star Lane ford
- The ford. The bridge on Green Lane. The Post Office
- Ram Lane. By old railway crossing P.O. area
- The ford school road. The area outside the Post Office, Green Lane and the corner of Mill Road/Stoney Road.
- The s-bend on B1134 and the Ford
- Lodge Road

Summary of the data: the following were mentioned

- *Field on Rectory Road*
- *Ditch in front of Ramsworth House on Ram Lane*
- *Rectory Road (especially near Post Office)*
- *Ford on Star Lane*
- *Station Road bend near A140 roundabout*
- *Post Office*
- *Green Lane*
- *Ford and Glebe Road junction*
- *Ram Lane*
- *Green Lane by the Beck*
- *Crossing Cottage*
- *Green Lane near junction with Hall Road*
- *Junction of Gissing Road and Grove Road*
- *Bridge just beyond Crossing house down Green Lane*
- *From sewer at south end of Bonds Road, junction with Ram Lane*
- *Ram Lane, Old Ram*
- *Behind Tivetshall wood onto Glebe Road*
- *East side of the playing field*

- *Ram Lane/Lodge Road*
- *Corner of Mill Road/Stoney Road*
- *Lodge Road*

Action: assess each area of localised flooding and make a short list.

Community & services

(17) What services do we need as the village grows?

(90 responses)

Split and sorted data	
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<ul style="list-style-type: none"> ○ A shop? ○ A village shop ○ Small village shop ○ A shop with increased provision while, retaining local post office. perhaps another shop with increased provision. ○ Convenience store. ○ food shop ○ village shop ○ If the village grows enough to sustain it a village shop would be welcome, retain the post office, largely depends on how big the village would grow. ○ A little shop ○ Small village shop ○ Shop/pub/Post Office ○ A shop ○ village shop? ○ Local shop like Pulham Market ○ Maybe a community shop. These work quite well in other villages. ○ Village shop. ○ Shops. ○ Local shop. ○ a village shop would be nice ○ Village shop ○ A community shop would be an advantage to the community. ○ A good village shop would be great. A bakery would be even better! ○ Local shop ○ Maybe a small shop within the post office or village hall. ○ shop and post office ○ A village shop ○ Community shop and I would place it centrally by the village hall. ○ A village shop other than post office ○ It would be good to have a local store for the community ○ A shop ○ Shop ○ Shop/Post Office ○ A local convenience store/post office ○ A general shop similar to the one at Pulham Market ○ A shop ○ A village shop and keep the Post Office open ○ Shop ○ small shops at village hall ○ Shop ○ Shop ○ Shop would be nice, retain a P.O. ○ Shop, bus service, street lighting ○ Shop, bus services ○ Shop, more play equipment, something for older children, infrastructure in and out of the village (roads/public transport) ○ Shop, Post Office, bus service to Pulham Market, Water/sewage system ○ Shop, school, pub, community green space/playing field ○ Tesco/ASDA/Morrisons. Seriously - Tivetshalls is not a village which can have extra services unless expanded to over 3000+ homes from its present 300! ○ Community - building services such a shop/cafe etc ○ Don't let it grow too big! Always a shop but it this a violable proposition? Possibly relocating PO to create a basic income 	<p>Shop</p>
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<ul style="list-style-type: none"> ○ May be a shop. ○ Local shop ○ Village shops 	
<ul style="list-style-type: none"> ○ post office ○ Post Office ○ Post Office ○ Post Office ○ Post Office ○ Post Office (keep it going). ○ Retain PO. ○ retain post office ○ Post Office ○ Post Office ○ Post Office. ○ Preserve a local Post Office. ○ Post Office 	Post Office
<ul style="list-style-type: none"> ○ More facilities for children such as a better playground facilities although these are quite good. Maybe a skatepark on the common. ○ Tennis Court ○ Youth Club ○ areas for recreation. ○ A MUGA (multi-use games area) to replace the basketball area at the Rec ○ It would be great to have some play equipment on the park suitable for disabled children. ○ Playing field. ○ Clubs with facilities. Playground school ○ tennis court or astro area 	Children/youth play and sports
<ul style="list-style-type: none"> ○ Support the roll out of broadband services. ○ Good broadband 	Broadband
<ul style="list-style-type: none"> ○ Drs surgery ○ Maybe a doctors but the village isn't big enough for that at the moment. ○ doctors and extra hospital facilities 	Doctors
<ul style="list-style-type: none"> ○ community hall ○ Pub/cafe/shop/village green/playing field for Maltings end of Tivetshall St. Margaret to create a community hub ○ an extension to the existing village hall ○ The VH to lay on more events - film nights, quizzes, occasional pub nights ○ Village Hall ○ Community shop possibly run from village hall ○ Village Hall. 	Hall, community hub, more activities

<ul style="list-style-type: none"> ○ primary school for increased number of families ○ more housing t keep the school going ○ We need to retain the village school and Post Office. ○ Retain school ○ Keep school and post office open. ○ School continues ○ Youth club, important school stays ○ To keep the school ○ It is important to ensure the viability of the school ○ School ○ Hope the school will survive ○ Most important to keep the school and support it ○ Our school ○ Development of the school ○ Retention of the school as this is vital to a flourishing young community. ○ School ○ Keep village school 	<p>School</p>
<ul style="list-style-type: none"> ○ Improved bus services are needed as these are currently not frequent enough. ○ Bus service through the village ○ Public transport. ○ Public transport. ○ We need a bus service as we had 40 years ago. To Harleston and Diss. Also to Norwich if possible. The Post Office has been very good, never letting people down ○ Bus ○ perhaps an improved bus service ○ And could we even dream of re-instating a village train station ○ bus route ○ Bus service ○ Public transport ○ public transport ○ A regular bus service through the village linking us to Diss Stations and/or Harleston ○ Bus service ○ Bus service ○ Buses ○ Bus service. ○ Better public transport. ○ Public transport ○ Local community transport. ○ Community transport service either commercial or by volunteers. ○ Transport ○ Continued/increased bus services A140 fo central if possible 	<p>Public transport</p>
<ul style="list-style-type: none"> ○ More paths from at Margaret into st Mary 	<p>Footpaths</p>

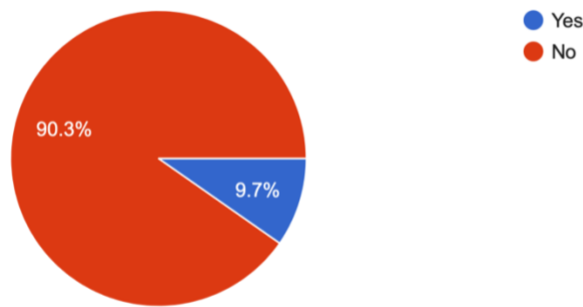
<ul style="list-style-type: none"> ○ More water capacity and more electricity capacity, especially to run heat pumps and charge electric vehicles. ○ The Old Ram and the car engineers are also valuable services and provide employment. ○ Oil club. ○ If it must grow, then we need infrastructure, facilities, public transport ○ improved water pressure/flow ○ Continue Weds Cafe initiative ○ Village pub i.e. Ram ○ Grocery van visits ○ Cafe. ○ Pub (Old Ram is more a restaurant than pub) ○ improved policing of area ○ Safe pedestrian footpath along Rectory Rd/The Street; adequate off street parking for any new homes; Village Hall and playing fields; allotments; Post Office / small local shop. ○ Better drainage. Better telecom wiring. ○ Return of Grapevine ○ Bring back the mobile fish and chip van! ○ A whole load of infrastructure! Water in, water out. Only community effort has brought broadband. Local authorities must impose the necessary investment ○ Extend Broadland network ○ More pavements for safety ○ Broadband services. Better communication with all areas of village ○ Village green. ○ Water pressure is low ○ Until the roads in Tivetshall are improved, made wider etc for increase traffic, there is not any change of improved facilities - where could they be put! ○ Wider roads ○ Another pub – the centre 	Other amenities
<ul style="list-style-type: none"> ○ None ○ I feel the village has enough ○ It doesn't need to grow, it's fine as it is ○ The village now has a good internet connection through B4RN. We have no interest in having any shops or other facilities in the village as there are adequate facilities already in place in neighbouring villages. The South Norfolk Village Clusters of 12-25 houses over the next 20 years is similar to what has already been built over the past 20 years without making drastic changes to services. By adding any further services to the village will detract what we want and we feel most people within the village enjoy living in the Tivetshalls as it is at present. ○ more frequent library 	None
<ul style="list-style-type: none"> ○ Pub Space in schools ○ reduce speed limits and traffic calming on entry points to village. 	Other

Summary of the data: a lot of support for a village shop, to retain the Post Office and the school, improve public transport provision. Some of this falls outside the remit of the Neighbourhood Plan.

Action: develop supporting policy

(18) Are you interested in renting an allotment?

(103 responses)



*Summary of the data: the majority of respondents are not interested in renting an allotment. However, 10 households said they were (9.7% of respondents).
Action: investigate further*

Where would be a good location?

(21 responses)

Unsorted responses

- N/A
- Between the Old Ram car park and Holly Farm Cottage
- Possibly attached to the village hall
- There are a few small fields that are not farmed, these would be ideal.
- The piece of land as you turn towards gissing
- Playing field
- Anyway they intend to plant BRICKS
- Field between The street and Gissing road which has a footpath across it. Good central point possible easy access to water from road.
- Somewhere with decent soil and drainage, near village itself (comfortable walking distance to reduce car usage)
- The area of wasteland bordered by Mill Road and Church Lane or field adjacent to Bonds Road/Rectory Rd
- Field next to church lane.
- Don't know
- It depends what land would be available.
- Sports field
- Awful idea. Flash in the pan. Large gardens no need for allotments
- stion it would be good to have allotments for community sharing eg: for growing vegetables or an orchard. Near the playing field or the school.he community to share either for growing vegetables or an orchard which could bring people and children together. A good location would be near the playing field or near the school.stion it would be a good for allotments to be available, if not for individual households but for community use. for eg: a community orchard
- The field by the side of the playing field
- Land to east of village south of footpath
- West of the Street, access via Mill Lane?
- Allotments come and go. Tivetshall is heavy clay soil - may be allotments. Question, will they be used? At the applicants prepared to make allotments happen?
- Behind village hall

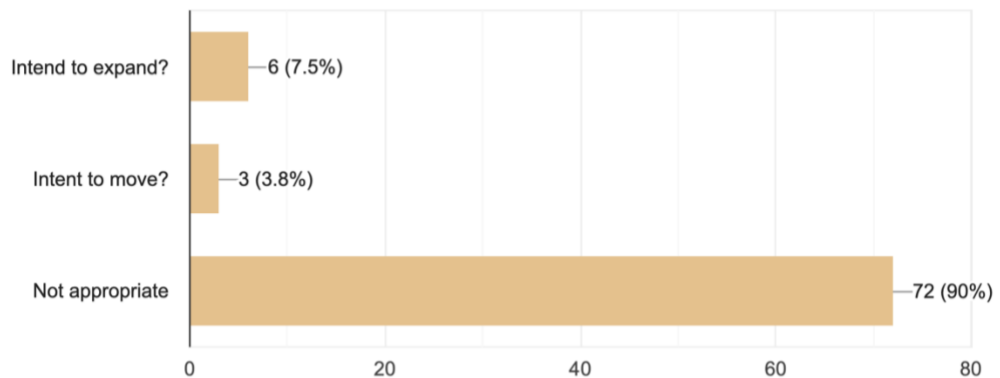
Summary of the data: the following were mentioned

- *Between the Old Ram carpark and Holly Farm Cottage*

- Attached to Village Hall, playing field
 - Behind Village Hall
 - Field between The street and Gissing road which has a footpath across it
 - The area of wasteland bordered by Mill Road and Church Lane
 - Field adjacent to Bonds Road/Rectory Rd
 - Field next to Church Lane
 - Land to east of village south of footpath
 - West of the Street, access via Mill Lane
- Action: further consideration needed.

Business & employment

(19) If you run a business in the parish, do you
(80 responses)



Summary of the data: small actual numbers intend to expand or move, however, given the small number of businesses in the parish, this could be significant.
Action: consider with other business questions.

(20) What would help current businesses to thrive in the Tivetshalls?
(48 responses)

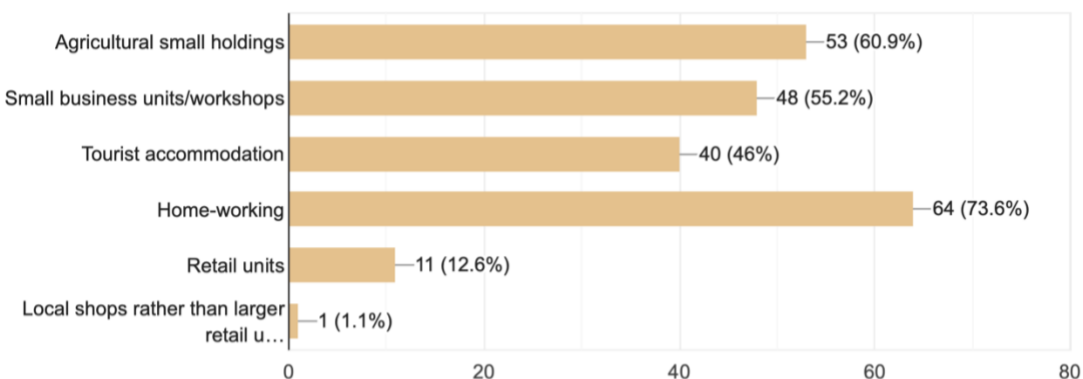
Sorted data	
<ul style="list-style-type: none"> ○ Transport ○ Train station ○ Train station 	Transport
<ul style="list-style-type: none"> ○ Better broad band services. ○ Good broadband ○ Better broadband ○ Continue roll out of B4RN ○ Complete B4RN ○ The improvements to the broadband service ○ The community broadband is a real asset. ○ Good broadband, thankfully B4RN are providing that ○ I think the newly available hyperfast broadband has already done that! ○ We have it now a better broadband thanks to Barn ○ None now that the internet has been upgraded. ○ the internet system is being addressed the mobile phone needs to be improved ○ Better internet facilities which has been partly achieved by B4RN ○ Plus Broadland facility ○ Barn broadband ○ Biggest is broadland speed - already got ○ Good internet ○ Connection to B4RN ○ Small businesses need communication (B4RN helps) and to an extent safe roads and parking for visitors ○ Dual carriageway on Rectory Road! Sorry Ros! B4RN had helped ○ Maintaining good fast broadband ○ Take up of broadband ○ B4rn ○ Faster broadband, 	Broadband
<ul style="list-style-type: none"> ○ An improved local website for small business to advertise and promote through. ○ Local directory of services? ○ Free local advertising ○ Local support and advertisement ○ some focus on tourism, safe well signed walks 	Advertising services
<ul style="list-style-type: none"> ○ Less planning permission constraints ○ More houses ○ Our business has become too large for the house. As there is no brownfield area to build on we have to relocate away from the village. A small business park in an area on the outskirts could help a number of small businesses. ○ More diversity of housing for all age groups to provide work force and keep a health balance for a thriving community. 	Planning/more housing
<ul style="list-style-type: none"> ○ Pub opening, ("The Railway") as a pub, coffee shop. Hub of the community for Tivetshall St. Margaret ○ pub/shop/café ○ Local support. A local shop would be very convenient but if everybody shops online at Tesco, it is a waste of time. Specialist businesses bringing in people into the village to shop ○ Public transport links 	Further amenities

<ul style="list-style-type: none"> <input type="radio"/> Signage on the A140 <input type="radio"/> A better postal service (not 4pm) some business units <input type="radio"/> Not really sure. But maybe a little involvement in the local school. But, having said that, I am not sure what currently happens. <input type="radio"/> It would not help this is a small village and no businesses are needed. Electricians and plumbers are needed only. <input type="radio"/> Council rates at a reasonable level <input type="radio"/> It's good to have the small businesses that run from the village but it's the delivery vehicle's which are to big to get around some of the lanes which in turn churn up residents front gardens. <input type="radio"/> Zero commercial rates <input type="radio"/> Not so linear. They see an appropriate size <input type="radio"/> Reduce business rates <input type="radio"/> Reduced business rates 	Other
<ul style="list-style-type: none"> <input type="radio"/> Don't know (ask them) <input type="radio"/> Why do we need any more <input type="radio"/> Don't know 	

Summary of the data: better broadband, advertising services and other further amenities (some beyond the scope of the Neighbourhood Plan)
Action: consider with other business questions.

(21) Should the following businesses be encouraged in the Tivetshalls? (Please tick ✓ one or more box)

(87 responses)



Other comments

- Small business units/workshop - by Pulham Roundabout
- Air B&Bs
- None
- Small convenience store
- Leisure/craft
- Retail only if appropriate sized for village and location agreed by villagers
- village shop and Post Office
- Depends where. Village centre and old waste plant by A140 are very different locations
- Small business units/workshops - East side of railway track at Maltings
- All in keeping with the village feel

Summary of the data: greatest support for home-working (73.6%), then agricultural small holdings (60.9%), then small business units/workshops (55.2%), tourist accommodation (46%). Little support for retail units (12.6%).

Action: consider with other business questions.

Transport & access

(22) Where would you like to see a new country footpath (Public Right of Way)?

(52 responses)

Unsorted responses

- Improved footpaths or even better a cycleway towards disson or long station to provide a simple walking option for leisure or shopping
- My house to the pub!
- I think we have sufficient footpaths, but we need to look after those we do have
- None. We have quite a few already, and to build more might impinge on residents' privacy.
- I would like to see the two villages of St. Margaret and St. Mary joined by a bridleway, or current footpaths changed to bridleways.
- From station road (maltings) into green lane
- Church Lane to be on the definitive map
- Along the A140 from Mardle Farm Barn to access the village.
- Seems to be enough
- Would welcome all/any additions
- We have plenty already
- Anywhere would be lovely. Especially across field where there is potential for planning permission.
- More bridle paths
- Not on our land enough already
- Around the field near the ford
- Not too sure.
- More circular or interconnecting footpaths as a lot of them are there and back walks.
- I think it is already quite good
- Plenty already, just signpost and maintain those we already have or proved acceptable alternatives (round a field hedge, not access the middle for example?)
- We from Moulton Road, there's nothing to allow SAFE walking from there!
- Playing field to concern of Grove Road. Existing paths need to be well maintained
- Footpath along Rectory Rd as could be unsafe for children making journey to bus stop due to traffic speed.
- We have good footpaths around the village. Difficult to know if we could have more.
- We have a substantial amount of footpaths already. More would be beneficial if it was possible.
- Between Green Lane and Star Lane
- Along any field edge to link existing paths
- A path between Star Lane and Green Lane would allow a circular walk without using Station Road.
- I don't think we need.
- A suitable walking/cycling route through to Cherry Lane garden centre would be cool
- I think the current ones should be signposted better.
- We have sufficient public right of ways in the village in my opinion
- Some smooth bike trails would be nice! As for footpaths - perhaps some that cut across the fields along new road to link up with existing routes.
- "Broadway" was re-opened 2009/10. From Moor Road across the fields to Patten Lane, this really should be promoted - most people are not aware of the Broadway's existence
- Wherever possible direct traffic up to Pulham roundabout and along B1134.
- To include bridleways
- Please ask local farmers to clear roads from mud as soon as they have harvested the crops especially in the winter. Leaving the mud is dangerous for both walkers and transport
- Don't need any more

- We are well endowed with footpaths/bridleways as long as they are kept accessible
- From Ford Star Lane across to Green Lane. From Primrose across to New Road. Any access to Green Lane from other lane ensuring safety along Station Road
- NA
- Tivetshall is already well served for footpaths (creation more would require more dog poo bins!). If only people would use them!
- Through some of the woodland parts of Tivetshall
- Broad way to Mill Road, (2) Broad Way to Sheckford Lane (crossing Patten Lane). Both allow circular walks off road (shorter)
- To join existing footpaths to give a circular tour of the village
- We'd like to see ALL the footpaths (marked on the map on p2) more clearly defined on the ground
- We have enough, just right balance
- We have enough now I feel
- A140 - a footway needed between Ram Lane and Semere Lane (approx 200 metres) for cyclists/walkers to access safely the Pulham side
- We have a good number of footpaths!
- Maintain current ones to a high standard
- I feel that we have enough
- Tivetshall to Gissing

Summary of the data: the following were mentioned

- *Bridleway between the 2 villages*
- *Station Road to Green Lane*
- *Along A140 from Mardle Farm Barn*
- *More circular footpaths*
- *Moulton Road*
- *Playing field to Grove Road*
- *Along Rectory Road*
- *Between Green Lane and Star Lane*
- *To Cherry Lane garden centre*
- *From Moor Road to Patten Lane*
- *From Primrose to New Road*
- *Through woodland parts*
- *Broadway to Mill Road*
- *Broadway to Seckford Lane*
- *Between Ram Lane and Semere Lane*
- *Tivetshall to Gissing*

Action: further consideration needed.

(23) What could be done about traffic coming through the parish?

(80 responses)

Unsorted responses

- I do not have an issue where I live
- I don't think slow traffic through the village is a problem, say 20 m.p.h.
- Traffic calming (chicanes and bollards), especially on Rectory Road and The Street
- Open a railway station at Tivetshall St. Margaret
- reinstate the train station
- Slower speed limits on station road
- If more traffic is anticipated we need better roads
- its not busy at all
- Permanent speed censor, plus road narrowing gates at both ends of the village, hopefully this would encourage through traffic to use the more appropriate B1134
- Improved road signs to direct traffic along the A and B roads rather than through the village. A 20mph zone around the school.
- Speed bumps

- 20 mile an hour speed limit where there are houses both sides of the road.
- Currently too much heavy traffic; our country roads are unsuitable; too much speeding traffic;
- Road width reduces along Rectory Road, reduce speed limit on Station Road to 40mph, village green and school area reduce to 20mph
- This would only become worse with more housing
- Wider road between garage and main road (safety)
- Police to be aware
- Better maintenance of roads
- 20 speed limits new school
- Community speed checks
- Slow it down. Consider (?) Corner. Rectory Road/The Street
- Please could the speed be looked at on Rectory Road. In the long stretch by the MOT centre, The vehicles use it as a race track. (A 30mph limit should be implemented from the A140 entry all the way through the village)
- Not a lot. Mostly local people.
- Local public transport
- Lower speed limit to 20 mph/speed humps near village green area/more footpaths along verges for pedestrian safety/more passing places in lanes
- Too much speeding, There are 2 corners which are dangerous for pedestrians. They much have concerns
- Stricter speed restrictions. Moulton Road is particularly bad leaving the 30 limit
- Traffic calming in The Street. Permanent speed signs
- Not build any more and leave the natural beauty as it is
- needs to be slowed. perhaps speed ramps on quiet lanes and reduced limit on all of rectory road....
- Lower speed signage. Smaller farm vehicles as they are far to big for some of the lanes and do a lot of damage.
- Lower speed limits. Signs to depict small lanes not suitable for large vehicle.
- Very little
- Station Road needs to have a 40mph limit between Star Lane and the Maltings
- Speeding traffic continues to be a problem especially along The Street where there are a number of blind bends. Thought needs to be given to traffic calming measures possibly a permanent speed recorder. 30mph limit on all lanes around the village and possibly 20mph in the area of the school.
- I don't feel like we have a lot.
- 30 mile an hour on Ram Lane
- Speed bumps as you come into the village down rectory road
- Reduce max speed to 20mph along the street and around the school area
- Inevitably there will be traffic as families grow. What needs to happen is a respect from drivers who are part of our community. Also make sure people park off road. 20 mile limit especially for agricultural vehicles and school buses and respect the verges.
- Putting a weight limit on lorry's coming through our village especially on green lane as it is so narrow.
- Move the 30mph limit from the start of the Tivetshalls back to the A140, this is a particularly straight bit of road where speeds often exceed 40mph on a stretch of road where there is no pedestrian walkway. Lowering the speed would make motorists more aware of this. The rest of the village could be changed to 20mph to make it safer for the many walkers and dog walkers in the village.
- Width restrictions on lanes
- The odd speed bump with warning
- Currently not a problem but 30mph limit important warnings about horse riders and dog walkers and children
- Calming measures put in
- Permanent speed signs
- traffic calming
- I don't think there is too much traffic, but we could do more to slow the traffic down.

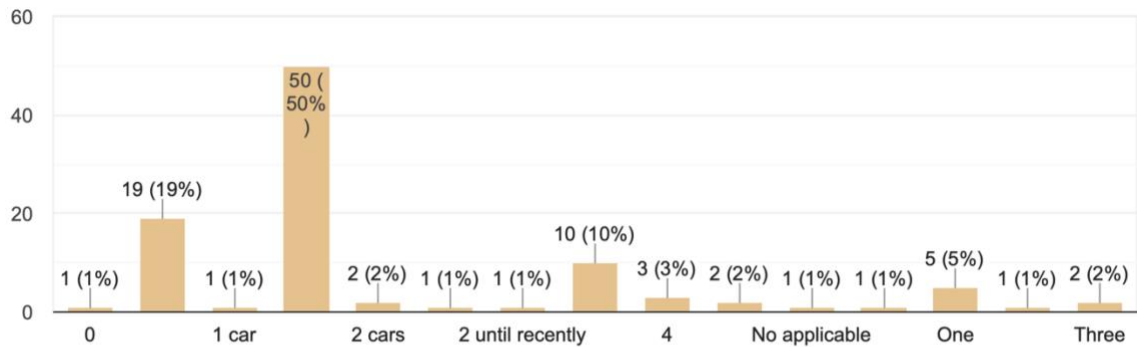
- More signs on the approaches to Tivetshall if too many new houses will increase traffic flow & the roads here cannot take it
- Traffic calming measures around Tivetshall junction and crossroads.
- Lane restriction on Rectory Road entry to village
- Speed cameras
- Polite signs to remind drivers to slow down and take care.
- Signposts to say 'village only'. Reduce speed to 20mph
- Don't build
- Too many lorries use B1134 as a through route only. No benefit to village (parish). Little attention paid to those who live alongside this road. Consideration only given to main village area
- Slow traffic down with chicanes
- Traffic calming measures especially bend by Post Office A140 is very busy with lorries especially - better signed access into Rectory Road turning R - for and dark - road safety - more houses might mean more cars using this entrance
- Introduce 20mph limit at school
- The biggest problem will be traffic exiting the village - esp onto A140/dangerous junction - or diverting through the village to create a rat run. The only 2 lane road is Rectory Road (all others single track). This is the single biggest problem with any sizeable development. No attempt to show traffic will be effective - its the entry/exit that's a problem
- Speed camera
- 20 mph - continue the SAM - Mary's corner - single file blockings. Full pedestrianise from Mary's to St Mary's and village hall and school. The Dutch work well with this approach - why not us? It would transform the village.
- Apart from school traffic I think there is little traffic coming through the village
- Chicanes on 'The Street' and Rectory Road. These are common in villages in Europe.
- Speed bumps
- Very little apart from only allowing any development close to A140 only. Also more pedestrians, cycles, dogs etc does deter through traffic (having sot show down)
- The 30mph limit extended on Green Lane, to the junction with Hall Road
- Speed flashing lights - cameras
- Not sure
- Better routes elsewhere! Village gateways, chicanes etc
- In winter, include Green Lane in gritting of roads
- Measures in place are working to an extent NOT white entrance gates which are a TOTAL waste of parishioners rates and county rates!
- Do people to 'through the village'? It doesn't go anywhere that doesn't have access from the A140
- SAMS camera to monitor speed
- Sleeping policemen
- Divert HGV to A140 roustabout and not through the village. Possible traffic calming islands on entry to village
- Education! Re driving at correct speed. Footpaths
- Routine monitoring speed
- Reduce speed limit/ bumps on B1134

Summary of the data: the following were mentioned

- Chicanes and bollards
- Speed bumps
- Reinstate railway station
- Slower speed limits
- Improve signage to A and B roads
- Reduce road widths
- Better maintenance
- Slow down signs
- Speed cameras

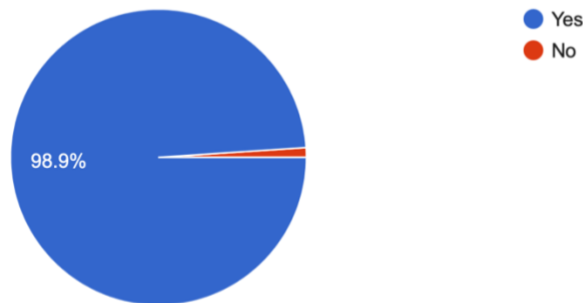
Action: further consideration needed.

(24) How many cars/vans does your household have?



Summary of the data: data has emerged muddled. Majority of respondents have 1 or 2 cars. Action: car parking for 2 cars for new properties should be a minimum.

(25) Is there sufficient parking for the number of cars/vans your household has?
(95 responses)



Summary of the data: only 1 respondent said there was insufficient parking for the cars/vans in their household. Action: no action.

(26) If no, where do you park?
(6 responses)

- N/A
- road
- On the road
- This is a big problem with earlier developments (i.e. the green)

Summary of the data: small number of responses. Action: car parking needs good consideration in the design of new housing.

Under 18s

(27) How would you like to see the Tivetshalls develop for the better within the next 20 years?

(24 responses, although PLEASE NOTE not all who responded were under 18)

Unsorted responses

- Answering for my 3 young children. i would say more children facilities, perhaps more families encouraged if development can be done without visual impact
- Unspoilt farmland and countryside.
- Sympathetic building on infill plots, good village management, not too much commercial development.
- More houses more young families
- Maybe a village shop / farm shop
- Improved highways maintenance, currently not suitable for the quantity of heavy traffic; Improved ditch/hedge/verge maintenance, not just for aesthetic reasons, but for safety, & to alleviate flooding issues; Would like to see less litter, less dog-fouling.
- More housing and businesses and jobs, shops
- Open new and more meadowland and plant more areas of woodland
- Community events - organised walks, nature workshops, street parties
- Village shop.
- Should concentrate on ensuring the environment is looked after and residents
- It would be nice to see more people my own age in the village that I could socialise with - and more things for teenagers to do like a place to hang out or a youth club. We should also be doing things to encourage more young families to the village
- Non-littered village. Make the park better with more equipment and community run activities if adults were interested in volunteering but paid clubs too. Support the school through the village community. Look after the pond on the village green. We really like this village.
- There is nothing that could be added/changed to the Tivetshalls to make it better. The charm of the village already makes it a great place to live.
- Community spirit/working together
- Plant more trees along sparse roads to help link up more places and encourage more walking. Places to sit. More flower beds. Improve the park facilities and offer more for teenager (e.g. trampoline in floor). See Diss park for examples. Round next swings, interactive areas.
- We all know that some homes will be built. I expect 25 to 30 would be sufficient, any more would be a crime in such a beautiful place
- Shop and keep school open through more housing
- Better control of speeding traffic. By use of physical measures so pedestrians are priority
- Activities for children at village hall. Nature walks with a guide.
- Small cul-de-sac development in keeping with the village green, Green Lane and School Road - not ribbon development. Oops! Made mistake - however, I still feel 18!!!
- Affordable houses for young families
- Some small well though through developments consultation and consideration to people directly affected by development (what we had agreed to in the past an what was built bare no resemblance)
- I would like to see the Tivetshalls remain much the same but unfortunately as we have seen in other parts of Norfolk and Suffolk - when they start building they don't stop!

Summary of the data: some support for more housing and appreciation of the countryside and community spirit.

Action: refer back to when developing policies.

5(c) Testing policy ideas – at the Village Craft and Food Fayre, Tivetshall Village Hall (May 2021)

Comments on post-it notes, 22nd May 2021

- Pear tree farm site – no pathways for children to get to the school
- Peartree farm i.e. new buildings needs to be bungalows and not so many. Houses will be able to look into the bungalows already there
- Low-cost housing needed that is environmentally sustainable, for local people (bit wider than just the village – Long Stratton, Diss, Harleston). There should be a local connection written into the deeds
- To see less plastic because the world is dying
- Better drainage – Hall Road flooding and on A140 on drop before roundabout. And next to Post Office
- 25 new houses need 4 to a house. Granddaughter moved because they needed more rooms
- More houses
- Wide enough to get a dust cart down!
- Better access between St Margaret and St Mary. Good pathway would be great
- I would want the school to have more children and a bigger school
- Bungalows needed
- Swift boxes, for birds
- Disabled equipment for play area
- Single people living in 3 bed social housing
- Meeting groups. Exercise classes – evening. Local shop/post office
- Village shop needed but understand people need to use it
- Improved village shop great idea. Would need with more housing
- Water pipe – better water main to village if more housing – pumping station?
- Visual enhancement – what does this mean?
- Not a lot of people in this area. The churches are a good place to look
- Agree with minimal street lighting. Agree with possible shop
- I like that there's not that many houses and people and the ghosts
- Flooding Rectory Road, Rectory Meadow field course/drain not crossing road

APPENDIX 6: Stage 3 - Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14)

6(a) Front and back of flyer/poster for draft Neighbourhood Plan exhibition

Comment on the Tivetshalls draft Neighbourhood Plan

Drop-in exhibition at the Village Hall
10am-1pm, Wednesday 15th September
or 3pm-8pm, Thursday 16th September

From 17th September to 1st November, read a copy at the Village Hall (when open to the public, during TTJ Cafes and on the Village Fun Day), St. Margaret's Church, The Old Ram, Julie's egg stall at 1 Moulton Road or outside Friends Meeting House at Lodge Road. To borrow a copy call Alyson 07753 746557. Read online www.tivpc.co.uk/neighbourhood-plan. Consultation closes for comments on 1st November 2021

The Tivetshalls Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for The Tivetshalls and is part of the Government's current approach to planning. The Steering Group want to know your views on the draft Plan.

Drop in: 10am-1pm, Wednesday 15th September or 3pm-8pm, Thursday 16th September 2021 for an exhibition on the draft Plan at the Village Hall.

From 17th September to 1st November, read a copy at the Village Hall (when open to the public, during TTJ Cafes and on the Village Fun Day), St. Margaret's Church, The Old Ram, Julie's egg stall at 1 Moulton Road or outside Friends Meeting House at Lodge Road. To borrow a copy call Alyson 07753 746557. Read online www.tivpc.co.uk/neighbourhood-plan.

The Tivetshalls Neighbourhood Plan 2022-2042

Version 1: Pre-submission, September 2021

After this consultation, the Neighbourhood Plan will be revised and submitted to South Norfolk Council for examination and local referendum. If voted for by residents of The Tivetshalls, it will become part of the statutory development plan for the area.

6(b) Banner on the village green

The Tivetshalls Neighbourhood Plan HAVE YOUR SAY

6(c) Photographs from the draft Neighbourhood Plan exhibition



6(d) Consultation Response form

THE TIVETSHALLS Neighbourhood Plan

DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 15th September to 1st November 2021.

The Tivetshalls Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for the area and a part of the Government's current approach to planning.

Please use this form to comment on the draft Neighbourhood Plan, or comment online www.tivpc.co.uk/neighbourhood-plan, 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 name, organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Tivetshall 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 Tivetshall Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the Parish Council website.

PLEASE PUT YOUR COMPLETED RESPONSE FORM IN THE SECURE VILLAGE HALL POST BOX, OR EMAIL tivetshallplan@gmail.com BY 1ST NOVEMBER 2021.

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

Housing and Design POLICIES	
TIV1: Pattern and quantity of development	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
TIV2: Housing size, type and tenure	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
TIV3: Design guideline and codes	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
TIV4: Non-designated Heritage Assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Business and Employment POLICIES	
TIV5: Employment	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
TIV6: Potential employment sites	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Access POLICIES				
TIV7: Walking and cycling	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV8: Traffic and road safety	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV9: Parking	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Environment and Landscape POLICIES				
TIV10: Landscape setting and views of community importance	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV11: Natural assets	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV12: Local Green Space	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV13: Dark skies	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
TIV14: Surface water drainage	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Community Infrastructure POLICIES	
TIV15: Community infrastructure	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Tivetshall Design Guidance and Code	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

OVERALL, do you

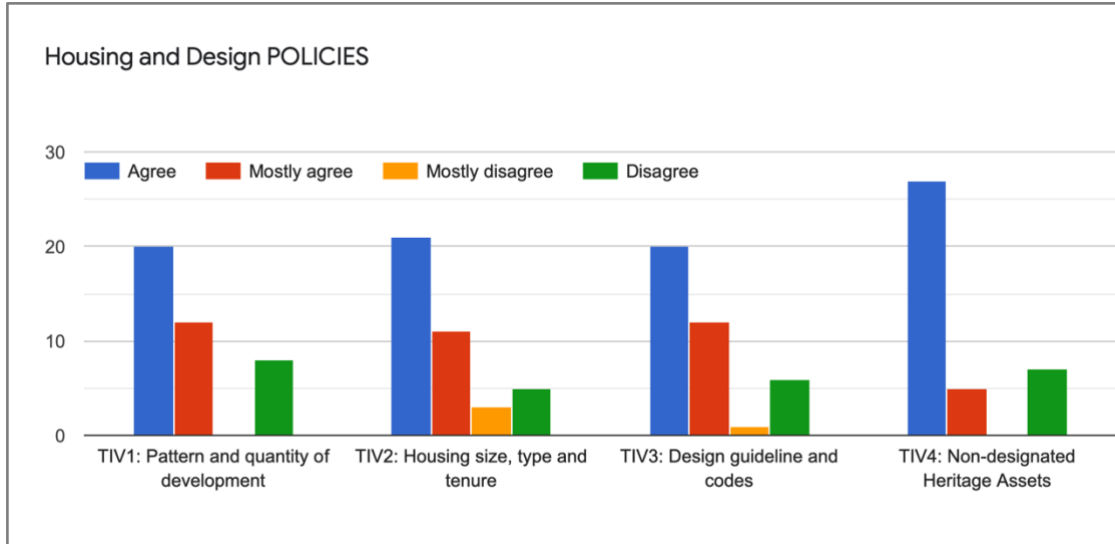
Agree with the draft Neighbourhood Plan
 Disagree with the draft Neighbourhood Plan

Any further comments about the draft Neighbourhood Plan

THANK YOU.

Table code

- No change**
- No substantive change made to supporting text/policy**
- Change made to policy/text that requires SG approval.**



HOUSING & DESIGN policies

Respondent	Reference	Comments	Steering Group response to comments
Resident 4	General	Not SN0319	No policy change.
Resident 6	General	Avoid excess 'executive estates'. Housing that's needed for people and not to line the pockets of developers	No policy change.
Resident 7	TIV2	If building is agreed behind my property then please NO HOUSES but preferably bungalows so we wouldn't be overlooked	No policy change. Type of housing covered in policy.
Resident 8	TIV2	Any building behind my property on the street should be bungalows only, behind a raised banks. We are directly down wind i.e. prevailing SW wind	No policy change. Type of housing covered in policy.
Resident 9	General	If building is agreed no houses please. And a good distance away from my boundary	No policy change. Housing allocation made by South Norfolk Council.
Resident 12	General	Any new houses built on proposed sites should be bungalows so current residents re not over looked. Green space/open views between existing and new properties or garden to garden so there is significant space between bungalows. This is so we do not feel overlooked. Also amount of properties reduced 10/12 instead of 21 properties	No policy change. Type of housing covered in policy.
Resident 16	TIV15	"The Railway" public house gets mentioned but my husband has just spoken to Waveney Pumps and the same person owns them and the pub and they don't think that there are plans to reopen it as a pub any time soon. So in that respect I'm not sure that it can really be considered as an asset to the community.	No policy change. Currently an Asset of Community Value. Recent application for improvements to the property. Link to railway.
Resident 17	TIV1 and TIV2	TIV1: Any housing must be in keeping and look unlike recent new builds (Bramble Close). Need more info on what housing would look like TIV1: The proposed development site would be a cluster and not linear if a large number is needed - like the houses round the village green. TIV2: Is terraced housing in keeping? No in my opinion	No policy change. Design Guidance is not prescriptive
Resident 18	TIV1 and TIV3	TIV1: Would like to see a plan of how housing would be arranged. TIV3: Not robust enough language - 'should'/'will be encouraged' could be toughened up	No policy change. TIV1 does not set out a masterplan for the site. TIV3: amend wording to say 'must use the Tivetshall...'? CHANGED
Resident 19	TIV1, TIV2 and TIV4	TIV1: would like to ensure linear housing is maintained TIV2: agree TIV4: Notes were made as to the vista across to St Mary's Church from primrose hill farm	No policy change. TIV1 comment consistent with policy. TIV4 unclear what this means.

Resident 20	TIV2	The idea of 1 bed properties does not add to the village as I believe this would not be peoples preferred long term plan	No policy change. This is consistent with the findings of the Housing Needs Assessment.
Resident 21	TIV4	We live in the school house and would very much like to see all houses of character/interest to be protected	No policy change. Supportive comment.
Resident 23	Design Guidance	Off road parking for families	No policy change. Supportive comment
Resident 24	Design Guidance	Ensure sufficient off-road parking	No policy change. Consistent with Design Guidance
Resident 28	TIV2	TIV2: Mix of housing should be 50/50 - buy/rent. Low cost housing in order to enable young families to afford buying/renting	No policy change. This is consistent with the findings of the Housing Needs Assessment.
Resident 30	TIV1 and Design Guidance	<p>Pattern of development - Housing should be close to public transport so that car usage is kept to a minimum. The closest bus stop is at the end of Rectory Road, so I think the development should be at that end of the village.</p> <p>Design Guidelines and Codes - Eco conscious builds using sustainable materials, solar power, ground/air source heat pumps, rainwater & grey water harvesting. Green roofs could also be incorporated which help with insulation.</p>	<p>No policy change. TIV1: Allocation of housing made by South Norfolk Council.</p> <p>Other comment covered by the Design Guidance.</p>
Resident 32	General	These proposals should apply to the whole of the Tivetshalls including outlying residential areas and not only to the main area of the villages of St Mary and Margaret	No policy change. Policies apply to the whole of the Neighbourhood Plan area, the Parish
Resident 34	General	The local soil is clay based and will require deeper foundations, meaning more CO2 and greater risk from run-off water	No policy change. Beyond the remit of the Neighbourhood Plan

<p>Resident 36</p>	<p>TIV4</p>	<p>As the owner of Tivetshall House - the former Old Rectory - I object to the proposal that my property be designated a NON DESIGNATED HERITAGE ASSET - this has caused me some distress.</p> <p>Unlike most of the suggested heritage assets, it is my private property and it is invidious for the “community” to attempt to claim additional rights over it. To selectively and publicly, single out individual properties, is abusive and discriminatory.</p> <p>No doubt the limited considerations of “non designated” status will be trailed to alleviate concerns, but if the restrictions are not significant then the exercise would be pointless. This offers no advantages to property owners - only detriment.</p> <p>While in many villages, the rectory is an old building in the centre of the village next to the church, which might justify heritage status - this is not the case in Tivetshall.</p> <ul style="list-style-type: none"> - not in the village centre - in an isolated location more than 1km from the church. Therefore “group value” with the church is incorrectly stated. - set back 150m from road - screened by trees and hedges - not visible or relevant to other members of the community. - not old - (built 1914) no architectural merit (The neighborhood plan incorrectly states built in 1884) - it is misleading to say the house is “reached” by a “lane” alongside a meadow - this is a privately owned driveway which the public cannot use and screened by a high hedge from the meadow. <p>So, for reasons of proximity and visibility, it is wrong to consider that the wider community is justified in exerting influence over property which has only insignificant connection to them.</p> <p>There is every opportunity, under existing planning controls, to consider the heritage impact of any prospective development “IF and when” such is proposed. To impose a pre-emptive restricting classification, achieves no</p>	<p>Remove Tivetshall House from TIV4. Age of the property is not as old as thought. Does not justify being a Non-designated Heritage Asset. CHANGED</p>
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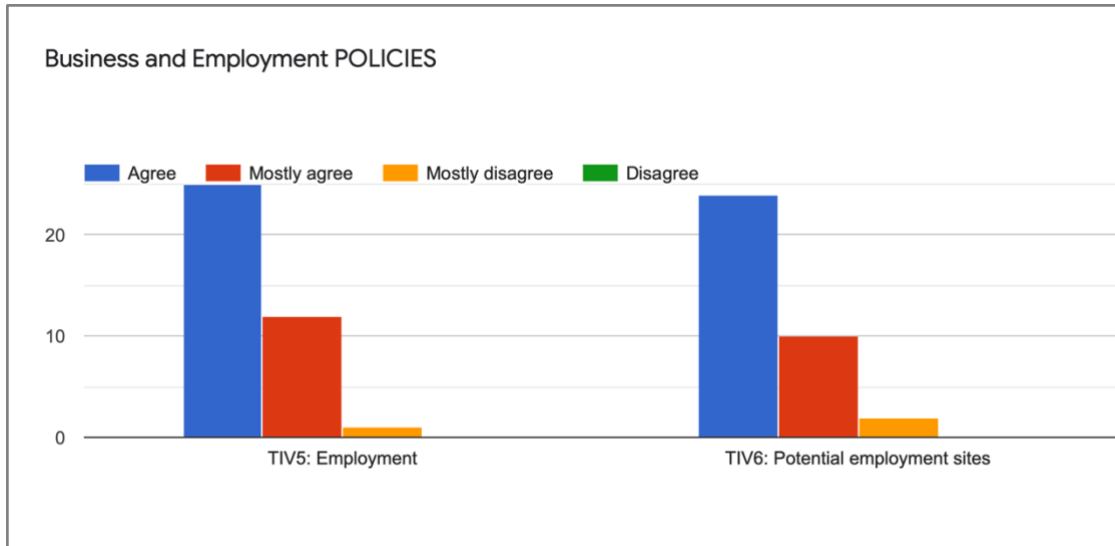
		<p>more than creating unnecessary distress to those few people selectively victimised.</p> <p>In the 29 years I have lived here, I have not proposed any development and am unlikely do do so in the remaining few years of my life. However, I am very unhappy about this suggested designation. To impose it without consultation and consent would be offensive.</p> <p>I don't believe there was any "clamour" from village residents to apply this designation, to my property but NOT THEIRS, but once suggested, it is unlikely anyone cares enough to oppose it transpiring by default.</p> <p>We supposedly live in an era of increased human rights, where we must be careful not to cause offence to all sorts of people - it seems I do not merit such protections. The Human Rights Act specifically protects the peaceful enjoyment of property.</p> <p>Having spent time examining the neighbourhood plans of other South Norfolk villages, those already accepted and those in draft, I find no other instances of targeting individual private residences. It is disappointing, and discriminatory, that Tivetshall proposes more specific restrictive designations than other villages.</p> <p>Delegating planning from the central to the local level, on it's face, seems desirable. However, central principles have to remain in general terms. The consequence of this local exercise, seems to have been to encourage excruciatingly detailed provisions. While I can appreciate the amount of effort which has gone into this, I feel the planners have been carried away into the realms of "overreach" redolent of the authoritarianism of communist peoples soviet committees. This used to be a "free" country.</p> <p>I just want to be left alone and this is little more than a form of bullying. Life is currently hard enough without the extra anxiety caused by this proposition.</p>	
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Resident 39	TIV2	Tiv2 Starter homes are required for the number of younger people who want to live in the village, particularly the ones who are growing up here now and cannot afford to stay.	No policy change. Supportive comment.
Resident 40	TIV2	Tiv 2 I would like to see community led housing introduced and self build plots. Younger residents have said they would like to build carbon neutral homes. I would like to have opportunity in future to move into a sustainable property with access for limited mobility.	TIV2: Add in sentence 'In addition to the list above, the following housing would also be welcomed: self-build properties, community-led housing and carbon neutral homes. CHANGED.
Resident 41	TIV2	Cheap houses for young persons	No policy change. Supportive comment.
Resident 42	General	Can the present infrastructure cope with new housing, i.e. water, sewage, etc	No policy change. Beyond the remit of the Neighbourhood Plan.
Resident 44	TIV1 and TIV2	1. Some cluster housing may be preferable if future village shop - post office is placed more centrally for easier access for older residents and school. 3. Preserving and enhancing green nature corridors. Improving parking with attention to final destination of water run off or suitable porous hard standing.	No policy change. TIV1: Allocations made by South Norfolk Council. TIV3: Covered by Design Guidance and Building Regulation.
South Norfolk Council	5.1 Housing & Design; Para 5.1.8 (p26)	Place Shaping Team: 'At the time of writing, based on the assessment undertaken by the GNLP...' – the assessment of sites has been undertaken by South Norfolk Council. Housing Enabling Officer: If site SN0319 is allocated, 25 dwellings should generate 8 affordable homes. I note this site is not supported in para 5.1.12.	Update paragraph to reflect comment. Para 5.1.12: reference affordable housing delivery likely, i.e. 8 affordable homes.

<p>South Norfolk Council</p>	<p>5.1 Housing & Design; Para 5.1.12 (p28)</p>	<p>Housing Enabling Officer: Should the reference to 10 dwellings also mention 0.5 ha? This might prevent artificially low density development seeking to avoid an affordable housing obligation.</p> <p>Place Shaping Team: Re. 'The Neighbourhood Plan therefore does not support an allocation where all 25 proposed dwellings are arranged on a single site.' - this is in direct conflict with what South Norfolk Council is proposing within the Village Clusters Housing Allocations Plan (VCHAP). The current preferred site within Tivetshall is for 25 dwellings (Site: SN0319).</p> <p>It would be useful to understand why a proposal for 16 dwellings is considered in keeping, but 25 considered inappropriate. These figures would likely fall into the same range/scale. What is the rationale behind this?</p> <p>Re. the comments of the Housing Enabling Officer, above. The GNLP doesn't give a minimum size, but does talk about making the most efficient use of land and gives indicative net densities. Overall, any development would need to be in line with the GNLP policy, in any case. It may be beneficial for the Neighbourhood Plan to set out the minimum density of a size area threshold in order to avoid developers building at low density in order to avoid delivering affordable housing. This would be consistent with the GNLP.</p>	<p>Supporting text covers Affordable Housing.</p>
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<p>South Norfolk Council</p>	<p>TIV1: Pattern and quantity of development (p29)</p>	<p>Place Shaping Team: How is the term ‘smaller developments’ defined? It is assumed (referring to para. 5.1.12) that ‘smaller’ means less than 25 dwellings, in this context. In which case, seeking a number of small developments to meet the total allocation of housing would mean this policy is at odds with the preferred options for the VCHAP, and therefore the emerging Local Plan evidence base. It is the view of the Council, based on the evidence gathered, that there are no alternative, deliverable options to achieve the level of growth required within this Cluster that would meet such a pattern of smaller development, whilst also being in accordance with the NPPF (section 11) in making effective use of land. Nor would smaller developments of this nature necessarily trigger the delivery of affordable housing that is required (emerging GNLP Policy 5 requires affordable housing to be sought on developments of 10+ dwellings). Re. ‘Housing should be arranged to have open views or views of significant green space.’ The Design Code identifies principles for the pattern and layout of future development. It refers to properties within each new development being clustered in small pockets that respect the linear settlement pattern. It would be unreasonable and restrictive to expect every dwelling to have an open view of the countryside or a view of significant green space, as set out within this policy. How does the second paragraph of the policy interact with GNLP Policy 7.5? In particular, is it the intention of the Neighbourhood Plan to enable a more permissive approach in terms of number of windfall dwellings allowed? We would recommend that consideration is given to including some further criteria that define when development will be acceptable (e.g. reference to the settlement boundary). The term ‘limited’ clearly seeks to impose a quantitative constraint, but this does not seem to be defined. If it is intended that this is less than the emerging GNLP policy, then the Neighbourhood Plan risks not meeting the basic conditions. The phrase ‘will be considered’ would be unclear to a decision maker. This paragraph could be re-phrased to plan</p>	<p>Amend text: TIV1: Pattern and quantity of development</p> <p>Development within the parish will be accommodated, consistent with the Local Plan settlement hierarchy classification for the Tivetshalls. It will meet the total allocation of housing identified in the Local Plan, including for Affordable Housing.</p> <p>In determining proposals, the primary consideration will be for new development to maintain and enhance form, character and setting of the parish, in particular, retaining the open nature, linear arrangements and style of adjacent housing (see Character Appraisal in the Design Guidance and Codes). Housing should be arranged to have open views or views of significant green space, in accordance with the established pattern of development.</p> <p>There is a strong preference for the delivery of the housing requirement in the Local Plan, to comprise a number of smaller sites that reflect the overall scale, pattern and character of existing development in the area, as required in the above paragraph. Small sites that are located in close proximity to the village hall and the school, and that offer easy and safe access to facilities, will be supported.</p> <p>In addition, proposals for a limited amount of new windfall development will be considered in locations where there is a current cluster of housing. CHANGED.</p>
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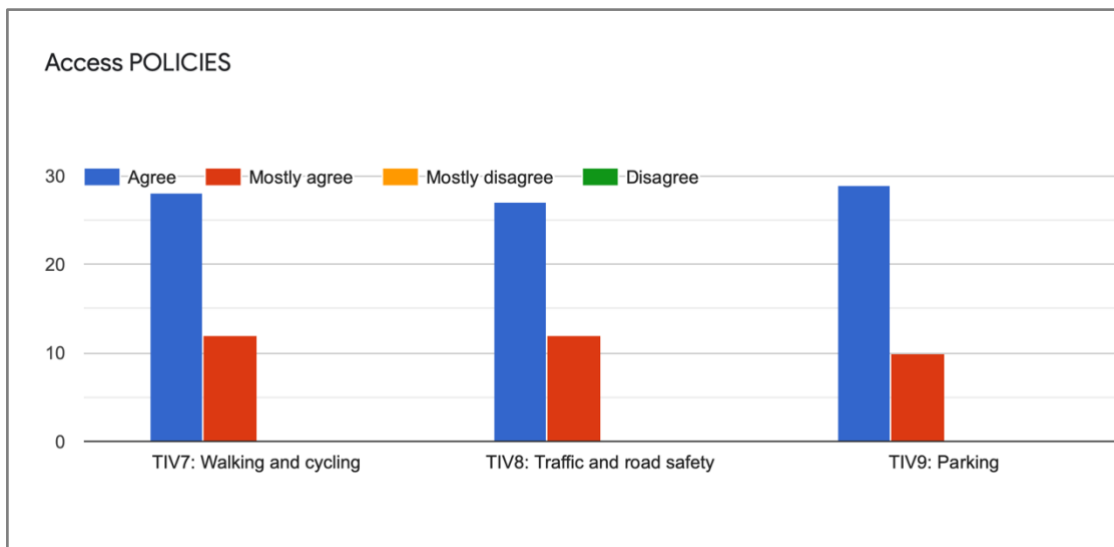
		more positively – for example, as a minimum, it is felt that ‘considered’ should be replaced with ‘supported’.	
South Norfolk Council	5.1 Housing & Design; Para 5.1.14 (p29)	Housing Enabling Officer: There is a factual error in the second sentence. Saffron Housing Trust completed four affordable homes for rent at Bramble Close in 2014.	Amend paragraph. ‘Predominantly market housing, with some social housing for rent’. CHANGED.
South Norfolk Council	TIV2: Housing size, type and tenure (p31)	Place Shaping Team: Please refer to our previous comments on this policy (<i>Tivetshall NP Policies SNC Informal comments July 2021</i>). NB. Lifetime Homes Standards have been withdrawn by the Government, with a new approach that introduces optional building regulation requirements for access. The emerging GNLP Policy 5: ‘Homes’ has a specific requirement for development proposals (for major housing development) to provide at least 20% of homes to the Building Regulation M4(2)[1] standard or any successor. Housing Enabling Officer: The word ‘maisonette’ has been retained, but without a definition. Does the group mean ‘flats’? If so, I repeat my previous comment that two bedroom flats are not desirable for rent or sale in rural Norfolk. I feel the word should be removed as it does not fulfil a clear purpose.	Remove reference to Lifetime Homes standards. Change to ‘Easily accessible and adaptable dwellings.’ CHANGED. Add in definition of maisonettes. ADDED.
South Norfolk Council	TIV3: Design guideline and codes (p33)	Place Shaping Team: In the first paragraph there is a reference to the settlement’s aesthetic qualities. Are these defined anywhere (e.g. within the Design Code)? If so, can they be summarised within this policy, to provide a little more clarity?	No policy change. Defined in the Design Guidance and Codes document.
South Norfolk Council	TIV 4: Non-designated Heritage Assets (p36)	Place Shaping Team: Re. ‘Proposals should demonstrate that consideration has been given to retaining...’ – for clarity it is felt that the word ‘retaining’ can be omitted, unless consideration is only required where proposals would result in the removal of the non-designated asset? Also, the wording implies that all proposals would need to demonstrate that considerations has been given to these factors, even where there is not likely to be any harm. It is felt the wording should be amended to ensure the requirement is proportionate	Remove the word ‘retaining’. CHANGED. No change to last paragraph, consideration should be given to the property regardless of possible harm.



BUSINESS & EMPLOYMENT Policies

Respondent	Reference	Comments	Steering Group response to comments
Resident 2	TIV15	Local run community shop selling essentials - veg etc	No policy change. Covered by TIV15.
Resident 3	TIV15	Local farm shop	No policy change. Covered by TIV15.
Resident 4	TIV5	Must encourage small businesses and working with the community	No policy change. Covered by TIV5.
Resident 6	TIV6	Old waste site ideal for warehousing etc. As vehicles have direct access to A140 and won't need to drive through village	No policy change. Policy is not specific about usage.
Resident 17	TIV5 and TIV6	TIV5: Home working space I encourage but we do not want industrial units or a 'Ben Burgess' type development TIV6: Providing they are on existing sites away from residential areas	TIV5 – amend policy ‘... be supported where their size, design and nature of employment respect the immediate rural surroundings...’ CHANGED. TIV6 – no policy change.
Resident 21	TIV5	How would the type of small businesses be controlled so that there are no adverse effects on the village as a whole?	No policy change. Policy states ‘...respect the immediate surroundings...’
Resident 22	TIV6	Old waste site needs to be proper small businesses not the original plan for an incinerator recycled or anything seriously industrial	No policy change. Policy is not specific about usage.
Resident 23	TIV6	TIV6 Local businesses	No policy change. Policy is not specific about usage.
Resident 24	TIV6	TIV6 - but for local business not large chains	No policy change. Policy is not specific about usage.
Resident 32	TIV6	It appears that outlying areas are only considered for commercial development i.e. the mass over development of the Simpsons Maltings to the detriment of the residential area close by Such development would not be acceptable in the centre of the village so why is it acceptable in outlying areas? We are still part of the village.	No policy change. Policy states ‘...respect the immediate surroundings...’
Resident 40	TIV5	Tiv5 Any businesses which are created should not be permitted to 'grow like topsy' without relocating if they are no longer suitable for their surroundings.	No policy change. Policy states ‘...respect the immediate surroundings...’
Resident 41	General	Jobs for young	No policy change.
South Norfolk Council	5.2 Business and Employment; Para 5.2.7 (p37)	Development Management Team: There is a typo in the last sentence of 5.2.7. Should be ‘formally’, not ‘formerly’.	Amend typo. CHANGED

South Norfolk Council	TIV5: Employment (p38)	<p>Place Shaping Team: ‘Business and employment opportunities will be supported...’ – we would suggest this is re-worded to clarify that it refers to proposals for development (e.g. ‘Opportunities for business and employment development will be supported...’).</p> <p>As regards proposals for home working / incorporation of home office space (final sentence) – does this just relate to enabling home-office working, or does it also incorporate live-work style development, which might require a building extension or out- building relating to a particular type of employment? The enabling of space for office working within a residential dwelling is beyond the remit of planning policy.</p>	<p>Amend to say ‘Opportunities for business and employment development will be supported...’ CHANGED</p> <p>No change to homeworking paragraph as it states ‘insofar as planning permission is required...’</p>
South Norfolk Council	TIV6: Potential employment sites (p39)	<p>Place Shaping Team: It is not entirely clear how paragraph 1 and paragraph 2 relate to one another. Paragraph 1 seems to relate to the visual/environmental enhancement of potential employment sites. Paragraph 2 refers to the re-development of an old waste site for non-residential use; however, it does not discuss any potential environmental enhancements.</p> <p>Development Management Team: We would suggest that this policy is adequately covered in TIV5.</p>	<p>TIV6: add in ‘and visual and/or environmental enhancement’ after small businesses in paragraph 2. CHANGED</p>



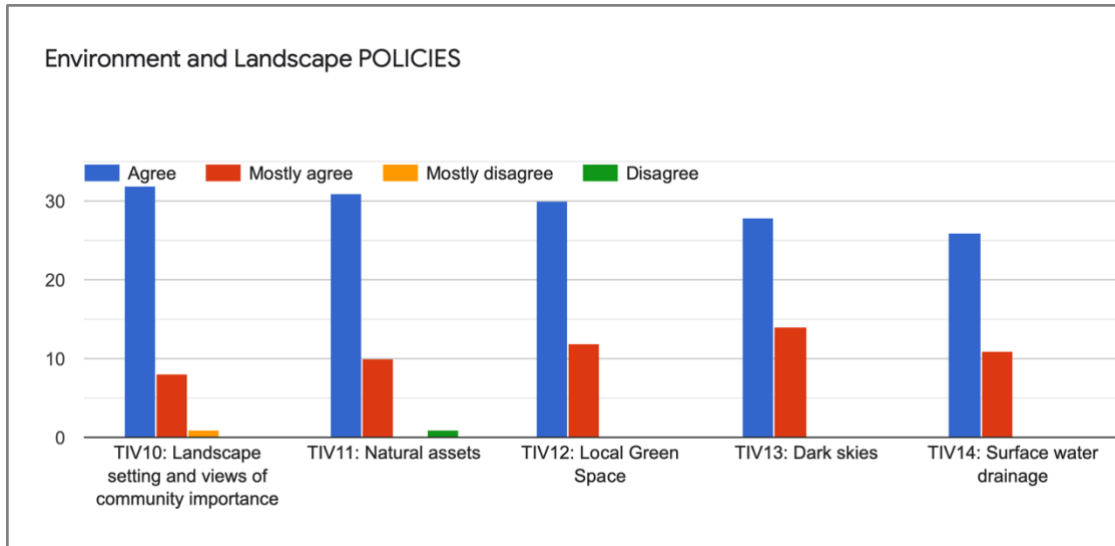
ACCESS policies

Respondent	Reference	Comments	Steering Group response to comments
Resident 1	TIV8 and TIV9	TIV8: Pavements only where vital. Otherwise would change the atmosphere of village and make it more housing-estate like. TIV9: Let's do better than all other new housing areas and provide much more parking capacity that is required by regulations. Make garages large enough for modern cars plus fridges	No policy change. TIV8: unlikely to achieve a lot of pavements in the village other than where development is to take place. TIV9: add in after garages '(large enough for modern cars)' CHANGED.
Resident 2	TIV8	Traffic far too fast speeding at the corner where one walks to the post office. Dangerous mostly. Huge increase in supermarket deliveries. No pavement in winter conditions are DIRE	No policy change. Supportive comment for TIV8.
Resident 3	TIV8	Speed limit required all through village. Though increase in supermarket vans, deliveries	No policy change. Supportive comment for TIV8.
Resident 4	TIV9	Off street parking is a must. Garages are good but rarely enough for an average car. Garages rarely used for car storage anyway. Car ports would be a better solution	TIV9: add in after garages '(large enough for modern cars)' CHANGED.
Resident 6	TIV7	Avoid painting lines on existing roads and calling them cycle lanes so as to meet any targets	No policy change. This idea is not suggested by the Neighbourhood Plan.
Resident 10	TIV7	TIV7: policy should read - walking, cycling and horse riding	Amend title of policy 'Walking, cycling and horse riding' CHANGED
Resident 11	TIV7	TIV7 should read: walking, cycling and riding TIV8: support increase in quiet lanes	Amend title of policy 'Walking, cycling and horse riding'. CHANGED No change to TIV8, supportive comment
Resident 12	TIV8	More done to lower speed and perhaps more pathways on main road through village	No policy change. Supportive comment for TIV8.
Resident 17	TIV8 and TIV9	TIV8: smaller developments should be considered, we do not need pavements as it will detract from the village/rural TIV9: The smaller developments will lead to less condensed vehicle numbers so will need less parking	No policy change. TIV8: unlikely to achieve a lot of pavements in the village other than where development is to take place. TIV9: No policy change, covered by Norfolk Parking Standards.
Resident 18	TIV8	TIV8: Lack of pavements is part of its appeal and non-urban appeal	No policy change. TIV8: unlikely to achieve a lot of pavements in the village other than where development is to take place.
Resident 23	TIV7	Road need to be bigger to incorporate path and cycle ways	No policy change. Covered by TIV7.
Resident 24	TIV8	TIV8: with increase in traffic should stop right hand turn out onto A140 - should have to go to roundabout and back TIV9P if electric cars will village electricity network be able to cope?	No policy change. Beyond the remit of the Neighbourhood Plan.

Resident 26	General	The 30mph limit area should be extending and consideration given to a 20mph limit, especially in the area of the school and village green	No policy change. Beyond the remit of the Neighbourhood Plan.
Resident 30	TIV7	Rectory Road is the main route from your proposed sites to the nearest bus stop. In the dark people walking or cycling are very vulnerable at great risk of being hit by a car (not many have the sense to wear hi-vis or light clothing which can be better seen). Some of the corners are particularly hazardous - opposite the post-office and Gissing Road. Maybe a cycle / foot path should be installed. (Please note that I do not want a huge public bus being diverted though the village!)	No policy change. Covered by TIV7.
Resident 32	General	So why were these policies not applied to the increased traffic on the B1134 when the Simpsons Maltings were granted extended planning and the heavy increase in traffic generated? Again the policies only seem to apply to those living within the main village boundaries. We are all Tivetshalls!	No policy change. The Neighbourhood Plan has not been adopted yet.
Resident 33	TIV7	Would like to have some permissive footpaths if landowners would agree	No policy change. Supportive comment
Resident 35	TIV8 and TIV9	Tiv8 good to link footpaths where possible Don't think we need any more pavements than already exist. Tiv9 Do we really need 2 electric car charging points per dwelling?	No policy change. TIV8: unlikely to achieve a lot of pavements in the village other than were development is to take place. TIV9: Remove number of electric car charging points per dwellings. CHANGED
Resident 36	General	The undesirability of additional traffic and the difficult and dangerous junction with the A140 mitigate against the suggested additional 25 new homes. We are constantly told the world is ending because of carbon emissions. Any additional housing should be close to the centre of employment, shopping and leisure to reduce emissions from car use, be connected by better public transport and avoid more road congestion. Locating housing in Tivetshall, distant from a city, has too high a carbon footprint.	No policy change. Allocation of housing made by South Norfolk Council.
Resident 39	TIV9	Tiv 9 Our roads are not wide enough to have on street parking and should not be possible from any new houses.	No policy change. Addressed in the Design Guidance and Codes document.

Resident 40	TIV7	Existing bridle paths are at either end of the parish. For safety, due to all year round heavy agricultural, home delivery as well as domestic vehicles, more off road access routes would increase safety of riders, walkers, and cyclists. Permissive routes could be an option to access farmland at certain times of the year.	No policy change. Supporting comment.
Resident 41	TIV7	More places to ride horses. More bridlepaths	No policy change. Supporting comment.
Resident 43	TIV8	Tiv8 I will be the most affected by this development as the proposed roadway into the site, will be only, 3.5 metres from my main bedroom window - So the increased traffic movement will be a problem.	No policy change. Allocation of housing made by South Norfolk Council. TIV8 and TIV9 try to address this concern.
South Norfolk Council	5.3 Access, Para 5.3.8 (p40)	Place Shaping Team: Reference is made to smaller developments and that these can mitigate highway safety concerns. Whilst a smaller scheme would generate less traffic than a larger scheme, this is not a mitigation measure as such. Each proposal will be assessed on a case by case basis and, where appropriate, mitigation measures will be put in place for the specific proposal, if considered necessary. It will also depend on the assessment of the highways authority whether a) a site is suitable from a highways perspective and b) what mitigations/ upgrade/ improvements are sought.	Remove the word 'mitigation' from paragraph 5.3.8 and replace with 'reduced...' CHANGED
South Norfolk Council	TIV7: Walking and cycling	Development Management Team: We note South Norfolk Council's previous comments regarding Norfolk County Council designating and maintaining PROWs, including surfacing (as noted in possible enhancements). We agree with the previous comment that this seems to be more of a project than a policy, as currently worded.	Amend beginning of 2nd paragraph 'New development should protect and enhance existing Public Rights of Way in the form of...' CHANGED

<p>South Norfolk Council</p>	<p>TIV8: Traffic and road safety (p45)</p>	<p>Place Shaping Team: There is a typo in the first sentence of the policy: ‘...and the impact of this traffic will have...’ It wouldn’t be appropriate for all planning applications to provide this level of detail. For example, would an application for a residential or commercial extension require a traffic assessment? The policy wording should be amended to ensure it is more proportionate. See above comment on 5.3.8 re. a ‘smaller development’ constituting a mitigation measure. In application terms, the development proposal is the starting point and the mitigation measures are those that are taken to offset the impacts of that specific development.</p>	<p>Amend typo. CHANGED</p> <p>TIV8: reword to say ‘Planning applications for multiple dwellings or commercial units should...’ CHANGED</p> <p>2nd sentence, amend to ‘Measures to reduce...’ CHANGED</p>
<p>South Norfolk Council</p>	<p>TIV9: Parking (p46)</p>	<p>Development Management Team: How is ‘sufficient off-road parking’ defined? The Design Guidance and Code doesn’t appear to provide an explanation on this point. Is this policy in support of the NCC standards (which we use for determining applications) or is the NP wishing to set its own standards? Place Shaping Team: It is difficult to justify that all new development should provide parking for visitors and deliveries. Would this be appropriate, for example, in the case of the development of a single, two bedroom dwelling? This requirement would need to be proportionate. In terms of electric charging points, what justification is there for requiring two charging points per dwelling? The emerging Electric Vehicle Strategy for Norfolk specifies that all new residential developments with an allocated car parking space should have a charging point.</p>	<p>Add in sentence after sentence 1, ‘Given the rural location of the Tivetshalls and distance to a bus service, Norfolk County Council’s Parking Standards should be adhered to as a minimum. ...’ CHANGED Remove the word ‘sufficient’. CHANGED</p> <p>Add into supporting text para 5.3.10, ‘The distance to a bus stop on the A140 from the centre of the parish is prohibitive for most residents. Bus stops are at the Pulham roundabout, the Old Ram and Moulton Road.’ CHANGED</p> <p>Amend last sentence of paragraph 2 ‘...new development of multiple dwellings’. CHANGED</p> <p>TIV9: Remove number of electric car charging points per dwellings. CHANGED</p>



ENVIRONMENT & LANDSCAPE policies

Respondent	Reference	Comments	Steering Group response to comments
Resident 1	TIV12	TIV12: Exceptional circumstances where development would be allowed on green spaces to be specified perhaps by way of examples.	Amend policy to say, '...only supported in exceptional circumstances, for example, for community benefit.' CHANGED
Resident 2	TIV14	Dangerous in winter conditions, ice and flooding near Post Office. Drift too high and travelling in car not possible	No policy change, already covered.
Resident 4	General	Important to maintain dark skies. Retain green areas and meadows with village	No policy change. Supportive comment
Resident 6	TIV13	TIV13: don't leave it to developers as to any lighting - impose a standard if you can - could there be a restrictive covenant places (max homes)	No policy change. Covered by the policy and Design Guidance and Codes
Resident 11	TIV12 and TIV14	TIV12: Parish playing field not in public ownership, not suitable for designation proposed TIV14: Grove Road floods, needs extra drainage	TIV12: no policy change, the Local Green Space does not need to be in public ownership. TIV14: no policy change, not in parish.
Resident 12	TIV13	No street lights allows more nature to be appreciated and we do not want extra costs it would bring	No policy change. TIV13 encourages dark skies where possible.
Resident 17	TIV13 and TIV12	TIV13: There should be NO street lighting - important to maintain dark skies TIV12: we must protect green space Important to use timer language around green spaces, natural assets and dark skies as these are a MUST, not a nice to have	No policy change. TIV13 encourages dark skies where possible. TIV12: supportive comment.
Resident 18	TIV11, TIV12 and TIV13	TIV13: NO street lighting would be appreciated TIV12: Local Green Space - there should NEVER be an exceptional circumstance to build on LGS in Tivetshall TIV11: Language no robust enough - MUST be retained	No policy change. TIV13 encourages dark skies where possible. TIV12: exceptional circumstance for community benefit. CHANGED TIV11: Replace 'and should be retained' with '... 'All avenues should be explored to promote positive conservation of the assets, where possible'. CHANGED
Resident 19	TIV10	TIV10: fully support	No policy change. Supportive comment.
Resident 20	TIV13	Dark skies HAVE to be protected. To introduce street lights throughout any new development will have a detrimental effect on night time wildlife	No policy change. TIV13 encourages dark skies where possible.
Resident 23	TIV14	TIV14: Road opposite 22/24 School Road, liable to flooding	TIV14: maintenance issue. Not aware of a current issue.

Resident 24	TIV14	TIV14: Road opposite 22/24 School Road liable to flooding. About 4 years ago new drainage was put in by Highways but they stressed verses/ditches MUST be kept clear otherwise flooding would reoccur. Before new drainage flooding so bad access to 22/24 School Road not possible by car only on foot through hedge	TIV14: maintenance issue. Not aware of a current issue.
Resident 30	TIV13 and TIV14	Lighting only where completely necessary. Lights on the outside of houses should be directed downwards. Solar should be used whenever possible. A great example of how not to do lighting - please see the Maltings - I am so disappointed in the amount of light that this place emits all though the night. Surface water - 4a should be Crossings House (not Cottage as printed). Please use rainwater harvesting in the new developments. Ensure that driveways are not solid and let water seep though. This will help avoid surface water issues that blight this village already.	No policy change. TIV13 encourages dark skies where possible. TIV14: amend 4a to say 'Crossings House' CHANGED
Resident 33	General	Some ditches still need to be looked at.	No policy change. Beyond the remit of the Neighbourhood Plan.
Resident 34	TIV14	The ditch at the top of Mill Road, near its junction with Rectory Road, is also an area at risk of flooding - the field behind is clay soil, so the ditch is quick to fill up and the heavy rains in December 2020 caused the ditch to overflow	No policy change. Maintenance issue.
Resident 35	TIV11, TIV13 and TIV14	Tiv11 Guidance should be sought as to which species would be best for a new planting - and in the numbers - blocks of trees and open spaces among them for different species of flora and fauna. Tiv13 Time limits on security lighting very important - to reduce impact of extra light as well reducing energy use. Tiv14 More gravel and grass. Less solid concrete or non-permeable brick driveways etc.	TIV11 – add in 'in particularly through native species' CHANGED TIV13: No policy change. Beyond the remit of the Neighbourhood Plan. TIV14: part of Building Regulations.
Resident 36	TIV11	As the owner of the land concerned, I object to the meadow North of Rectory road being designated a "Natural Asset" (No 4) It is screened from public view by hedges, is overlooked by no other properties and thus has minimal relevance to other residents. It is a "private" asset which I have maintained unaltered for 29 years and which is likely to remain as such. I object on principle to the attempt to reduce my rights over my own property.	No policy change. The meadow is the only ancient meadow that adjoins a woodland within the parish and forms an important wildlife corridor. Historically an important community asset where cricket was played. The inclusion in the policy does not reduce the owner's rights over the land, but acknowledges the area as important within the Tivetshalls.

Resident 40	General	In Tivetshall we live IN the countryside, sharing it with wildlife which move across the fields, through our gardens and on to wooded areas. The parish should be protected as an oasis in South Norfolk. It is good for the planet and good for human health.	No policy change. Beyond the remit of the Neighbourhood Plan. Allocation of housing made by South Norfolk Council.
Resident 42	TIV11 map and TIV13	TIV11 - the 'pond' on Patten Lane isn't a pond. I dug a pit for the muck pad over 30 years ago and since then people keep dumping their waste in it which I have to pay to have removed because people can't be bother to take their white goods etc to the tip. Therefore it was filled in a year ago. TIV13 - street lighting should be discouraged	TIV11: remove from map. CHANGED TIV13: No policy change. TIV13 encourages dark skies where possible.
Resident 43	TIV13 and TIV14	In the past we have had a big issue with drainage, especially in the area of proposed site on Pear Tree Farm. The extra housing will surely add to the problem. Street Lighting: - no need for it, the benefit of living in the countryside is "dark skies".	TIV14: no policy change. Field drainage issue. TIV13: No policy change. TIV13 encourages dark skies where possible.
Resident 44	TIV10, TIV11 and TIV14	14. Concerns regarding heavy rain water drainage from Rectory Road 10. Open views across Old common - Rectory Rd - Bonds Rd - Tinkers Lane 11. Old Common land opposite Red House Farm.	TIV14: No policy change. Rectory Road already in policy. TIV10: Not especially important. TIV11: As above.

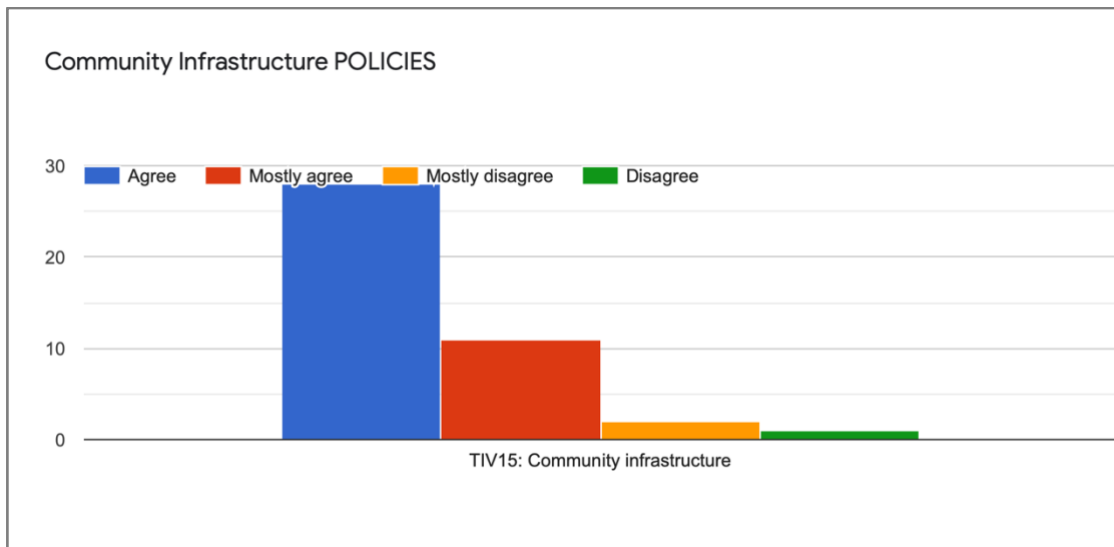
<p>Norfolk County Council</p>	<p>TIV12 and TIV14</p>	<p>Lead Local Flood Authority The LLFA welcomes the separate section relating to fluvial and surface water flood risk on pages 58-60. The LLFA also welcomes the inclusion of Policy TIV14 Surface Water Drainage, as well as the specific reference to SuDS, pollution and wildlife benefits.</p> <p>According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Tivetshall. The LLFA notes that no surface water flood risk maps are included within the submitted Neighbourhood Plan. However, a plan showing areas of surface water drainage issue has been included and a “Risk of flooding from rivers” map. The LLFA would recommend adding the EA surface water flood risk maps into this section of the Plan. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> ▪ GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map ▪ Norfolk County Council (NCC) – Flood and Water Management Policies ▪ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p>The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site. Any new development or significant alteration to an existing building within the Parish of Tivetshall should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <p>Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources. Have a neutral or positive impact on surface water drainage. Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation</p>	<p>TIV14 map: Add in the EA surface water flood risk maps. No additions to policy wording.</p>
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		<p>measures manage flood risk and to reduce surface water run-off to the development and wider area such as:</p> <ul style="list-style-type: none"> ▪ Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk). ▪ Where appropriate undertake sequential and /or exception tests. ▪ Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use. ▪ Inclusion of appropriate allowances for climate change. ▪ Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location. ▪ Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered. ▪ To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. ▪ Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. <p>LLFA Review of Local Green Spaces (LGS)</p> <p>The document proposes a number of pre-existing spaces as local green spaces (LGS). It is understood that designation of LGS provides a level of protection against development. The LLFA do not normally comment on LGS unless they are/are proposed to be part of a sustainable urban drainage (SuDS) feature or are part of a current surface water/land drainage feature. Therefore, the LLFA have no comments to make on any of the allocated LGS.</p>	
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Norfolk County Council	TIV12	<p>NPS Property Consultants</p> <p>There is contradictory text within the neighbourhood plan. The section TIV15: Community infrastructure (pg.65) identifies a list of community facilities (including the school) and states 'Improvements to existing community infrastructure will be supported'.</p> <p>Whereas the neighbourhood plan seeks to designate a Local Green Space (LGS) site at Tivetshall Primary School and playing field, which could restrict future development. The LGS designation for the school and playing field could impede future growth of the school, if ever required.</p> <p>To not hinder any development on this site for education provision, it is suggested that the following statement is added to TIV12: Local Green Space (pg.57) "there is an exception to allow development on school sites to enhance education provision."</p>	Add in 'for example, for community benefit' CHANGED
South Norfolk Council	TIV10: Landscape setting and views of community importance (p51)	<p>Landscape Architect: As per my comments on other Neighbourhood Plans, it would be useful to have some more description of why the selected views are important, with notes of the characteristics that the policy seeks to preserve or enhance.</p> <p>Many of the photos illustrate views that have seen the loss of hedgerows and trees, so it could be argued that adding such features would not conserve the view, indeed could block it. This would mean there is potential conflict with what is said elsewhere in the Neighbourhood Plan.</p>	<p>Add in description of each view.</p> <p>Second point addressed in description of views.</p>

<p>South Norfolk Council</p>	<p>TIV11: Natural assets (P54)</p>	<p>Place Shaping Team: Re. the second paragraph of the policy – what types/scale of development does this apply to? This part of the policy is currently unclear. The application of these measures needs to be proportionate to the type/scale of development in question. As regards the second part of the policy, you may wish to specify a percentage requirement for biodiversity net gain, in light of the emerging GNLP policy and the Government’s Environment Bill.</p> <p>Development Management Team: The policy could benefit from specifying the mechanism through which biodiversity net gain will be achieved and for what scale of development.</p> <p>Landscape Architect: This policy promotes the retention of natural assets, but this is a potentially inert action. The assets listed are likely to suffer if not positively managed or monitored, so I would suggest amending the wording to promote positive conservation of the assets.</p>	<p>Add in ‘For large developments (10 or more dwellings, or commercial sites)...’ CHANGED</p> <p>Add in, ‘in line with the Government’s Environment Bill’. CHANGED</p> <p>Mechanism is covered in the policy (bullet point list).</p> <p>Amend last sentence in first paragraph, ‘All avenues should be explored to promote positive conservation of the assets, where possible’. CHANGED.</p>
<p>South Norfolk Council</p>	<p>TIV12: Local Green Space</p>	<p>Place Shaping Team: Supporting text (5.4.11 and 5.4.13) refer to Policy TIV13 as the Local Green Space policy. However, it is actually Policy TIV12. Site 9 - school playing field. We would recommend that this is removed from the list.</p> <p>The NPPF states that local planning authorities ‘should give great weight to the need to create, expand or alter schools through the preparation of plans’, and the designation of the playing fields as Local Green Space would place limitations on any possible future expansion of the school. Officers are aware, through the independent examination of Neighbourhood Plans, of school playing fields being recommended for removal from lists of potential Local Green Spaces, by examiners, for this reason.</p> <p>Landscape Architect: As per comments on TIV11, might it also be worth promoting positive conservation/enhancement of these assets?</p>	<p>Amend typo.</p> <p>Not removing school playing field, this is covered by the exception paragraph.</p> <p>TIV11: Add in ‘Development on designated Local Green Space will only be supported in exceptional circumstances, for example, for community benefit.’</p>

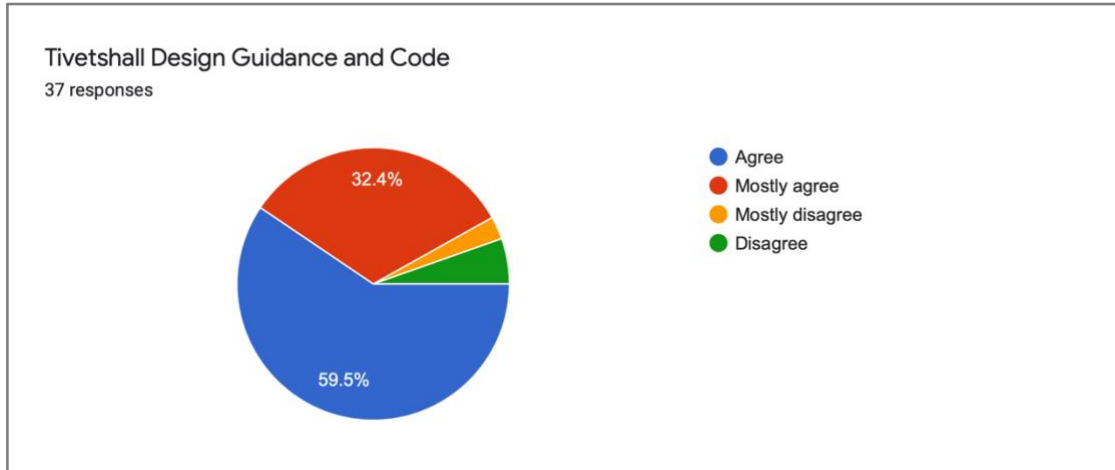
South Norfolk Council	TIV13: Dark skies	<p>Place Shaping Team: It may be possible to strengthen this policy, somewhat. See Holme Next Sea NP Policy HNTS 20: AONB Landscape Quality for an example of other conditions that could be considered in respect of external lighting (e.g. fully shielded; white LED rather than orange/pink sodium). See also CPRE guidance notes on policies for light pollution.</p> <p>Landscape Architect: This policy focuses on new developments, but might it be worth encouraging any renewals of existing lighting to follow the same principles, and/or superfluous/outdated lighting to be removed?</p>	<p>Add in final paragraph: ‘Proposals including external lighting in prominent locations likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interest of safety and security. Where lighting is likely to cause disturbance or risk to wildlife proposals will be sought for mitigation.’ CHANGED</p> <p>Amend beginning of policy to say ‘All development and renewal of lighting should limit impact on dark skies...’ CHANGED</p>
South Norfolk Council	TIV14: Surface water drainage	<p>Place Shaping Team: It is felt that this policy could be enhanced by swapping around the order of its content – i.e. starting with the requirement that new development should effectively address its own surface water drainage issues (but adding that this should take account of all relevant evidence of flooding), and then adding the section detailing specific, localised areas of flooding.</p>	<p>Move policy order round by swapping paragraphs 1 and 2. CHANGED</p>



COMMUNITY INFRASTRUCTURE policies

Respondent	Reference	Comments	Steering Group response to comments
Resident 1	TIV13 and TIV15	TIV13: Street lighting for new development should be reused rather than discouraged. TIV15: Small shop not necessary but if one is added it could be somewhere - not necessarily near most homes	TIV13: No policy change. TIV13 encourages dark skies where possible. TIV15: No policy change. A shop would need to be near housing to enable it to be viable.
Resident 2	TIV15	As I have no transport - now it is really impossible to leave this village. No support for elderly people. Once there were busses twice a week as well, not to Harleston and Norwich. Now only the Hopper will go once a week to Diss - not enough. Very poor service from Border Hopper.	No policy change. Public transport is beyond the remit of the Neighbourhood Plan.
Resident 3	TIV15	WE have no transport and being elderly we have no way of getting out or leaving the home. The Border Hope now gives very poor service	No policy change. Public transport is beyond the remit of the Neighbourhood Plan.
Resident 10	TIV15	How about a pub with a shop on the side!	No policy change. Covered by the policy.
Resident 18	TIV15	Small community-run shop, rather than a multi-national/chain shop	No policy change. Delivery of the shop is beyond the remit of the Neighbourhood Plan.
Resident 24		Small shop would be good for the village and community	No policy change. Supportive comment.
Resident 28		Village shop would be an asset to Tivetshalls and should be given priority	No policy change. Supportive comment.
Resident 30		Our lack of reliable and frequent public transport is going to lead to more car usage. Our roads are narrow and not very well maintained as it is, so it is only going to get worse. Access onto The Street needs careful consideration as, again, it is narrow, bendy and busy already. Drainage throughout the village needs to be taken care of BEFORE work begins on these new houses. The Waste Site near the roundabout is being discounted as a residential option. I think it would be good to have a few of the houses here as it is close to public transport. I think that 25 new builds is too many for a village this size. The quantity of houses should be more modest and in proportion to the size of the village.	No policy change. No policy change. Public transport is beyond the remit of the Neighbourhood Plan. Drainage covered by TIV14. Waste site beyond the remit of the Neighbourhood Plan. Not allocated as a housing site by South Norfolk Council. Volume of houses is a South Norfolk Council policy.
Resident 33		Would like if possible have a convenience store located in village this side of A140	No policy change. Supportive comment.

Resident 35		A community shop would be such an asset - but would we all support it as much as possible? It needs to be a viable business proposition.	No policy change. Supportive comment.
Resident 39		Tiv 15 Completely agree with a village shop in walking distance.	No policy change. Supportive comment.



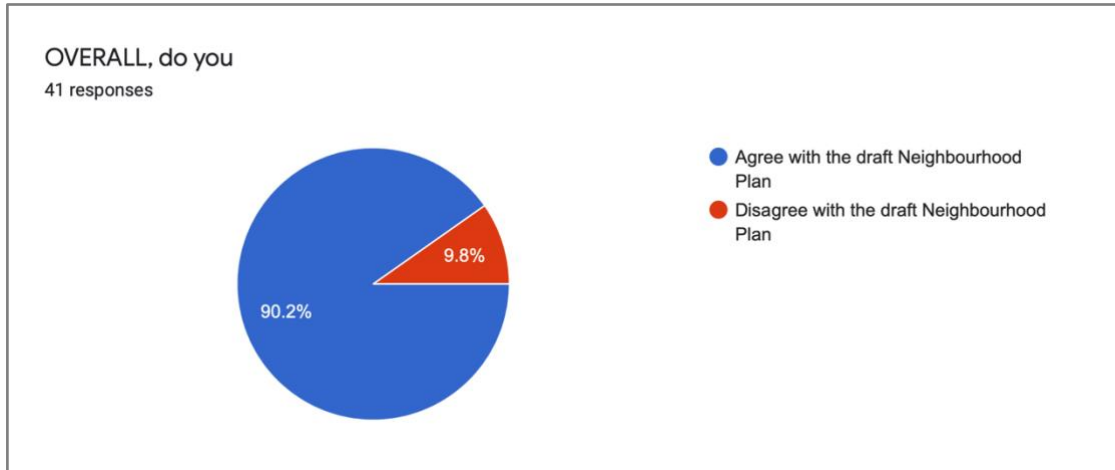
DESIGN GUIDANCE AND CODES DOCUMENT

Respondent	Reference	Comments	Steering Group response to comments
Resident 2	General	Street has deteriorated as too much building not suitable for a country village. UGLY	No change. Comment.
Resident 19	General	Would like to see historical characteristics maintained, enhanced or developed with future village expansion	No change. Addressed in the Design Guidance and Codes document.
Resident 20	TIV14	Still worry about drainage, water pressure and flooding	No change. Addressed in TIV14.
Resident 30	Design Guidance and Codes	Please, please, please consider the environment with these new builds. Do not skimp. Eco conscious builds using sustainable materials, solar power, ground/air source heat pumps, rainwater & grey water harvesting. Green roofs could also be incorporated which help with insulation.	No change. Some environmental aspects are covered.
Resident 32	General	Once again most recommendations are sensible but it appears Simpson Malting is allowed to be an exception why. It dominates its surrounding area and is an eyesore - but because it does not affect the main Village is somehow acceptable?	No change. Previous to the Neighbourhood Plan.
Resident 36	General	Nobody has time or motivation to study this in detail - it has become an excruciatingly detailed and bureaucratic exercise which cannot be justified in a "free" society. It is an over-reaching extension of government control imposing a huge burden of regulation	No change. Comment.
Resident 37	Design Guidance and Codes	With regard to housing design I would prefer that any new development design meets the requirement of 'innovative design and eco-friendly buildings' rather than just aim for that. Sustainability and carbon reduction are key going forward and any new homes really must be built accordingly.	TIV3: Add in last paragraph, 'The best current environmental standards are encouraged, particularly where there is a move away from the use of fossil fuels.' CHANGED Add in line in paragraph 5.1.23: Given the majority of Tivetshall homes use oil for heating, the best current environmental standards are encouraged for new developments, particularly where there is a move away from the use of fossil fuels. CHANGED
Resident 39	Design Guidance and Codes	No 'off the shelf' housing estates by developers. Each house should have its own identity.	No change. Comment.
Resident 40	General	In studying the Design Code it shows how the parish has a high level of building individuality and all but a handful of properties look out onto open green space - agricultural, wooded or amenity. That should be protected with any future increase of homes.	No change. Addressed across the Neighbourhood Plan where possible.

<p>South Norfolk Council</p>	<p>Design Guidance & Code</p>	<p>Heritage & Design Officer: It is good to see such a thorough Design Guide and Code and I have the following comments:</p> <p>p28 <i>“New designs should improve the connectivity of the green system”</i> – a better “green system” is good terminology to use and would suggest perhaps “green infrastructure” as it is talking about connectivity. Also, perhaps word it as “access to green infrastructure”. I’m not sure if the intention of the paragraph is to improve connectivity of the green infrastructure through provision of open space/planting etc. or to improve access to existing infrastructure, or both?</p> <p>p29 <i>“The placement and orientation of buildings should form an identifiable building line.”</i> - as previously mentioned, the building arrangements are quite spacious and informal, so rigid building lines are not always appropriate. Perhaps add “which can be informal and irregular, depending on context.” This would be to avoid developers building to a straight line which, because of development costs, they would have a tendency to do, unless told otherwise (later guidance on p35 also advocates variation in building line and variety of façade depths.)</p> <p>p29 I would suggest, for the next paragraph, adding that high fences should not be erected to front boundaries (acknowledging that this is covered in more detail on p37).</p> <p>p33 <i>“The massing of new buildings should ensure a sufficient level of privacy and access to natural light for their occupants and avoid overshadowing and overlooking existing buildings. This is particularly important near buildings of historic character, even if Tivetshall does not have a conservation area.”</i> - The first sentence covers planning issues related to amenity and should be requirements, irrespective of the age of the building. There is no reason why these would be any more important for buildings of historic character. I would suggest a further paragraph to state that new buildings adjacent to historic buildings should not detract from their character or harm their setting.</p> <p>p35 <i>“Buildings at junctions should be designed to face roads and avoid windowless walls”</i>. I would suggest adding <i>“face both roads and...”</i> and also</p>	<p>p28: amend to say ‘green infrastructure’ rather than ‘green system’.</p> <p>p29: add in ‘which can be informal and irregular, depending on context’.</p> <p>p29: add that high fences should not be erected to front boundaries.</p> <p>p33: further paragraph to state that new buildings adjacent to historic buildings should not detract from their character or harm their setting.</p> <p>p35: add <i>“face both roads and...”</i> and also referencing ‘active frontages’ which address the street and provide surveillance for security.</p> <p>p35: reference ‘Secured by Design’ – not changed</p> <p>p.36: add caveat</p> <p>p.38: no change</p> <p>p38: add in that the use of flint is very limited, apart from in the earlier churches.</p> <p>p42: no change.</p> <p>p42: Already covered.</p> <p>p49: Change to <i>Does the design respond to the existing settlement pattern and respect the character?”</i></p> <p>p49: no change</p> <p>p51: amend</p> <p>p55: add in reference to the context analysis (chapter 2).</p>
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		<p>referencing 'active frontages' which address the street and provide surveillance for security.</p> <p>p35 It could be useful to provide something on 'Secure by Design', particularly as it relates to a rural area (e.g. left over spaces should be avoided; publicly accessible space should be well overlooked (although this is also covered on p37).</p> <p>p36 2nd paragraph, bullet points - it would be useful to have a caveat along the lines of "...unless there are special circumstances or justification, residential extensions and conversions must follow etc...". Sometimes there are good reasons to have a larger extension or to follow the front building line, or have very different materials etc. Sometimes the existing building is of very poor quality and the building could be more extensively remodelled to provide an overall enhancement.</p> <p>p38 It would be better for proper sash windows to be installed rather than the mock casement style, which should be avoided. It is important that the Guide emphasises being true to traditional/original designs and avoiding these types of windows (or replacing them, where possible, with proper designs).</p> <p>p38 It would be useful to say that the use of flint is very limited, apart from in the earlier churches. It is used mainly in garden walls etc. There is a bit of a problem with developers wanting flint, when it is not a predominant building material for domestic houses.</p> <p>p42 Both diagrams are for more urban/suburban settings and not so suited in the rural context, so I would avoid putting them in. In addition, they would avoid meeting the parking standards for rural areas.</p> <p>p42 Re: charging point – I would suggest that they are installed or that buildings are designed so that they can easily be installed in future (e.g. simple things like electricity sockets near front of garage, for example, or an external covered socket etc.)</p> <p>p49 "Does the design respond to the existing settlement pattern and avoid coalescence in order to respect the character?" - I'm unsure of the intention of this statement. New development</p>	
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		<p>should integrate with existing character and so should 'coalesce' with it. This could be rephrased to improve clarity.</p> <p>p49 Bullet four - suggest it needs to be '<i>Does it harmonise with...</i>'</p> <p>p51 No. 5, bullet 7 - suggest '<i>orientated</i>' rather than '<i>oriented</i>' .</p> <p>p55 It may be useful somewhere to refer to 'local distinctiveness' as it is a well-used phrase within the document .</p>	
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GENERAL COMMENTS

Respondent	Reference	Comments	Steering Group response to comments
Resident 2	General	DISAGREE	No policy change. Comment.
Resident 6	General	Try to restrict size of any future development so as to restrict the 'big developers' from taking over and getting their own way	No change. Addressed across the Neighbourhood Plan where possible.
Resident 7	General	But NOT housing behind me where we have a countryside view	No policy change. Addressed across the Neighbourhood Plan where possible.
Resident 8	General	But not at the bottom of my garden without a buffer or raised planted land. WE need more trees	No policy change. Addressed across the Neighbourhood Plan where possible.
Resident 9	General	Not behind me if they are houses	No policy change. Comment.
Resident 11	General	Subject to comments	No policy change. Comment.
Resident 12	General	Other than the proposed houses location/size and design of properties proposed	No policy change. Comment.
Resident 17	General	Why is there one proposed access to the plot west of The Street? Would it not make more sense to have a through road to Mill Lane? More smaller developments will help to retain the 'feel' of the village and the reason why we all choose to live here	No policy change. Detail will be shown in the full planning application. Beyond the remit of the Neighbourhood Plan, not making the allocation.
Resident 18	TIV1 and general	Development of 25 houses, clustered in one area, goes directly against 'the linear character of the parish' vision statement. Good to see this being 'pushed back' on. Too much 'wooly' language which could be easily ignored - 'should'/'where possible'	No policy change. Addressed in TIV1. Some language tightened up.
Resident 26	General	Well done!	No policy change. Supportive comment.
Resident 30	General	I think the quantity of the houses should be reconsidered to a more modest amount.	No policy change. Beyond the remit of the Neighbourhood Plan.
Resident 32	General	My main objections is that the policies are not applied throughout the whole area of the villages of St Mary & St Margaret. Outlying area being treat differently, classed as countryside. This is to be questioned given Hales Street is dominated by industrial areas to North - Railway to east and the now very busy B1134	No policy change. All policies are parish-wide.
Resident 35	General	I am amazed at the depth and clarity of the documents. Thank you to all concerned.	No policy change. Supportive comment.
Resident 39	General	Took lots of work.	No policy change. Supportive comment.

Resident 43	General	<p>I have lived in Tivetshall St Mary for all of my life, 72 years, I am fourth generation living in this village. I don't feel we have the need for a housing development of this size It takes away the character of this lovely little village.</p>	<p>No policy change. Beyond the remit of the Neighbourhood Plan. Allocations made by South Norfolk Council.</p>
Highways England	General	<p>Highways England is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). In respect to this Neighbourhood Plan, the nearest trunk road is A11. We have reviewed the plan and note the area and location that is covered is remote from the A11. Consequently the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment.</p>	<p>No policy change. No changes suggested.</p>
Historic England	General	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Tivetshall 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 plan 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: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.</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>	<p>No policy change. No changes suggested.</p>

Natural England	General	<p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p>Natural England's role Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan. .</p> <p>Planning policy for the natural environment Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraphs 170-177.</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, <p>contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <p>The neighbourhood planning body should also consider the natural environment policies in the area's Local</p>	No policy change. No changes suggested.
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		Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.	
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Sport England	General	<p>Thank you for consulting Sport England on the above neighbourhood plan. 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. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. 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>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</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> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 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</p>	No policy change. Playing field is referenced.
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		<p>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.</p> <p>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.</p> <p>Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <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. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</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.</p> <p>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.</p> <p>In line with the Government's NPPF</p>	
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		<p>(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 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: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</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>	
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Water Management Alliance	General	<p>The Parish of Tivetshall is partially within the Internal Drainage District (IDD) of the Waveney, Lower Yare and Lothingland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. For further information on the Board's area, the designation of watercourses as riparian or Board-Adopted, and the Board's Byelaws please contact this office. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. If you would like to see mapping of the district, please contact this office.</p> <p>For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy. In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process, please be aware of the following for any future developments within the Board's IDD:</p> <ul style="list-style-type: none"> • 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. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed 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 https://www.wlma.org.uk/uploads/WM_A_Table_of_Charges_and_Fees.pdf). • If a development proposes to discharge surface water to a watercourse, the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the 	No policy change. No changes suggested.
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		<p>payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy. (available at https://www.wlma.org.uk/uploads/WM_A_Table_of_Charges_and_Fees.pdf).</p> <ul style="list-style-type: none"> • 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. 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). • Should any development include works within 7 metres of a Board adopted watercourse, consent would be required to relax Byelaw 10 (no obstructions within 7 metres of the edge of drainage or flood risk management infrastructure). • Should any development include works to alter a Board Adopted watercourse consent will be required under the Land Drainage Act 1991 (and byelaw 4). 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). • Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application. <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> <ul style="list-style-type: none"> • 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 	
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		<p>favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> • 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 Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible. • 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 163 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online. Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application. 	
South Norfolk Council	Para 2.11 (p9)	Place Shaping Team: The most recent NPPF update was in July 2021. N.B. This may well mean that NPPF paragraph references throughout the document need checking.	Check through document.

6(f) Regulation 14 to Regulation 16: changes

Log of changes to the Tivetshalls Neighbourhood Plan between pre-submission consultation and submission

Policies in pre-submission version	New wording for submission document
<p data-bbox="240 237 906 273">TIV1: Pattern and quantity of development</p> <p data-bbox="240 304 906 645">Development within the parish should consist of a number of small developments to meet the total allocation of housing, identified in the Local Plan, including affordable housing. Development should respect and retain the open nature of the parish, in particular the linear arrangement and style of adjacent housing (see Character Appraisal in the Design Guidance and Codes). Housing should be arranged to have open views or views of significant green space.</p> <p data-bbox="240 685 906 819">In addition, proposals for a limited amount of new windfall residential development will be considered in locations where there is a current cluster of housing.</p>	<p data-bbox="911 237 1516 273">TIV1: Pattern and quantity of development</p> <p data-bbox="911 304 1516 506">Development within the parish will be accommodated, consistent with the Local Plan settlement hierarchy classification for the Tivetshalls. It will meet the total allocation of housing identified in the Local Plan, including for Affordable Housing.</p> <p data-bbox="911 546 1516 922">In determining proposals, the primary consideration will be for new development to maintain and enhance form, character and setting of the parish, in particular, retaining the open nature, linear arrangements and style of adjacent housing (see Character Appraisal in the Design Guidance and Codes). Housing should be arranged to have open views or views of significant green space, in accordance with the established pattern of development.</p> <p data-bbox="911 963 1516 1303">There is a strong preference for the delivery of the housing requirement in the Local Plan, to comprise a number of smaller sites that reflect the overall scale, pattern and character of existing development in the area, as required in the above paragraph. Small sites that are located in close proximity to the village hall and the school, and that offer easy and safe access to facilities, will be supported.</p> <p data-bbox="911 1344 1516 1469">In addition, proposals for a limited amount of new windfall development will be considered in locations where there is a current cluster of housing.</p>

<p>TIV2: Housing size, type and tenure</p> <p>New residential development should be of a size, type and tenure that meets local housing needs, with a view to enabling a mixed community of ages and incomes.</p> <p>In line with the findings of the Tivetshall Housing Needs Assessment, new development should be well-balanced, with a similar number of 2-, 3- and 4-bedroom homes, some 1-bedroom homes, and a smaller proportion of larger homes.</p> <p>The following housing mix is particularly supported:</p> <ul style="list-style-type: none"> • Affordable housing mix of 75 per cent routes to ownership and 25 per cent rented housing, with the routes to ownership roughly divided between first homes, shared ownership and rent to buy. • Smaller properties, such as 2-bedroom terraced homes, maisonettes, and bungalows. • Homes for downsizing, particularly bungalows (fewer bedrooms, still with equivalent living space and smaller gardens). • Easily accessible, built to Lifetime Homes standards. • Some larger family sized housing. 	<p>TIV2: Housing size, type and tenure</p> <p>New residential development should be of a size, type and tenure that meets local housing needs, with a view to enabling a mixed community of ages and incomes.</p> <p>In line with the findings of the Tivetshall Housing Needs Assessment, new development should be well-balanced, with a similar number of 2-, 3- and 4-bedroom homes, some 1-bedroom homes, and a smaller proportion of larger homes.</p> <p>The following housing mix is particularly supported:</p> <ul style="list-style-type: none"> • Affordable housing mix of 75 per cent routes to ownership and 25 per cent rented housing, with the routes to ownership roughly divided between first homes, shared ownership and rent to buy. • Smaller properties, such as 2-bedroom terraced homes, maisonettes¹, and bungalows. • Homes for downsizing, particularly bungalows (fewer bedrooms, still with equivalent living space and smaller gardens). • Easily accessible and adaptable dwellings. • Some larger family sized housing. <p>In addition to the list above, the following housing would also be welcomed: self-build properties, community-led housing and carbon neutral homes.</p>
<p>TIV3: Design guideline and codes</p> <p>Development proposals that respond positively to creating an attractive parish and enhance each of the settlement’s aesthetic qualities will be encouraged.</p> <p>Development should use the Tivetshall Design Guidance and Codes (addendum document).</p>	<p>TIV3: Design guideline and codes</p> <p>Development proposals that respond positively to creating an attractive parish and enhance each of the settlement’s aesthetic qualities will be encouraged.</p> <p>Development must use the Tivetshall Design Guidance and Codes (addendum document).</p> <p>The best current environmental standards are encouraged, particularly where there is a move away from the use of fossil fuels.</p>

¹ A set of rooms for living in, typically on two storeys of a larger building and having a separate entrance. Source: google dictionary.

TIV4: Non-designated Heritage Assets

In addition to Listed Buildings and designated heritage assets, the following buildings or structures (figure 15) are identified as Non-designated Heritage Assets due to their locally important character and historic features:

1. St. Mary's churchyard and Church Lane.
2. Tivetshall Primary School and adjoining schoolhouse.
3. Roman villa (farm).
4. Boudicca Way.
5. Old Forge.
6. Railway Crossing cottages.
7. Old style signposts.
8. 'Tivetshall House', the former Rectory, Rectory Road.
9. Historic railway line.
10. Old milestone, Norwich Road.
11. The Broad Way, Tivetshall St. Mary.

Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. Proposals should demonstrate that consideration has been given to retaining:

- The important asset or historic feature itself
- Its most distinctive and important features
- The positive elements of its setting and its relationship to its immediate surroundings; and
- The contribution that the building or historic feature and its setting makes to the character of the local area.

TIV4: Non-designated Heritage Assets

In addition to Listed Buildings and designated heritage assets, the following buildings or structures (figure 15) are identified as Non-designated Heritage Assets due to their locally important character and historic features:

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4. Boudicca Way.
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6. Railway crossing properties.
7. Old style signposts.
8. Historic railway line.
9. Old milestone, Norwich Road.
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Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. Proposals should demonstrate that consideration has been given to:

- The important asset or historic feature itself
- Its most distinctive and important features
- The positive elements of its setting and its relationship to its immediate surroundings; and
- The contribution that the building or historic feature and its setting makes to the character of the local area.

<p>TIV5: Employment</p> <p>Businesses and employment opportunities will be supported where their size and design respect the immediate surroundings in which they are located. Development should use the Tivetshall Design Guidance and Codes (addendum to the Plan).</p> <p>Where possible, the potential for home working should be designed into new dwellings, with high-speed digital connectivity. Insofar as planning permission is required, proposals for home working or the incorporation of home office space is also encouraged for existing dwellings.</p>	<p>TIV5: Employment</p> <p>Opportunities for business and employment development will be supported where their size, design and nature of employment respect the immediate rural surroundings in which they are located. Development should use the Tivetshall Design Guidance and Codes (addendum to the Plan).</p> <p>Where possible, the potential for home working should be designed into new dwellings, with high-speed digital connectivity. Insofar as planning permission is required, proposals for home working or the incorporation of home office space is also encouraged for existing dwellings.</p>
<p>TIV6: Potential employment sites</p> <p>Proposals that would results in a positive visual or environmental enhancement to a potential employment site will be supported provided that, they are of a suitable scale and design and do not detract from the overall character of the area.</p> <p>For example, the old waste site off the A140 (figure 16) has the potential for non-residential use, supporting small businesses. Proposals for residential use will not be supported due to the distance away from the centre of Tivetshall St. Mary and Tivetshall St. Margaret.</p>	<p>TIV6: Potential employment sites</p> <p>Proposals that would results in a positive visual or environmental enhancement to a potential employment site will be supported provided that, they are of a suitable scale and design and do not detract from the overall character of the area.</p> <p>For example, the old waste site off the A140 (figure 16) has the potential for non-residential use, supporting small businesses and/or environmental enhancement. Proposals for residential use will not be supported due to the distance away from the centre of Tivetshall St. Mary and Tivetshall St. Margaret.</p>

<p>TIV7: Walking and cycling</p> <p>Where appropriate, new development should contribute to an enhanced and joined up network of safe high-quality footpaths, cycle ways and bridleways to improve access to village amenities, the countryside and between Tivetshall St. Margaret and Tivetshall St. Mary. New provision should encourage safe alternatives to using private cars where possible.</p> <p>Existing Public Rights of Way should be protected and enhanced. Enhancement can take the form of:</p> <ul style="list-style-type: none"> • New routes through new developments. • New connections between parts of the parish. These should be visible and separate from roads where possible. • Improved surfaces, and/or signage which increases access to the countryside and connectivity across the parish. <p>Where Public Rights of Way may be unavoidably impacted, appropriate diversions or new routes should be provided that are safe and convenient for users.</p>	<p>TIV7: Walking, cycling and horse riding</p> <p>Where appropriate, new development should contribute to an enhanced and joined up network of safe high-quality footpaths, cycle ways and bridleways to improve access to village amenities, the countryside and between Tivetshall St. Margaret and Tivetshall St. Mary. New provision should encourage safe alternatives to using private cars where possible.</p> <p>New development should protect and enhance existing Public Rights of Way in the form of:</p> <ul style="list-style-type: none"> • New routes through new developments. • New connections between parts of the parish. These should be visible and separate from roads where possible. • Improved surfaces, and/or signage which increases access to the countryside and connectivity across the parish. <p>Where Public Rights of Way may be unavoidably impacted, appropriate diversions or new routes should be provided that are safe and convenient for users.</p>
<p>TIV8: Traffic and road safety</p> <p>Planning applications should identify the level of additional traffic that is likely to be generated, and the impact of this traffic will have on the safety of road users and pedestrians. Measures to mitigate any impacts should be proposed, for example, smaller developments, pavements, linking footpaths, and speed reduction.</p>	<p>TIV8: Traffic and road safety</p> <p>Planning applications for multiple dwellings or commercial units should identify the level of additional traffic that is likely to be generated, and the impact this traffic will have on the safety of road users and pedestrians. Measures to reduce any impacts should be proposed, for example, smaller developments, pavements, linking footpaths, and speed reduction.</p>

<p>TIV9: Parking</p> <p>Any planning applications should be designed to minimise on-street parking. New development should provide sufficient off-road parking through parking bays, drives and garages, and incorporate a minimum of two electric car charging points per dwelling. Parking spaces for visitors and deliveries should be designed into all new developments.</p> <p>Development should use the Tivetshall Design Guidance and Codes (see addendum document).</p>	<p>TIV9: Parking</p> <p>Any planning applications should be designed to minimise on-street parking. New development should provide off-road parking through parking bays, drives and garages (large enough for modern cars), and incorporate electric car charging points.</p> <p>Given the rural location of the Tivetshalls and distance to a bus service, Norfolk County Council's Parking Standards should be adhered to as a minimum. Parking spaces for visitors and deliveries should be designed into new developments of multiple dwellings.</p> <p>Development must use the Tivetshall Design Guidance and Codes (see addendum document).</p>
<p>TIV10: Landscape setting and views of community importance</p> <p>Development should be positioned appropriately within the landscape, having regard to the visual impact of the character of the area.</p> <p>The uninterrupted views of St. Mary's Church and St. Margaret's Church are a significant part of the character of the parish. In addition the following views are identified as important public views (figure 19 and 20):</p> <ol style="list-style-type: none"> 1. From St. Mary's ruin towards Primrose Hill. 2. From Primrose Hill towards St. Mary's ruin. 3. From Star Lane towards the Pulhams. 4. From Stony Road to St. Margaret's Church and Hales Street. 5. From south side of Station Road towards the Waveney Valley. 6. Between the railway crossing cottages. <p>Development proposals within or which would affect an important public local view should take account of the view concerned. Development which would have an unacceptable adverse impact on the landscape or character of the view concerned, will not be supported.</p>	<p>No change</p>

<p>TIV11: Natural assets</p> <p>The following are recognised as important natural assets of the parish due to their landscape and biodiversity value, and should be retained (see figure 22):</p> <ol style="list-style-type: none"> 1. Tivetshall Wood. 2. Meadow land, Mill Road. 3. Rectory Wood. 4. Ancient meadow, Rectory Road. 5. Ancient meadow, Lodge Road. 6. The Ford, Star Lane. 7. Ponds. 8. Ancient hedgerows and trees. <p>Biodiversity net gain should be achieved through one or more of the following and have a method statement for the ongoing care and maintenance:</p> <ul style="list-style-type: none"> • the creation of new natural habitats • the creation of a community woodland • natural buffers between new and existing development • the planting of additional trees and hedgerows • restoring and repairing fragmented biodiversity networks. <p>Development should use the Tivetshall Design Guidance and Codes (addendum document).</p>	<p>TIV11: Natural assets</p> <p>The following are recognised as important natural assets of the parish due to their landscape and biodiversity value (see figure 22). All avenues should be explored to promote positive conservation of the assets, where possible:</p> <ol style="list-style-type: none"> 1. Tivetshall Wood. 2. Meadow land, Mill Road. 3. Rectory Wood. 4. Ancient meadow, Rectory Road. 5. Ancient meadow, Lodge Road. 6. The Ford, Star Lane. 7. Ponds. 8. Ancient hedgerows and trees. <p>For large developments (10 or more dwellings, or commercial sites), biodiversity net gain should be achieved (in line with the Environment Bill) through one or more of the following and have a method statement for the ongoing care and maintenance:</p> <ul style="list-style-type: none"> • the creation of new natural habitats, in particularly through native species • the creation of a community woodland • natural buffers between new and existing development • the planting of additional trees and hedgerows • restoring and repairing fragmented biodiversity networks. <p>Development must use the Tivetshall Design Guidance and Codes (addendum document).</p>
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<p>TIV12: Local Green Space</p> <p>The following areas are designated as Local Green Space for special protection (figure 23):</p> <ol style="list-style-type: none"> 1. Village green and pond. 2. Parish playing field and adjacent land. 3. Junction of Primrose Hill and Patten Lane ('the triangle'). 4. Setting of St. Margaret's Church. 5. Setting of St. Mary's Church. 6. Church Lane (By-way). 7. The Broad Way. 8. Bunnett's Moat. 9. School playing field and adjacent land. 10. Location of Thwaite's Oak. 11. Green verge on Green Lane opposite Village Hall. 12. Green verge at Crescent on School Road. 13. Hales Street nature reserve UK Power Networks Tivetshall Primary substation. <p>Development on designated Local Green Space will only be supported in exceptional circumstances.</p>	<p>TIV12: Local Green Space</p> <p>The following areas are designated as Local Green Space for special protection (figure 23):</p> <ol style="list-style-type: none"> 1. Village green and pond. 2. Parish playing field and adjacent land. 3. Junction of Primrose Hill and Patten Lane ('the triangle'). 4. Setting of St. Margaret's Church. 5. Setting of St. Mary's Church. 6. Church Lane (By-way). 7. The Broad Way. 8. Bunnett's Moat. 9. School playing field and adjacent land. 10. Location of Thwaite's Oak. 11. Green verge on Green Lane opposite Village Hall. 12. Green verge at Crescent on School Road. 13. Hales Street nature reserve UK Power Networks Tivetshall Primary substation. <p>Development on designated Local Green Space will only be supported in exceptional circumstances, for example, for community benefit.</p>
<p>TIV13: Dark skies</p> <p>Any new development should limit impact on dark skies. Street lighting for new development is discouraged, in particular where near a settlement edge or natural asset.</p> <p>Where lighting is necessary for security or safety, developers are strongly encouraged to ensure that all external light is designed to minimise the impact on dark skies, for example, minimal light spillage, downlighting and restricted hours.</p>	<p>TIV13: Dark skies</p> <p>All development and renewal of lighting should limit impact on dark skies. Street lighting for new development is discouraged, in particular where near a settlement edge or natural asset.</p> <p>Where lighting is necessary for security or safety, developers are strongly encouraged to ensure that all external light is designed to minimise the impact on dark skies, for example, minimal light spillage, downlighting and restricted hours.</p> <p>Proposals including external lighting in prominent locations likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interest of safety and security. Where lighting is likely to cause disturbance or risk to wildlife proposals will be sought for mitigation.</p>

TIV14: Surface water drainage

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 25) are identified:

1. Rectory Road.
 - a. By Post Office.
 - b. Tinker's Lane end.
2. Station Road bend near A140 roundabout.
3. Ram Lane (3 locations).
4. Green Lane.
 - a. Crossing Cottage.
 - b. Junction of Hall Road.
 - c. Opposite Village Hall.
5. Junction of Grove Road and Glebe Road.
6. Corner of Mill Road and Stoney Road.
7. Lodge Road.
8. Dip on A140.
9. Station Road.

Development proposals within the immediate locality of any of the surface water drainage areas should use drainage methods to prevent, and where appropriate, alleviate them. Future development must not cause or contribute to new drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own drainage impacts.

TIV14: Surface water drainage

Development proposals within the immediate locality of any of the surface water drainage areas should use drainage methods to prevent, and where appropriate, alleviate them. Future development must not cause or contribute to new drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own drainage impacts.

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 25) are identified:

1. Rectory Road.
 - a. By Post Office.
 - b. Tinker's Lane end.
2. Station Road bend near A140 roundabout.
3. Ram Lane (3 locations).
4. Green Lane.
 - a. Crossing House.
 - b. Junction of Hall Road.
 - c. Opposite Village Hall.
5. Junction of Grove Road and Glebe Road.
6. Corner of Mill Road and Stoney Road.
7. Lodge Road.
8. Dip on A140.
9. Station Road.

<p>TIV15: Community infrastructure</p> <p>The Tivetshalls have the following community infrastructure (figure 26):</p> <ol style="list-style-type: none"> 1. Tivetshall Village Hall. 2. Tivetshall playing field. 3. Children’s play area. 4. Tivetshall Primary School and playing field. 5. St. Margaret’s Church. 6. St. Mary’s Church ruin. 7. Tivetshall Post Office. 8. The Old Ram (Public House). 9. The Railway Tavern (Public House). <p>Improvements to existing community infrastructure will be supported. Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where an improved or equivalent facility can be located elsewhere in the parish, or where there is no reasonable prospect of continued viable use.</p> <p>Village shop An application for the development of a convenience/small shop will be encouraged, to meet the day to day needs of the parish, and to reduce additional journeys out of the parish. This could be as a stand-alone building or an extension to an existing community asset (as above). A new convenience/small shop should be located within walking distance of most homes in the parish.</p>	<p>No change</p>
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