DRAYTON PARISH COUNCIL

Council members are summoned to attend a meeting of Drayton Parish Council to be held on **Thursday, 12th November 2026, 7:00pm** at King George V Pavilion, Drayton High Road, Drayton, Norwich, NR8 6AW, for the purpose of transacting the business outlined in the agenda below.

Members of the press and public are invited to attend and can access supporting papers by scanning the QR code or visiting our website www.draytonparishcouncil.gov.uk

Amy Pinkham
Parish Clerk & RFO

Date of Issue: 5th November 2026

AGENDA

Page

1. APOLOGIES

a) To receive apologies and consider acceptance for absence.

2. DECLARATIONS OF INTEREST

a) To receive declarations of interest on matters to be considered at the meeting and consider requests for dispensation. **1-4**

3. MINUTES

a) To receive minutes of the meeting of the Council held on 8th October 2026 for approval. **5-10**

4. PUBLIC FORUM

a) To receive any questions or comments from members of the public.

b) To receive report from County Councillor: Cllr. J. Butler.

c) To receive report from District Councillor for Drayton North: Cllr. A. Crotch.

d) To receive report from District Councillor for Drayton South: Cllr. P. Auber.

e) To receive report from Police Constable Brett Peyton and from any other public bodies.

5. MATTERS ARISING

a) To receive Clerk's Report on matters arising from previous meetings of the Council. **11-13**

b) To receive feedback on Town and Parish Council Forum held on 20th October 2026. **14-17**

6. PLANNING MATTERS

a) To consider response to planning applications as follows:

i) 2026/1134: Stower Grange Hotel, 40 School Road, NR8 6EF.

ii) 2026/1432: Stower Grange Hotel, 40 School Road, NR8 6EF.

iii) 2026/3205: The Woodlands, 65 Hall Lane, NR8 6DP – Works to TPO trees.

b) To note planning decisions by Broadland District Council as follows:

i) 2026/2557: 27 George Drive, NR8 6DU – Approval with Conditions (Delegated).

ii) 2026/2695: 3 Badgers Brook Road, NR8 6EY – Approval with Conditions (Delegated).

Council Members: Cllrs. J. Anderson (Vice-Chair), C. Brown, A. Crotch (Chair), J. Edwards-Smith, G. Everett, R. Fish, H. Kisby, K. Morgan, N. Quinsey, A. Taylor, R. Turner and J. Wilson.

7. FINANCIAL MATTERS

a) To receive bank reconciliation for approval. **18-19**

b) To receive list of receipts and approved payments for October 2026. **20-26**

c) To receive list of payments for authorisation. **27-28**

8. FINANCE & GENERAL PURPOSES COMMITTEE

a) To note meeting of the Committee held on 29th October 2026.

9. PLAYING FIELDS & PROPERTY COMMITTEE

a) To receive minutes of the Committee held on 15th October 2026. **29-31**

10. ENVIRONMENT & HIGHWAYS COMMITTEE

a) To note no meeting of the Committee since the last meeting of the Council.

11. STAFFING COMMITTEE

a) To note no meeting of the Committee since the last meeting of the Council.

12. OTHER MATTERS FOR DISCUSSION AND DECISION

a) To note invitation to respond to the Norfolk County Council Budget Consultation 2027-28 and consider a response. **32**

b) To note invitation to respond to the Norfolk County Council Local List for Validation of Planning Applications 2026 - Consultation Draft 2026 and consider a response. **33-34**

c) To consider recommendation from the Neighbourhood Plan Advisory Group to authorise submission of the Neighbourhood Plan, together with the supporting documentation, to Broadland District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. **35-313**

13. EXCHANGE OF INFORMATION

a) To note any other matters raised.

14. UPCOMING MEETING DATES

a) Environment & Highways Committee 19th November 2026.

b) Staffing Committee 3rd December 2026.

c) Parish Council meeting Thursday 10th December 2026.

Council Members: Cllrs. J. Anderson (Vice-Chair), C. Brown, A. Crotch (Chair), J. Edwards-Smith, G. Everett, R. Fish, H. Kisby, K. Morgan, N. Quinsey, A. Taylor, R. Turner and J. Wilson.

DRAYTON PARISH COUNCIL

Paper	**DPC2a:** Declarations of Interest.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Declarations of Interests

All members of parish councils are required by law to register their disclosable pecuniary interests and other registerable interests to avoid conflicts of interests when making decisions.

At the start of the meeting, council members are given the opportunity to declare any interest in the items on the agenda. However, if you are not aware of a potential interest until you reach an item then you must declare it as soon as it becomes known to you to ensure the council's decision-making process is fair and transparent.

Per the Council's adopted Code of Conduct, if an agenda item relates to one of your registered interests, you must not take part in the discussion or vote and must leave the room.

You are personally responsible for deciding whether you should declare an interest at a meeting and the attached flowchart is provided to assist you in assessing whether you must declare an interest.

If in doubt, you should always seek advice from the monitoring officer at monitoringofficer@southnorfolkandbroadland.gov.uk. While advice can be given at meetings by the Parish Clerk, seeking advice prior to a meeting is preferable to be sure thorough and informed advice can be given.

For more detailed information, please see section 9 of Drayton Parish Council's adopted Code of Conduct available on our website.

Dispensation Requests

In certain circumstances you may wish to apply for a dispensation to allow you to take part in Council business where this would otherwise be prohibited because of your disclosed interests.

Per section 13 of the Council's adopted Standing Orders, dispensation requests shall be made in writing and submitted to the Parish Clerk as soon as possible before the meeting, or failing that, at the start of the meeting for which the dispensation is required.

A decision as to whether to grant a dispensation shall be made by a meeting of the Council for which the dispensation is required and that decision is final.

For more information on what to include within a dispensation request and criteria for granting such a request please see section 13 of Drayton Parish Council's Standing Orders available on our website.

Recommendation

Council is asked to note the paper for information.

Interests Flowchart

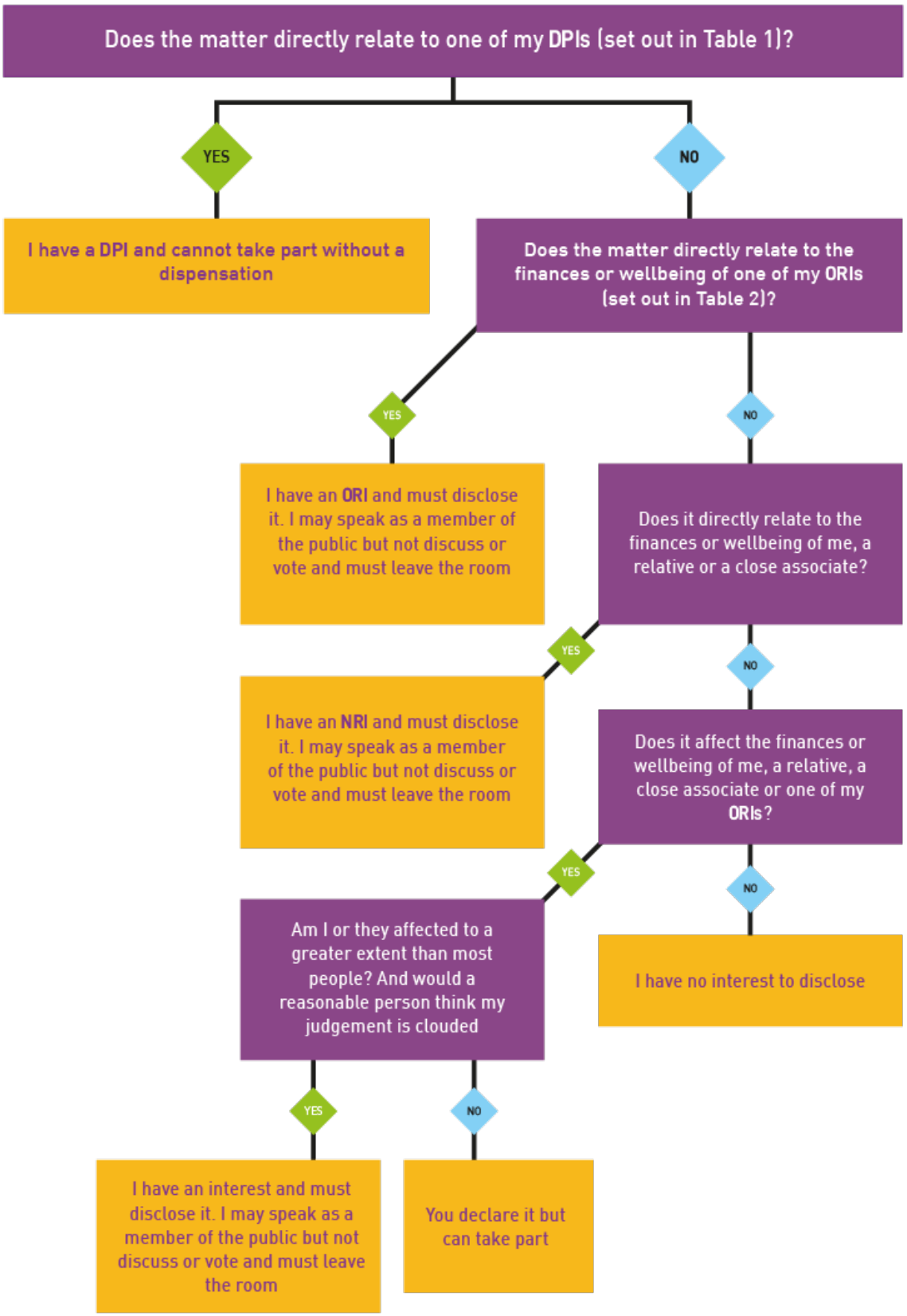


Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer

Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i)) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You must register as an Other Registerable Interest :

a) any unpaid directorships

b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority

c) any body

(i) exercising functions of a public nature

(ii) directed to charitable purposes or

(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Paper	**DPC3a:** To receive minutes for approval.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Per section 12 of the Council's adopted Standing Orders, Council members are asked to confirm by resolution the accuracy of the draft minutes of the previous meeting.

The minutes shall be taken as read, and there shall be no discussion except in relation to their accuracy.

A motion to correct an inaccuracy in the draft minutes shall be moved in accordance with standing order 10(a)(i).

Confirmed minutes shall be signed by the Chair of the meeting and stand as an accurate record of the meeting to which the minutes relate.

For information

Per section 3t of the Council's adopted Standing Orders, the minutes of a meeting shall include an accurate record of the following:

i. the time and place of the meeting;
ii. the names of councillors who are present and the names of councillors who are absent;
iii. interests that have been declared by councillors and non-councillors with voting rights;
iv. the grant of dispensations (if any) to councillors and non-councillors with voting rights;
v. whether a councillor or non-councillor with voting rights left the meeting when matters that they held interests in were being considered;
vi. if there was a public participation session;
vii. and the resolutions made.

Recommendation

Council is asked to confirm the accuracy of the minutes of the last meeting of the Council.

Minutes of the meeting of Drayton Parish Council held on **Thursday, 8th October 2026, 7:00pm** at King George V Pavilion, Drayton High Road, Drayton, Norwich, NR8 6AW.

Present: Cllrs. J. Anderson (Vice-Chair), C. Brown, A. Crotch (Chair), G. Everett, Richard. Fish, H. Kisby, N. Quinsey and J. Wilson.

In attendance: Amy Pinkham; Parish Clerk & RFO, no members of the public.

Meeting Opened: 7:00pm

1. **APOLOGIES**

   a) **To receive apologies and consider acceptance for absence.**

   Apologies received and accepted for Cllrs. A. Taylor, R. Turner, K. Morgan, J. Edwards-Smith.

2. **DECLARATIONS OF INTEREST**

   a) **To receive declarations of interest on matters to be considered at the meeting and consider requests for dispensation [Pg 1-4].**

   Cllr. A. Crotch and Cllr. J. Anderson noted for the record under agenda item 12a) that they were the interim secretary and Trustee for Thorpe Marriott Village Hall, respectively. While the agenda item did not directly affect the finances or management of the hall, the interests were voluntarily noted in the interest of openness and transparency.

3. **MINUTES**

   a) **To receive minutes of the meeting of the Council held on 10th September 2026 for approval [Pg 5-9].**

   The minutes were **AGREED** as an accurate record of the meeting and signed by the Chair.

4. **PUBLIC FORUM**

   a) **To receive any questions or comments from members of the public.**

   None.

   b) **To receive report from County Councillor: Cllr. J. Butler [Pg 10-17].**

   Council received a written report with thanks and no further comments or questions.

   c) **To receive report from District Councillor for Drayton North: Cllr. A. Crotch.**

   Locally, the SNAP meeting was well attended with no significant issues raised. Anti-social behaviour remained a priority over the winter months, particularly with Halloween approaching. It was noted that Chris Tomkins was the new Police Inspector responsible for the area, and that a new Special Constable had commenced duties in Taverham.
   Council received an update on forthcoming changes to the national scheme of delegation for planning decisions, which were due to take effect on 31st October 2026.

Under the new arrangements, existing local call-in procedures would no longer apply, meaning district councillors would no longer be able to require planning applications to be considered by the Planning Committee.
An overview was provided on the arrangements for Schedule 1 and Schedule 2 applications. Schedule 1 applications must be determined by planning officers. Schedule 2 applications would normally also be determined by officers, but could be referred to the Planning Committee where the statutory gateway criteria were met and both a nominated officer and a nominated member agreed that referral was appropriate. If agreement could not be reached, the application would be determined by officers.
Council was advised that the changes were not expected to significantly alter the outcomes of planning decisions given that the majority of applications were already determined by officers. However, the changes would restrict the circumstances in which applications could be considered by the Planning Committee.

d) To receive report from District Councillor for Drayton South: Cllr. P. Auber.

None.

e) To receive report from Police Constable Brett Peyton and from any other public bodies.

i) To receive update from Norwich Western Link Local Liaison Group meeting held on 30th September 2026.

It was noted that Norfolk County Council remained fully supportive of the project and that a new oversight group had been established, chaired by Cllr. Stuart Clancy.
The Group would work to narrow down options for the project before public consultation, which was expected to take place in early 2027. The emerging preference was understood to be for a single-carriageway road further west, extending as far as Lenwade.
Council considered that this option would be unlikely to benefit Drayton directly, noting that road users typically drive through Drayton to access Longwater Lane, A11, UEA or the Hospital.
The anticipated start date for construction was 2029 and the Council would have the opportunity to respond when the consultation opens in 2027.

5. MATTERS ARISING

a) To receive Clerk's Report on matters arising from previous meetings of the Council [Pg 18-19].

Council received the report with no further questions. Further to the last meeting, it was noted that Broadland District Planning Team had been contacted regarding the status of the planning matters relating to Hill House and the former David Rice Hospital Site but no reply had been received to date.
Cllr. A. Crotch noted that there appeared to have been recent developments regarding the Hill House planning application in relation to nutrient neutrality. The application had previously been paused on this basis, but recent updates on the planning portal suggest that progress may be imminent.

b) To receive feedback on Town and Parish Council Forum held on 22nd September 2026 [Pg 20-23].

Council received the report with no further comments or questions.

6. PLANNING MATTERS

a) To consider response to planning applications as follows:

i) 2026/2404: Land North of Reepham Road, Horsford.

Council **AGREED** to submit the following comment.
The Parish Council had no objection to the proposed facility in principle however, concerns were raised regarding traffic movements and the potential impact on the local area, particularly in light of other local developments and the associated increase in traffic. The Parish Council noted that in order to assess the potential impact of the facility, clarification of the proposed booking arrangements would be helpful.

ii) 2026/2481: Drayton and St Faiths Medical Practice, NR8 6EE.

Council **AGREED** to submit no comments.

iii) 2026/2557: 27 George Drive Drayton Norfolk NR8 6DU.

Council **AGREED** to submit no comments.

iv) 2026/2695: 3 Badgers Brook Road Drayton Norfolk NR8 6EY.

Council **AGREED** to submit no comments.

b) To note planning decisions by Broadland District Council as follows:

i) 2026/2131: 5 Manor Farm Close, NR8 6EE – Approval with no Conditions (Delegated).

ii) 2026/2581: 5 Hall Lane, NR8 6DS – Approval with no Conditions (Delegated).

Council noted the planning decisions by Broadland District Council.

7. FINANCIAL MATTERS

a) To receive bank reconciliation for approval [Pg 24-25].

The Chair verified and signed the bank reconciliation as evidence of verification.

b) To receive list of receipts and approved payments for September 2026 [Pg 26-30].

Council received the list of receipts and approved payments with no further comments or questions.

c) To receive list of payments for authorisation [Pg 31-32].

Council authorised the list of payments to be made.

8. FINANCE & GENERAL PURPOSES COMMITTEE

a) To note no meeting of the Committee since the last meeting of the Council.

Noted.

9. PLAYING FIELDS & PROPERTY COMMITTEE

DRAFT

a) To note no meeting of the Committee since the last meeting of the Council.

Noted.

10. ENVIRONMENT & HIGHWAYS COMMITTEE

a) To receive minutes of the Committee held on 3rd September 2026 [Pg 33-36].

Council received the minutes with no further comments or questions.

11. STAFFING COMMITTEE

a) To note no meeting of the Committee since the last meeting of the Council.

Noted.

12. OTHER MATTERS FOR DISCUSSION AND DECISION

a) To receive correspondence from Thorpe Marriott Village Hall and consider a response [Pg 37-40].

Council **AGREED** to investigate the proposal and undertake the due diligence outlined in the report. It was noted that a further update would be brought back to Council for future consideration.

b) To note consultation on proposed revisions to Broadland District Council's Hackney Carriage and Private Hire Licensing Policy and Conditions and consider a response [Pg 41-42].

Council **AGREED** to submit no comments.

c) To note the Norfolk Police and Crime Plan 2026-2028 consultation and consider a response [Pg 43-51].

Council **AGREED** to submit no comments.

d) To note the Public Spaces Protection Order consultation and consider a response [Pg 52].

Council **AGREED** to submit no comments.

13. EXCHANGE OF INFORMATION

a) To note any other matters raised.

Cllrs. R. Fish and J. Wilson recently attended Councillor induction training with Norfolk Parish Training & Support, noting they found the training to be very thorough and helpful.
Cllr. H. Kisby noted their apologies for the upcoming meeting of the Staffing Committee. It was noted that a change of date may be required to remain quorate.
Council members received an update on the KGV Pavilion Refurbishment Project for information including copies of the latest design iterations. It was noted that, based on the latest designs, the project was expected to come in under the agreed budget.

14. UPCOMING MEETING DATES

a) Playing Fields & Property Committee 15th October 2026.

b) Staffing Committee 22nd October 2026.

c) Finance & General Purposes Committee 29th October 2026.

DRAFT

d) Parish Council meeting Thursday 12th November 2026.

Council noted the dates of the next Council meetings.

Meeting closed: 7:57pm

DRAFT

Paper	**DPC5a:** To receive the Clerks Report on matters arising from previous meetings.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

It is considered good practice for the Clerk to maintain a log of matters arising from previous meetings to ensure actions progress as resolved and in a timely manner.

Matters arising shall include a record of the following:

1. The meeting date
2. The minute reference
3. The agenda item
4. The resolution
5. Status update

The Clerks Report on Council matters arising from previous meetings is intended as a verbal update on progress only or to note the completion of an action for information. It is not intended for detailed discussion or decision.

If the item requires a substantial paper for discussion and decision by Council the item will appear under its own agenda item.

Matters arising from previous meetings will continue to appear under matters arising until such a time that the item is complete where it will then be removed from the report.

Recommendation

Council is asked to note the matters arising for information.

Meeting Date	Minute Ref.	Agenda Item	Resolution	Status Update
13.08.2026	8c)	To consider recommendation for proposed amendments to Council's bank mandate	Council **AGREED** to the proposed amendments to the Council's bank mandate as presented to remove Cllr. G. Everett as signatory for all Council accounts and appoint Cllr. A. Taylor as signatory for all Council accounts. It was noted that Cllr. G. Everett would remain a signatory until confirmation had been received that Cllr. A. Taylor had been added to all accounts.	**Ongoing:** Signatory removal process initiated for all accounts. Pending confirmation of completion from banks.
08/10/2026	3a)	To receive minutes of the meeting of the Council held on 10th September 2026 for approval	The minutes were **AGREED** as an accurate record of the meeting and signed by the Chair.	**Complete:** Approved minutes published on council website.
08/10/2026	6ai)	2026/2404: Land North of Reepham Road, Horsford.	Council **AGREED** to submit the following comment. The Parish Council had no objection to the proposed facility in principle however, concerns were raised regarding traffic movements and the potential impact on the local area, particularly in light of other local developments and the associated increase in traffic. The Parish Council noted that in order to assess the potential impact of the facility, clarification of the proposed booking arrangements would be helpful.	**Complete:** Response submitted via email Monday 12th October 2026.
08/10/2026	6aii-iv)	2026/2481, 20262557 and 2026/2695	Council **AGREED** to submit no comments.	**Complete:** No further action required.
08/10/2026	12a)	To receive correspondence from Thorpe Marriott Village Hall and consider a response	Council **AGREED** to investigate the proposal and undertake the due diligence outlined in the report. It was noted that a further update would be brought back to Council for future consideration.	**Ongoing:** Pending further action.
08/10/2026	12b)	To note consultation on proposed revisions to Broadland District Council's Hackney Carriage and Private Hire Licensing Policy and Conditions and consider a response	Council **AGREED** to submit no comments.	**Complete:** No further action required.
08/10/2026	12c)	To note the Norfolk Police and Crime Plan 2026-2028 consultation and consider a response	Council **AGREED** to submit no comments.	**Complete:** No further action required.

Meeting Date	Minute Ref.	Agenda Item	Resolution	Status Update
08/10/2026	12d)	To note the Public Spaces Protection Order consultation and consider a response	Council **AGREED** to submit no comments.	**Complete:** No further action required.

DRAYTON PARISH COUNCIL

Paper	**DPC5b:** Town & Parish Council Forum
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Background

The Town and Parish Forum, hosted by Broadland District Council, provides a regular opportunity for parish and town councils to engage with district councillors and officers.

The forum is intended to:

- Share information on council services, policies and current initiatives
- Enable parish councils to raise local issues and contribute to discussions
- Support collaboration and strengthen working relationships between tiers of local government
- Facilitate networking and sharing of good practice between councils.

The forum forms part of the Councils' wider approach to engagement with town and parish councils and supports the delivery of locally informed services and initiatives.

The last meeting of the Town and Parish Forum was held on 20th October 2026 and notes from the meeting are attached for information.

Recommendation

Council is asked to note the report for information.

TOWN AND PARISH COUNCIL FORUM

Date	Tuesday 20 October 2026
Time	2.00 pm
Chair	Trevor Holden & Dan Goodwin
Format	MS Teams

1. Welcome and future agenda planning

Trevor Holden welcomed attendees and invited suggestions for future forum topics.

2. Local government reorganisation and devolution

Trevor Holden provided an update on local government reorganisation (LGR) and devolution.

- The Government decision relating to LGR in Norfolk had been withdrawn. No replacement decision or timetable had been confirmed, and the councils were awaiting a further announcement.
- Possible next steps remained open, including restarting, suspending or not progressing the process. No assumption was made about which option the Government would choose.
- Devolution was being led by Norfolk County Council and Suffolk County Council. Further announcements were awaited on the model and timing, including the timing of any mayoral election.
- Regardless of the outcome of LGR or devolution, public service reform and the May district elections were expected to continue driving discussion about how services are delivered.
- The councils would update town and parish councils when further information became available.

3. Police update

Christian Tomkins gave an update on neighbourhood policing priorities and partnership work.

- Following public engagement, the focus for the next three months was moving from summer antisocial behaviour towards road safety and speeding in parishes and villages.
- E-bikes and e-scooters were also a priority, alongside proactive work around half-term, Halloween and fireworks. Local shops would receive information supporting the prevention of antisocial behaviour.
- Norfolk Constabulary was working with council Environmental Health colleagues on joint patrols addressing fly-tipping and breaches of waste requirements.
- In response to a question from Aylsham, Christian explained that the force was seeking to strengthen neighbourhood visibility after summer demand had diverted resources. The national neighbourhood policing guarantee had reinforced that focus.
- Town and parish councils could contact the relevant Safer Neighbourhood Team. The police website could also identify a local beat manager from a postcode.

Cybercrime and scams: The forum discussed the growing sophistication of scams and the importance of face-to-face support for residents who may not use online resources. Police work with banks and post offices was noted. Nicola Turner suggested linking with Trading Standards, and Burston and Shimpling Parish Council described its digital-buddies support at a community coffee morning.

4. District, town and parish elections

Stuart Guthrie, Electoral Services Manager, outlined preparations for the 2027 district and parish elections.

- Following the change in the LGR position, the usual cycle of district elections alongside parish elections would apply, rather than shadow elections.
- Casual vacancy arrangements would change in the six months before the parish elections. Electoral Services would update its notices and wording to reflect the relevant requirements.
- The notice of election would be published no later than 31 March 2027. The nomination deadline would be 4.00 pm on 8 April 2027.
- Polling day would be Thursday 6 May 2027. Contested parish election counts would take place at the Norfolk Showground on Friday 7 May 2027.
- An appointment system would be used for receiving and checking nomination papers because the team expected a high volume of district and parish nominations. Detailed information would follow.
- Advice on the pre-election period would be issued by the Monitoring Officer and relevant council teams. Normal business would continue, subject to restrictions around publicity and candidates.
- Where a parish election was contested, some costs could be recharged, including elements associated with postal voting, staffing and venues. Costs would vary by area and parishes were advised to contact Electoral Services directly.
- Polling-station booking forms had been issued. Venue contacts who had not yet responded were asked to do so as soon as possible.
- A consultation on a limited review of polling districts and places had opened, including possible venue or polling-district changes in identified areas. Responses should be sent to the Elections Team.

5. Waste Crime Awareness Week and fly-tipping

Louise Simmonds, Assistant Director of Regulatory Services, and Russell Watkins, Environmental Enforcement Officer, presented an update on fly-tipping prevention and enforcement across Broadland and South Norfolk.

5.1 Scale and impact

- Waste Crime Awareness Week ran from 5 to 11 October 2026, with activity focused on preventing fly-tipping, checking waste carriers and encouraging residents to verify who removes their waste.
- Since 1 April 2026, the councils had received 441 fly-tipping reports in Broadland and 464 in South Norfolk. All reports to the councils had been responded to.
- A large fly-tipping site on privately owned land in South Norfolk was subject to enforcement action. The clean-up was expected to cost at least £500,000 and remained the landowner's responsibility.
- The most common incidents were smaller car or van loads, with household and commercial waste prominent. Highways were the most common location, alongside footpaths, bridleways, council land, private land and watercourses.

5.2 Prevention and enforcement

- The councils' approach was based on prevention, protection and pursuit: awareness and behaviour change; protecting vulnerable locations; and surveillance and enforcement where evidence was available.
- The maximum fixed penalty notice for fly-tipping had increased to £5,000, and the maximum for littering to £750. Council enforcement policies had been updated.
- Since the start of the reporting year, 81 enforcement actions had been taken in Broadland and 93 in South Norfolk.
- Operation Bring used three months of covert surveillance near the Norwich North recycling centre. It resulted in four fixed penalty notices, £2,100 recovered in fines and a prosecution being pursued against a repeat offender. A similar operation was planned in South Norfolk.
- The councils were undertaking business duty-of-care visits, checks on licensed scrap-metal collectors and joint operations with Norfolk Constabulary. Advice was also available to private landowners on barriers, access controls, signs and evidence gathering.
- Town and parish councils could request signs for known fly-tipping hotspots by contacting Louise Simmonds, Russell Watkins or the Environmental Protection Team.

- A graduate project was examining why people fly-tip, including the possible influence of cost, convenience and access to disposal services, to inform future prevention work.

5.3 Reporting and resident messages

- Residents should report fly-tipping through the council web form and provide photographs, vehicle registration details, location information and witness evidence wherever it was safe and possible to do so.
- Residents using private waste carriers should check that waste will be disposed of correctly. Investigations were increasingly finding cases involving licensed carriers as well as unlicensed operators.
- Hazardous-waste collection days and the councils' paid bulky-waste collection service were highlighted as lawful disposal options. Under the bulky-waste service, three large items could be collected from the end of a resident's drive.

6. Any other business

No further business was raised. Suggestions for future agenda items should be sent to Dan Goodwin or Jasmine Warne.

Action summary

No.	Action	Owner	Timescale
1	Provide further election guidance, including nomination appointments, pre-election period advice and parish election arrangements.	Electoral Services	Ahead of the 2027 elections
2	Return outstanding polling-station booking forms where applicable.	Relevant venue and parish contacts	As soon as possible
3	Submit views on the polling districts and places review where relevant.	Interested town and parish councils	Within the consultation period
4	Promote fly-tipping reporting and encourage residents to provide evidence where safe to do so.	Town and parish councils	Ongoing
5	Contact Environmental Protection about hotspot signage or local fly-tipping concerns.	Town and parish councils	As required
6	Send suggestions for future forum agenda items.	All attendees	Ongoing

Paper	**DPC7a:** To receive Bank Reconciliation for approval.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Bank reconciliations within Parish Councils involves comparing the council's financial records with the bank statement to ensure that both are accurate and consistent. This process helps identify discrepancies, such as missing transactions, bank charges, or direct debits and ensures the council's financial records are up-to-date and accurate.

Drayton Parish Council has a number of different bank accounts which need to be reconciled individually. All bank accounts are reconciled to provide a comprehensive check on the overall bank position.

The Chair shall sign the reconciliations as evidence of verification at Council meetings and this activity is minuted accordingly.

Per section 2.6 of the Council's adopted Financial Regulations, a member other than the Chair shall be appointed to verify bank reconciliations for all accounts and will sign and date the reconciliations quarterly for reporting to the Finance & General Purposes Committee.

Recommendation

Council is asked to receive the bank reconciliation for approval.

Drayton Parish Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/10/2026			
	Cash in Hand 01/04/2026			1,147,365.54
	ADD			
	Receipts 01/04/2026 - 31/10/2026			340,146.22
				1,487,511.76
	SUBTRACT			
	Payments 01/04/2026 - 31/10/2026			208,996.00
A	**Cash in Hand 31/10/2026** (per Cash Book)			**1,278,515.76**
	Cash in hand per Bank Statements			
	Petty Cash	31/10/2026	0.00	
	Unity Trust Bank	31/10/2026	168,548.55	
	Unity Trust Bank - Instant Access (I	31/10/2026	657,864.76	
	BDC Parish Deposit Scheme	31/10/2026	99,156.40	
	Cambridge Building Society	31/10/2026	130,976.68	
	Nationwide Instant Saver Issue 8	31/10/2026	131,677.50	
	Skipton Community Saver 10 A	31/08/2026	90,291.87	
	Credit Card	31/10/2026	0.00	
				1,278,515.76
	Less unpresented payments			
				1,278,515.76
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**1,278,515.76**
	A = B Checks out OK			

Paper	**DPC7b:** To receive list of receipts and payments.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

The list of receipts and payments is a financial report produced by Scribe that provides a structured presentation of receipts and payments, sub-totalled for each code for all Cost Centres. The report is accompanied by the relevant invoices for information.

Drayton Parish Council produce reports for the previous full calendar month which include authorised payments from the previous meeting and regular payments (approved annually) taken by Direct Debit and/or Standing Order.

The report is valuable for understanding the overall records in detail and provides an opportunity for Council members to query receipts and payments and/or code allocation.

Recommendation

Council is asked to receive list of receipts and approved payments.

Drayton Parish Council

Listing of Receipts in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

Cost Centre 1. Income

Code Number 10 Precept

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
93	02/10/2026			Unity Trust Bank		Precept	Broadland District Council	E	114,248.50		114,248.50
							Subtotal for Code: Precept		£114,248.50		£114,248.50

Code Number 22 VAT Refund

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
94	09/10/2026			Unity Trust Bank		VAT Reclaim	HMRC	R		9,831.96	9,831.96
							Subtotal for Code: VAT Refund			£9,831.96	£9,831.96

Code Number 53 Pavilion Hire

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
83	12/10/2026	2026-2027/207		Unity Trust Bank		Hire KGV Pavilion	Slimming World	E	262.50		262.50
84	12/10/2026	2026-2027/238		Unity Trust Bank		Hire KGV Pavilion	Slimming World	E	262.50		262.50
85	12/10/2026	2026-2027/239		Unity Trust Bank		Hire KGV Pavilion	Slimming World	E	210.00		210.00
86	12/10/2026	2026-2027/242		Unity Trust Bank		Hire KGV Pavilion	Slimming World	E	262.50		262.50
90	26/10/2026	2026-2027/243		Unity Trust Bank		KGV Pavilion Hire	Bec Perry (Baby Yoga)	E	52.50		52.50
							Subtotal for Code: Pavilion Hire		£1,050.00		£1,050.00

Code Number 55 3G Income

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
80	01/10/2026	2026-2027/219		Unity Trust Bank		3G Pitch Hire	Chris Brown	E	84.00		84.00
81	01/10/2026	2026-2027/221		Unity Trust Bank		3G Pitch Hire	Chris Brown	E	84.00		84.00
82	01/10/2026	2026-2027/217		Unity Trust Bank		3G Pitch Hire	Chris Brown	E	84.00		84.00
87	15/10/2026	2026-2027/223		Unity Trust Bank		3G Pitch Hire	Jon Ruddock	E	104.00		104.00
88	15/10/2026	2026-2027/215		Unity Trust Bank		3G Pitch Hire	Richard Kerslake	E	87.00		87.00
89	20/10/2026	2026-2027/229		Unity Trust Bank		3G Pitch Hire	Sean Middleton	E	76.00		76.00
91	27/10/2026	2026-2027/236		Unity Trust Bank		3G Pitch Hire	Danni Birkin	E	87.00		87.00
92	27/10/2026	2026-2027/236		Unity Trust Bank		3G Pitch Hire	Danni Birkin	E	87.00		87.00
98	31/10/2026			Unity Trust Bank		3G Pitch Bookings	Stripe	E	230.42		230.42
							Subtotal for Code: 3G Income		£923.42		£923.42

Code Number 603 CIL Income

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
97	30/10/2026			Unity Trust Bank		CIL Receipt	Broadland District Council	E	15,397.40		15,397.40
							Subtotal for Code: CIL Income		£15,397.40		£15,397.40

Code Number 8536 KGV Project - S106

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
95	16/10/2026	2026-2027/241		Unity Trust Bank		KGV Refurbishment	Broadland District Council	E	26,307.16		26,307.16
							Subtotal for Code: KGV Project - S106		£26,307.16		£26,307.16
							Subtotal for Cost Centre: 1. Income		157,926.48	9,831.96	167,758.44

Drayton Parish Council

Listing of Receipts in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

Cost Centre 8. Earmarked Reserves

Code Number 8534 Projects

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
96	16/10/2026	2026-2027/240		Unity Trust Bank		NHPlan Grant	Broadland District Council	E	1,500.00		1,500.00
							Subtotal for Code: Projects		£1,500.00		£1,500.00

Code Number 8539 3G Deposits

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Customer	Vat Type	Net	Vat	Total
78	27/10/2026	2026-2027/214		Unity Trust Bank		3G Pitch Hire	Player Development Project	E	-127.20		-127.20
79	27/10/2026	2026-2027/235		Unity Trust Bank		3G Pitch Hire	Player Development Project	E	-124.80		-124.80
							Subtotal for Code: 3G Deposits		£-252.00		£-252.00
							Subtotal for Cost Centre: 8. Earmarked Reserves		1,248.00		1,248.00

TOTALS £159,174.48 £9,831.96 £169,006.44

Drayton Parish Council

Listing of Payments in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

Cost Centre 2. Finance & General Purposes

Code Number 27 Utiliites & Services

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
270	08/10/2026	20261066		Unity Trust Bank		External Auditors Fee	PKF Little John	S	840.00	168.00	1,008.00
274	02/10/2026	808974747		Unity Trust Bank		Electricity Charges KGV	British Gas	L	148.63	7.43	156.06
276	09/10/2026	36318		Unity Trust Bank		Waste Clearance	Norwich Waste Disposal Ltd	S	207.00	41.40	248.40
277	12/10/2026	985006		Unity Trust Bank		Broadband and Telephone Charges	Comm Tech	S	60.12	12.02	72.14
279	13/10/2026	808981208		Unity Trust Bank		Electricity Charges LD	British Gas	L	54.10	2.70	56.80
280	20/10/2026	17155344		Unity Trust Bank		Water Charges LD	Wave Utilities	E	153.78		153.78
282	27/10/2026	17174083		Unity Trust Bank		Water Charges KGV	Wave Utilities	E	84.26		84.26
289	16/10/2026	Credit Card		Credit Card		Tablet Data	Lebara Mobile	S	5.75	1.15	6.90
291	16/10/2026	Credit Card		Credit Card		Tablet Data	Lebara Mobile	S	4.12	0.83	4.95
292	16/10/2026	Credit Card		Credit Card		Tablet Data	Lebara Mobile	S	4.12	0.83	4.95
294	16/10/2026	Credit Card		Credit Card		Tablet Data	Lebara Mobile	S	4.12	0.83	4.95
							Subtotal for Code: Utiliites & Services		£1,566.00	£235.19	£1,801.19

Code Number 201 Stationery & Software

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
264	08/10/2026	516567		Unity Trust Bank		Printing/Copies	Norfolk Copiers	S	92.01	18.40	110.41
278	12/10/2026	58551		Unity Trust Bank		Microsoft Office 365 Licence	Anglian Internet	S	194.50	38.90	233.40
							Subtotal for Code: Stationery & Software		£286.51	£57.30	£343.81

Code Number 208 Community Event

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
290	16/10/2026	Credit Card		Credit Card		Barrier Hire	HSS Hire	S	171.74	34.35	206.09
293	16/10/2026	Credit Card		Credit Card		Temporary Events Notice	Broadland District Council	E	21.00		21.00
							Subtotal for Code: Community Event		£192.74	£34.35	£227.09

Code Number 215 Bank Charges

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
283	16/10/2026	Credit Card		Credit Card		Bank Charges	Lloyds Bank	E	3.00		3.00
286	16/10/2026	Credit Card		Credit Card		Bank Charges	Lloyds Bank	E	3.00		3.00
287	16/10/2026	Credit Card		Credit Card		Bank Charges	Lloyds Bank	E	3.00		3.00
301	31/10/2026	None		Unity Trust Bank		Service Charge	Unity Trust Bank	E	14.65		14.65
							Subtotal for Code: Bank Charges		£23.65		£23.65

Code Number 8522 Street Lighting Energy

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
281	21/10/2026	16509165		Unity Trust Bank		Electricity Charges Streetlights	NPower	S	618.23	123.65	741.88
							Subtotal for Code: Street Lighting Energy		£618.23	£123.65	£741.88
							Subtotal for Cost Centre: 2. Finance & General Purposes		2,687.13	450.49	3,137.62

Cost Centre 3. Environment & Highways

Drayton Parish Council

Listing of Payments in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

Code Number 31 NCC Highways Verges

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
262	08/10/2026	853		Unity Trust Bank		Grass Verge Cutting	The Garden Guardian Ltd	S	1,034.46	206.89	1,241.35
						Subtotal for Code:	NCC Highways Verges		£1,034.46	£206.89	£1,241.35

Code Number 38 Green Lanes

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
265	08/10/2026	3020739640		Unity Trust Bank		Marsh land cutting Green Lanes	Norwich City Council	S	1,400.00	280.00	1,680.00
						Subtotal for Code:	Green Lanes		£1,400.00	£280.00	£1,680.00
						Subtotal for Cost Centre:	3. Environment & Highways		2,434.46	486.89	2,921.35

Cost Centre 5. Playing Fields & Property

Code Number 58 Sports Facilities

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
284	16/10/2026	Credit Card		Credit Card		3G Padlock Replacement	Timpson	E	63.90		63.90
288	16/10/2026	Credit Card		Credit Card		LD Smart Padlock	Igloohome	E	1.51		1.51
						Subtotal for Code:	Sports Facilities		£65.41		£65.41

Code Number 501 Pavilion Maintenance

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
285	16/10/2026	Credit Card		Credit Card		Pavilion Consumables	Hygiene Depot	S	43.55	8.71	52.26
						Subtotal for Code:	Pavilion Maintenance		£43.55	£8.71	£52.26

Code Number 503 Grounds Maintenance

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
260	08/10/2026	845		Unity Trust Bank		Grass Cutting	The Garden Guardian Ltd	S	1,681.03	336.21	2,017.24
						Subtotal for Code:	Grounds Maintenance		£1,681.03	£336.21	£2,017.24

Code Number 504 Security

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
273	08/10/2026	2604		Unity Trust Bank		Barrier at KGV and LD	Norse Commerical Services Ltd	S	1,020.00	204.00	1,224.00
						Subtotal for Code:	Security		£1,020.00	£204.00	£1,224.00

Code Number 511 3G Surface Maintenance

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
261	08/10/2026	846		Unity Trust Bank		Longdale 3G suface clean	The Garden Guardian Ltd	S	376.13	75.23	451.36
						Subtotal for Code:	3G Surface Maintenance		£376.13	£75.23	£451.36

Code Number 514 Pest Control

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
259	08/10/2026	51101		Unity Trust Bank		Pest Control	APC Pest Control Ltd	S	150.00	30.00	180.00
263	08/10/2026	51102		Unity Trust Bank		Pest Control	APC Pest Control Ltd	S	150.00	30.00	180.00
						Subtotal for Code:	Pest Control		£300.00	£60.00	£360.00
						Subtotal for Cost Centre:	5. Playing Fields & Property		3,486.12	684.15	4,170.27

Drayton Parish Council

Listing of Payments in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

Cost Centre 6. Staffing

Code Number 61 Salaries

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
295	30/10/2026	None		Unity Trust Bank		EE Tax & NI	HMRC	X	1,250.82		1,250.82
296	30/10/2026	None		Unity Trust Bank		EE Pensions	Norfolk Pension Fund	X	398.94		398.94
300	30/10/2026	None		Unity Trust Bank		Take-home pay	Staff	X	5,321.88		5,321.88
						Subtotal for Code:	Salaries		£6,971.64		£6,971.64

Code Number 65 Employer Pension Contributions

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
299	30/10/2026	None		Unity Trust Bank		ER Pension	Norfolk Pension Fund	X	1,359.48		1,359.48
						Subtotal for Code:	Employer Pension Contributions		£1,359.48		£1,359.48

Code Number 601 Expenses/Mileage

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
275	07/10/2026	0013		Unity Trust Bank		Lone Worker Device	Safepoint	S	19.98	4.00	23.98
297	30/10/2026	None		Unity Trust Bank		Mileage & Allowance	Staff	X	174.12		174.12
						Subtotal for Code:	Expenses/Mileage		£194.10	£4.00	£198.10

Code Number 8531 Employer NI Contributions

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
298	30/10/2026	None		Unity Trust Bank		ER NI	HMRC	X	858.10		858.10
						Subtotal for Code:	Employer NI Contributions		£858.10		£858.10
						Subtotal for Cost Centre:	6. Staffing		9,383.32	4.00	9,387.32

Cost Centre 8. Earmarked Reserves

Code Number 8528 KGV Project - S106

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
266	08/10/2026	1216		Unity Trust Bank		KGV Project Management	Greyfriars Cost Management Ltd.	S	2,485.72	497.14	2,982.86
267	08/10/2026	57755		Unity Trust Bank		Structural and Civil Engineering Service	Conisbee	S	1,550.00	310.00	1,860.00
269	08/10/2026	5809		Unity Trust Bank		Arbicultural Survey	A. T Coombes Associates Ltd.	S	408.75	81.75	490.50
271	08/10/2026	2026-2027/2		Unity Trust Bank		CCTV Utilities Survey	Dyno-Rod	S	1,100.00	220.00	1,320.00
272	08/10/2026	1002669		Unity Trust Bank		KGV Survey	Ingleton Wood	S	1,200.00	240.00	1,440.00
302	09/10/2026	401		Unity Trust Bank		KGV Architectectural Services	Fabric First Architects Limited	S	3,000.00	600.00	3,600.00
						Subtotal for Code:	KGV Project - S106		£9,744.47	£1,948.89	£11,693.36

Code Number 8534 Projects

Vchr.	Date	Invoice No	Minute	Bank	Payment Ref.	Description	Supplier	Vat Type	Net	Vat	Total
258	08/10/2026	17		Unity Trust Bank		Room Hire	Drayton Village Hall	E	47.50		47.50
268	08/10/2026	955		Unity Trust Bank		NHPlan Consultant	Collective Community Planning	S	1,958.00	391.60	2,349.60
						Subtotal for Code:	Projects		£2,005.50	£391.60	£2,397.10
						Subtotal for Cost Centre:	8. Earmarked Reserves		11,749.97	2,340.49	14,090.46

Drayton Parish Council

Listing of Payments in each Code for All Cost Centres

(Between 01-10-2026 and 31-10-2026)

TOTALS	**£29,741.00**	**£3,966.02**	**£33,707.02**

Paper	**DPC7c:** To receive list of payments for authorisation.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Per 6.10 of the Council's adopted Financial Regulations, the RFO shall prepare a schedule of payments requiring authorisation, forming part of the Agenda for the Meeting and, together with the relevant invoices, present the schedule to council. The council shall review the schedule for compliance and, having satisfied itself shall authorise payment by a resolution of the council.

The authorised schedule shall be initialled below the last item by the person Chairing the meeting.

Recommendation

Council is asked to receive the list of payments for authorisation.

Drayton Parish Council

PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
303	Grounds Maintenance	12/11/2026		Unity Trust Bank		Grass Cutting	The Garden Guardian Ltd	S	1,681.03	336.21	2,017.24
304	3G Surface Maintenance	12/11/2026		Unity Trust Bank		Longdale 3G suface clean	The Garden Guardian Ltd	S	376.13	75.23	451.36
305	NCC Highways Verges	12/11/2026		Unity Trust Bank		Grass Verge Cutting	The Garden Guardian Ltd	S	1,034.46	206.89	1,241.35
306	Utiliites & Services	12/11/2026		Unity Trust Bank		Internal Audit Fee	Mrs. V. S. Waples	E	453.30		453.30
307	Security	12/11/2026		Unity Trust Bank		Barrier at KGV and LD	Norse Commerical Services	S	1,054.00	210.80	1,264.80
308	Street Scene Maintenance	12/11/2026		Unity Trust Bank		Bus Shelters Clean	Heritage Contract Services	S	108.80	21.76	130.56
309	Stationery & Software	12/11/2026		Unity Trust Bank		Printing/Copies	Norfolk Copiers	S	89.38	17.88	107.26
310	Tree Maintenance	12/11/2026		Unity Trust Bank		Tree survey LD	Treecare Consultants Ltd	S	613.00	122.60	735.60
311	Community Newsletter	12/11/2026		Unity Trust Bank		Newsletter	Just Regional	S	210.00	42.00	252.00
312	KGV Project - S106	12/11/2026		Unity Trust Bank		KGV Project Management	Greyfriars Cost Manageme	S	2,485.72	497.14	2,982.86
313	Green Lanes	12/11/2026		Unity Trust Bank		Himalayan Balsam Control	The Conservation Voluntee	S	720.00	144.00	864.00
314	Street Lighting Maintenance	12/11/2026		Unity Trust Bank		Streetlighting Maintenance	Cozens (UK) Ltd.	S	60.00	12.00	72.00
315	KGV Project - S106	12/11/2026		Unity Trust Bank		MEP Services	Clear Consulting and Desig	S	500.00	100.00	600.00
316	Projects	12/11/2026		Unity Trust Bank		NHPlan Consultant	Collective Community Plan	S	2,000.00	400.00	2,400.00
317	Street Scene Maintenance	12/11/2026		Unity Trust Bank		Bus Shelters Clean	Heritage Contract Services	S	108.80	21.76	130.56
318	Tree Maintenance	12/11/2026		Unity Trust Bank		Tree survey KGV	Treecare Consultants Ltd	S	613.00	122.60	735.60
319	Pavilion Maintenance	12/11/2026		Unity Trust Bank		Fire Equipment Service	Fire Assess and Extinguish	S	91.00	18.20	109.20
320	Locum Clerk Services	12/11/2026		Unity Trust Bank		Staff Cover	Heritage Contract Services	S	243.20	48.64	291.84
321	Tree Maintenance	12/11/2026		Unity Trust Bank		Tree survey FCP	Treecare Consultants Ltd	S	460.00	92.00	552.00
322	Pavilion Maintenance	12/11/2026		Unity Trust Bank		Fire Equipment Service	Fire Assess and Extinguish	S	231.00	46.20	277.20
323	Locum Clerk Services	12/11/2026		Unity Trust Bank		Staff Cover	Heritage Contract Services	S	1,155.20	231.04	1,386.24
324	Street Scene Maintenance	12/11/2026		Unity Trust Bank		Lectern artwork	Toast Design Consultancy l	S	680.00	136.00	816.00
325	KGV Project - S106	12/11/2026		Unity Trust Bank		Ecology Survey	Hopkins Ecology	S	540.00	108.00	648.00
326	Pavilion Maintenance	12/11/2026		Unity Trust Bank		PA Testing	Peter Stanger	E	70.00		70.00
327	Green Lanes	12/11/2026		Unity Trust Bank		Tree Works	Plantscape	S	800.00	160.00	960.00
328	Community Event	12/11/2026		Unity Trust Bank		Christmas Banner	Norwich Print Solutions	S	84.00	16.80	100.80
329	Utiliites & Services	12/11/2026		Unity Trust Bank		Septic Tank Emptying	C. G. Duffield & Son Ltd	Z	560.00		560.00
330	Projects	12/11/2026		Unity Trust Bank		Room Hire	Bob Carter Leisure Centre	Z	37.50		37.50
331	Sports Facilities	12/11/2026		Unity Trust Bank		Fence Repairs at LD	C&G Fencing Ltd.	S	798.00	159.60	957.60
332	KGV Project - S106	12/11/2026		Unity Trust Bank		Utilities Survey	Survey solutions	S	1,920.00	384.00	2,304.00
333	Pitch Improvements	12/11/2026		Unity Trust Bank		Pitch Improvements	Garden Guardian Ltd	S	7,050.00	1,410.00	8,460.00
							Total		**26,827.52**	**5,141.35**	**31,968.87**

Paper	**DPC9a:** To receive minutes for information.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Per the adopted Terms of Reference for Standing Committees of the Council, minutes (draft or approved) are received by Council as soon as practicable after each of its meetings for information only.

Matters arising from the meeting of the Committee will be listed separately for consideration by Council as part of the agenda.

Recommendation

Council is asked to note receipt of the minutes of the Committee meeting.

Minutes of the Playing Fields & Property Committee e held on **15th October 2026, 7:00pm** at King George V Pavilion, Drayton High Road, Drayton, Norwich, NR8 6AW.

Present: Cllrs. J. Anderson, C. Brown, A. Crotch (Chair), N. Quinsey and R. Turner.

In attendance: Amy Pinkham; Parish Clerk & RFO. No members of the public.

Meeting Opened: 7:00pm

1. **To receive apologies and consider acceptance for absence.**

   Apologies received and accepted for Cllr. A. Taylor.

2. **To receive declarations of interest on matters to be considered at the meeting and consider requests for dispensation [Pg 1-4].**

   None.

3. **To receive minutes of the meeting of the Playing Fields & Property Committee held on 16th July 2026 for approval [Pg 5-7].**

   The minutes were **AGREED** as an accurate record of the meeting subject to amendment to item 17 to read "Bowls Club" and signed by the Chair.

4. **To receive notes and actions arising of the KGV Pavilion Refurbishment Project Advisory Group meetings held on 14th July 2026, 17th August 2026 and 8th September 2026 for information [Pg 8-20].**

   The Committee received the notes with no further comments or questions.

5. **To receive any questions or comments from members of the public.**

   None.

6. **To receive Clerk's Report on matters arising from previous meetings of the Committee [Pg 21-22].**

   The Committee received the report and noted the verbal update regarding facility maintenance, KGV zipwire inspection and servicing, Longdale goals cage repairs, recent theft at Longdale Pavilion and new regular hirer of KGV pavilion.

7. **To receive statement of receipts and payments and explanation of material variances comparing planned and actual expenditure for Q1 [Pg 23-24].**

   The Committee received the report with no further questions. It was noted that income reports were considered by the Finance & General Purposes Committee and that income relating to the Playing Fields & Property Committee could be considered as part of a future review of allocated Cost Centres and Cost Codes in Scribe.

8. **To receive annual report on Tree Management at KGV, Longdale & FCP and consider planting locations for new trees [Pg 25-50].**

   The item was deferred pending receipt of report from Treecare Consultants Ltd.

9. **To receive an up-date on grounds maintenance costs for 2027/28 [Pg 51-52].**

   The Committee received the update with no further comments or questions.

10. **To consider draft PFP budget for 2027-28 for recommendation for approval by Council [Pg 53-57].**

    The Committee **AGREED** the draft PFP budget for 2027-28 subject to the following amendments; to include £10,000 under KGV Enhancements towards the old tennis courts, to reduce the 3G Reserve transfer to £5,000.

11. **To note completion of annual external play area inspections and consider remedial actions [Pg 58-135].**

    The Committee **AGREED** to monitor internally, noting remedial action already taken by the Parish Ranger with no high-risk areas reported.
    It was further noted that there was support from Committee members for the development of a Playground Risk Management Policy to set out how the Council assesses and responds to risk including delegated authority where appropriate.

12. **To consider grass re-seeding at King George V Playing Field [Pg 136-137].**

    The Committee **AGREED** to consider the item after conclusion of item 15 on the agenda.
    The Committee **AGREED** to defer the item and seek advice from the Norfolk Football Association including a PitchPower Assessment Report with the view to applying to the grass pitch maintenance fund.

13. **To consider quotes for 3G surface replacement consultancy services [Pg 138-143].**

    The Committee **AGREED** to appoint contractor 2 as presented.

14. **To consider quotes for Longdale Pavilion roof repairs [Pg 144-154].**

    The Committee **AGREED** to appoint Contractor 1 to undertake the immediate roof repairs presented under option A. It was noted that full roof repairs would be considered at a later date.

15. **To consider quotes for Longdale Play Area gate repairs [Pg 155-167].**

    The Committee **AGREED** to appoint contractor 2 to replace both gates as presented and requested that the gates open inwards.

16. **To consider request from Drayton Youth Football Club regarding Inpost Lockers [Pg 168-170].**

    The Committee **AGREED** to extend the meeting by 10 minutes.
    The Committee **AGREED** to decline the request to install InPost lockers, citing concerns regarding electricity costs, the availability of a suitable location, the lack of 24 hour access and adequate lighting, and the potential risk of vandalism and unauthorised access to the pavilion roof.

17. **To note exchange of information.**

    It was noted that dogs had recently been seen on Florence Carter Playground. Cllr. A. Crotch noted he would enquire with Broadland regarding a site visit.

18. **To note the date and time of the next meeting is scheduled to take place on Thursday 21st January 2027 at 7.00pm King George V Pavilion.**

    Noted.

Meeting closed: 9:05pm

DRAFT

Paper	**DPC12a:** Norfolk County Council Budget Consultation 2027-28
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

On 30th October 2026, Council received the following correspondence from Norfolk County Council.

As a valued stakeholder, Norfolk County Council is inviting you to let us know your thoughts on our 2027-28 budget consultation proposals.

- *The consultation runs from Monday 26 October 2026 and closes on Monday 7 December 2026. The consultation is available here: www.norfolk.gov.uk/budget*
- *We will feed back the findings from our consultation to our county councillors as part of the evidence they will use to help them come to a decision about our budget proposals. Final decisions about the about the budget will be made by councillors in February 2027.*

Our proposals

Overall spending is set to increase next year - but with significant pressures being felt due to increased demand for council services, particularly in adult social care and children's services, and costs of inflation and reduced funding from central Government, the authority is facing a £35.927m budget gap.

We are seeking views on a proposal to increase council tax and eighty-six budget proposals adding up to efficiencies and cost reductions of £32.273m – which would make a big contribution towards a balanced budget.

How to take part

- *There is an online feedback form, and print at home, large print and easy read versions are available. There is a BSL video giving an overview of the consultation too.*
- *If people need a copy of the consultation documents in a different format they can email haveyoursay@norfolk.gov.uk, call 0344 800 8020 or Text Relay on 18001 0344 800 8020 (textphone) and we will do our best to help.*
- *For more detail and to have your say, visit: www.norfolk.gov.uk/budget*

Recommendation

Council is asked to note the invitation to respond to Norfolk County Council 2027-28 Budget Consultation and consider a response.

Paper	**DPC12b:** *The Norfolk County Council Local List for Validation of Planning Applications 2026* - Consultation Draft 2026.
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

On 29th October 2026, Council received the following correspondence from Norfolk County Council.

The Norfolk County Council Local List for Validation of Planning Applications Consultation Draft, 2026: Invitation to respond to our consultation

I am writing to inform you that Norfolk County Council (NCC) have produced a revised version of the adopted Local List, The Norfolk County Council Local List for Validation of Planning Applications (Regulation 3 / Minerals and Waste) - Consultation Draft 2026. The draft documents are available to view here:
https://eplanning.norfolk.gov.uk/Planning/Display/LL/2026/0001

The consultation period will be 4-weeks and will last from ***Thursday 29th October 2026 TO Thursday 26th November 2026.***

Validation requirements for Planning Applications fall within two criteria, the National List and our Local List, on which we are consulting. The National and Statutory requirements for validating applications are set by the Government and are set out within the National List. An overview of the National List is set out at Making an application - GOV.UK.

The Local List is developed by NCC as the County Planning Authority (CPA) and should reflect our local needs. It is this revised draft Local List we are asking you to review and provide us with your feedback.

The Local List and National List are used together to determine whether an application has sufficient information to enable the CPA to proceed to the determination stage. If there is insufficient information then the CPA would be unable to validate the application. It may be necessary for the CPA to request additional information and clarification of any information submitted during the determination process.

The amendments ensure the Local List is in line with current guidance, statutory requirements and National and Local Policy.

The main changes are as follows (but not limited to):

- *Amendments to the structure of the Local List*
- *Amendments to all sections of the Local List;*
    - *Updating the references to legislation, regulations and guidance, including the National Planning Policy Framework (NPPF)*
    - *Updating references to the Norfolk Minerals and Waste Local Plan*
- *Updated website references and links to other documents where necessary*
- *Added a requirement for Artificial Intelligence (AI) declaration*
- *Merging sustainability requirements from two statements, Net Zero Statement and Climate Change, Energy Statement, Renewable Energy and Sustainability Statement, into one Sustainability Statement*
- *Updated requirements for Biodiversity Net Gain*

The easiest method for submitted consultation responses is by emailing your comments to mawp@norfolk.gov.uk However, you can also respond by letter, and the relevant contact details are;

Planning Services, CES Department, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2SG.

Correspondence should be clearly marked for the attention of Sophie Mezzetti or Melody Martins.

Consultation responses will be taken into account when preparing the final version of The Norfolk County Council Local List for Validation of Planning Applications 2026, which is anticipated to be presented to Cabinet in January 2027, respectively, for members to formally adopt the Local List for Validation of Planning Applications.

Recommendation

Council is asked to note the invitation to respond to the Norfolk County Council consultation and consider a response.

Paper	**DPC12c:** Neighbourhood Plan
Meeting	Council
Date	12th November 2026
Author	Parish Clerk & RFO

Summary

Background

At its last meeting, the Neighbourhood Plan Advisory Group considered the final amendments to the draft Neighbourhood Plan and its supporting documents.

Having considered the amendments, the Group agreed to recommend that Council authorise submission of the Neighbourhood Plan, together with the supporting documentation, to Broadland District Council (BDC) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

For Information

The proposed submission comprises the following documents:

- Neighbourhood Plan
- Statement of Basic Conditions
- Consultation Statement
- Statement of Modification
- Screening Determination Statement
- SEA HRA Screening Report
- Evidence Base
- Views Assessment
- Local Green Space Assessment

The documents are attached for consideration.

Next Steps

If Council authorises submission, the Neighbourhood Plan and supporting documents will be submitted to BDC under Regulation 15. BDC, as the local planning authority, will then check that the submission complies with the relevant statutory requirements. This is a procedural and legal compliance check; it is not the independent examination of the Plan.

Subject to the submission meeting the requirements, the next stages are expected to be:

1. **Regulation 16 publicity and consultation:** BDC will publicise the submitted Plan and invite representations for a period of at least six weeks. The consultation will provide an opportunity for residents, organisations and other interested parties to comment on the submitted Plan. BDC will notify the relevant consultation bodies and make the representations available to the independent examiner.

2. **Independent Examination:** BDC will arrange for the Plan and the representations received to be considered by an independent examiner, appointed with the agreement of the Parish Council. The examiner will assess whether the Plan meets the relevant legal requirements and basic conditions. Following receipt of the

examiners report, BDC will consider the recommendations and decide whether the Plan should proceed to referendum. The Parish Council will be kept informed and may need to consider or respond to any matters arising during examination.

3. **Referendum:** If BDC decides that the Plan should proceed, it will arrange a local referendum. Those eligible to vote in the Drayton Neighbourhood Area will be asked whether they want BDC to use the Neighbourhood Plan to help decide planning applications in the area.

The timetable for these stages will be led by BDC and will depend on the time required for its compliance checks, consultation, appointment of an examiner and the subsequent examination process.

The Neighbourhood Plan Advisory Group will continue to work with DBC as required until a decision is made.

Recommendation

Council is asked to consider the recommendation of the Neighbourhood Plan Advisory Group to authorise the submission of the attached Neighbourhood Plan, including supporting documentation, to Broadland District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Drayton Neighbourhood Plan

2026-2040



Regulation 15 version

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1. Introduction

What the Neighbourhood Plan Does

1. The Drayton Neighbourhood Plan sets out a locally driven planning framework that will guide the future of the parish to 2040. It gives the community a stronger voice in shaping development, protecting the parish's distinctive identity, and ensuring that growth supports local needs. Once made, the Neighbourhood Plan forms part of the statutory development plan for Broadland, meaning that its policies must be taken into account when planning applications are determined.

2. The Plan cannot stop development, but it can influence *how* and *where* future change happens. It enables Drayton residents to secure high-quality design, protect valued landscapes, improve local infrastructure, support community facilities, and shape a balanced mix of housing that reflects local needs.

3. The policies in this Plan apply to all areas within the designated Drayton Neighbourhood Area and sit alongside national policy and the Greater Norwich Local Plan.

4. The Neighbourhood Plan focuses on locally distinctive issues and locally specific policy approaches relevant to Drayton. It does not seek to duplicate national policy or strategic policies within the Greater Norwich Local Plan but instead provides additional local guidance where justified by local evidence and community priorities.

Why the Plan Is Being Reviewed

5. The first Drayton Neighbourhood Plan was adopted in 2016. Since then, the parish has experienced significant change. More than 200 new homes have now been delivered or are nearing completion, largely through major allocations that have altered the scale and pattern of development in the parish. National planning policy has also evolved, placing greater emphasis on climate resilience, biodiversity recovery, sustainable drainage, and high-quality design.

6. Local needs have also shifted. Evidence gathered during the review shows:

    - A changing population with a growing number of one or two person households.
    - A shortage of smaller, more affordable homes.
    - Increasing pressure on walking, cycling and road infrastructure.
    - A strong desire to protect green spaces and the parish's landscape setting.
    - The need to enhance community facilities and youth provision.

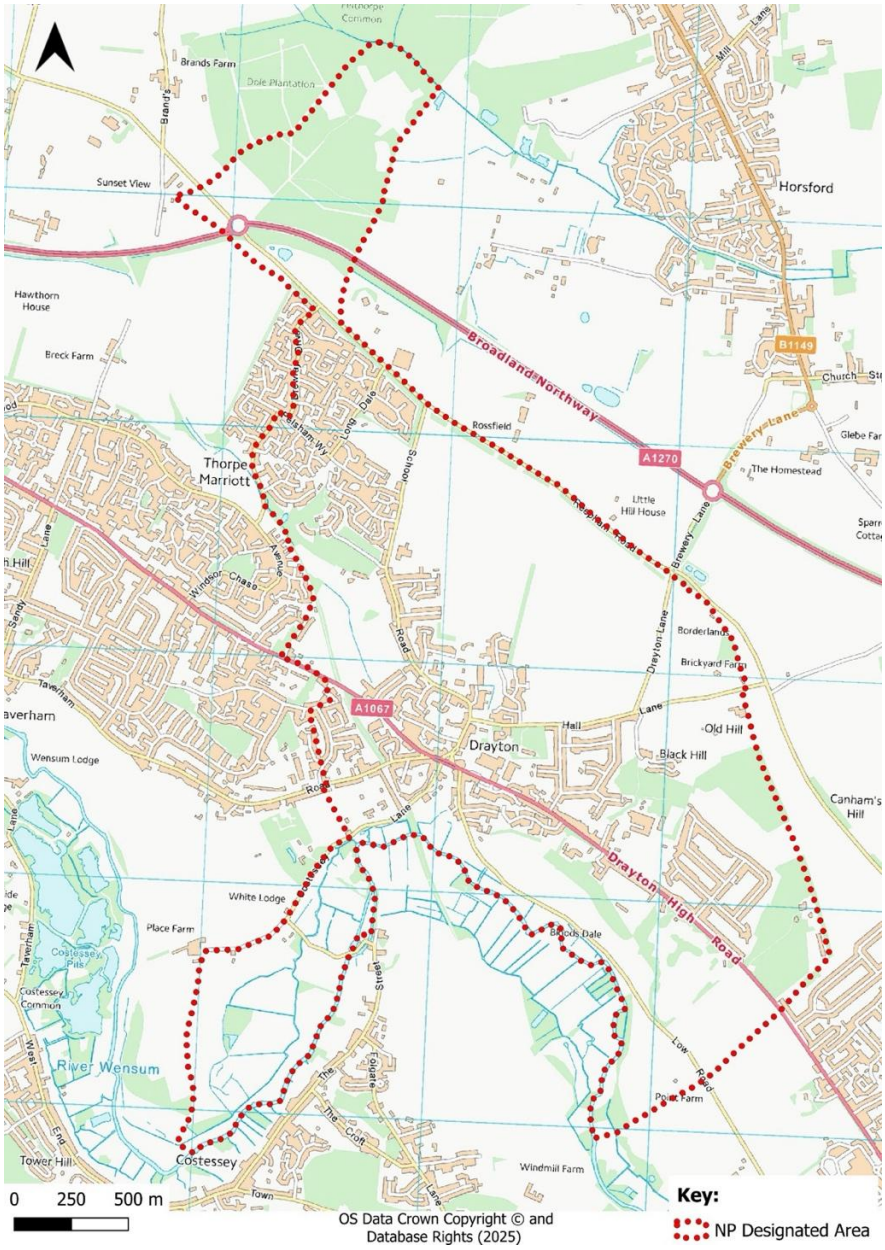
7. Community engagement reinforced these messages. Residents expressed very high levels of support for protecting green spaces and biodiversity, ensuring new homes fit the existing street scene, planning homes that younger and older residents can afford, and improving walking and cycling infrastructure. These themes sit at the heart of the updated Vision and Objectives for Drayton.

8. Refreshing the Neighbourhood Plan ensures that Drayton continues to have an up-to-date and locally relevant planning framework that responds to changing circumstances, strengthens environmental protection, and supports a sustainable and inclusive future for the parish.

The Neighbourhood Area

9. The Neighbourhood Plan covers the entire parish of Drayton. The Neighbourhood Area was formally designated by Broadland District Council on 14 November 2013, and this boundary remains identical to that used for the original (2016) made Neighbourhood Plan. See **Figure 1**. The updated Plan therefore applies to the same geographic area and continues the community's long-term approach to planning for the parish as a whole.

Figure 1: Designated Neighbourhood Plan Area



10. Drayton sits immediately northwest of Norwich and includes a mix of historic village core, established suburban neighbourhoods, and areas of valued countryside. The River Wensum valley forms the parish's southern boundary and is of exceptional ecological importance, while woodland, meadows and farmland contribute significantly to the rural setting of the village.

11. Drayton remains physically and visually distinct from neighbouring settlements including Taverham, Hellesdon and Norwich. Maintaining this separation and reinforcing the parish's identity are key themes within the updated Plan.

How the Plan Was Prepared

12. The review of the Neighbourhood Plan has been informed by a robust evidence base and meaningful community engagement. The 2025 parish-wide survey provided clear insight into local priorities, and the updated Plan builds on both the delivery experience of the 2016 Neighbourhood Plan and the new evidence that has emerged since.

13. Key components of the preparation process include:

- Preparation of an updated evidence base, covering population change, housing needs, landscape, biodiversity, flood risk, local facilities, access and movement, and the local economy.
- A parish-wide community survey undertaken in 2025, completed by 166 respondents, identifying local priorities for housing, design, green spaces, travel, community facilities and business needs.
- Discussions with the Neighbourhood Plan Steering Group, helping to shape the updated Vision, Objectives and direction of policy.
- A review of the effectiveness and relevance of the 2016 Neighbourhood Plan, assessing which policies should be retained, updated or replaced.
- Engagement with Broadland District Council and Norfolk County Council, ensuring alignment with strategic planning policy and local delivery priorities.
- Public consultation on the draft Plan at Regulation 14 to gather further community and stakeholder input before the Plan proceeds to examination.

14. This introduction explains the purpose and context of the updated Plan. The following chapters summarise what the evidence shows about Drayton today, set out the community's Vision and Objectives, and present a set of planning policies designed to help deliver them.

Status and Timeframe of the Plan

15. Once made, this Neighbourhood Plan will form part of the statutory development plan for the area and will be used alongside the Broadland Development Management Policies DPD (2015), the Greater Norwich Local Plan and the Norfolk Minerals and Waste Local Plan (2025) when determining planning applications in Drayton. Its policies must be taken into account in decision-making unless material considerations indicate otherwise.

16. The updated Plan provides a framework to guide development and investment in the parish up to 2040, reflecting local priorities while allowing flexibility to respond to future opportunities and challenges.

2. Drayton Today

17. This chapter summarises the key characteristics of Drayton as it stands today. It draws on updated evidence about the parish's population, housing, environment, landscape, movement networks, community facilities and local economy. Together, these elements form the context for the Vision, Objectives and policies that follow.



Settlement Identity and Form

18. Drayton is a distinctive parish located immediately northwest of Norwich. The settlement has developed over time through a series of neighbourhoods that together form a cohesive but varied village. These include:

    - The historic village core, centred around St Margaret's Church, older cottages, and the traditional route network.
    - Post-war and late-20th-century neighbourhoods, including areas around School Road, Cator Road and George Drive.
    - Thorpe Marriott, a large suburban extension dating from the late 20th century, with its own community facilities, open spaces and housing character.
    - Recent housing growth, particularly around the Manor Park and Drayton High Road areas, contributing to the parish's expansion in the last decade.

19. Despite this growth, Drayton retains a clear physical and visual separation from Norwich, Hellesdon and Taverham. This separation, reinforced by woodland, farmland and the River Wensum valley, forms an essential part of the parish's identity and is strongly valued by residents.

20. The village's topography, characterised by a gently rising landform north of the Wensum valley, creates distinctive approaches and important views. Mature trees, hedgerows, wooded edges and open spaces shape the character of the settlement and contribute to its semi-rural feel.



Population and Housing

21. Drayton is one of the larger parishes in Broadland, with a population of around 5,567 people. Evidence for Drayton indicates that the parish population is broadly stable in overall numbers but is experiencing changes in household composition and age structure. Evidence indicates that the 16-24 age group has increased over the last ten years and there has been a small reduction in other age groups in that time (0-15, 25-64 and 75+). The 65-74 age group has remained static.

22. Household composition is changing. There are increasing numbers of single-person and couple households, which is driving demand for smaller homes, particularly one and two-bedroom properties that are well designed, accessible and adaptable over time.

23. Housing affordability remains a key concern, particularly for younger residents and first-time buyers. Engagement undertaken as part of the 2025 Neighbourhood Plan review highlighted support for smaller homes, accessible and adaptable housing, and a broader range of housing options that would enable younger households to remain in the parish and older residents to downsize if they wish.

24. A substantial number of new homes have been delivered or are nearing completion since the original Neighbourhood Plan was made, largely through recent major housing schemes. While this growth has contributed to the overall housing supply, it has not fully addressed the identified need for smaller and more affordable homes. Together, these trends highlight the importance of planning for a balanced housing mix that reflects the needs of different age groups and household types, both now and in the future.

25. In addition to completed and ongoing housing schemes, there are other sites within the parish that have previously been the subject of planning permissions or redevelopment proposals, including the former David Rice Hospital site. This site occupies a prominent position and has been the focus of local interest for a number of years. While the strategic principle of development is established through the Local Plan framework and previous decisions, the site’s landscape setting, areas of openness and informal access routes form part of the wider spatial context of the parish and are relevant to the application of policies in this Plan.



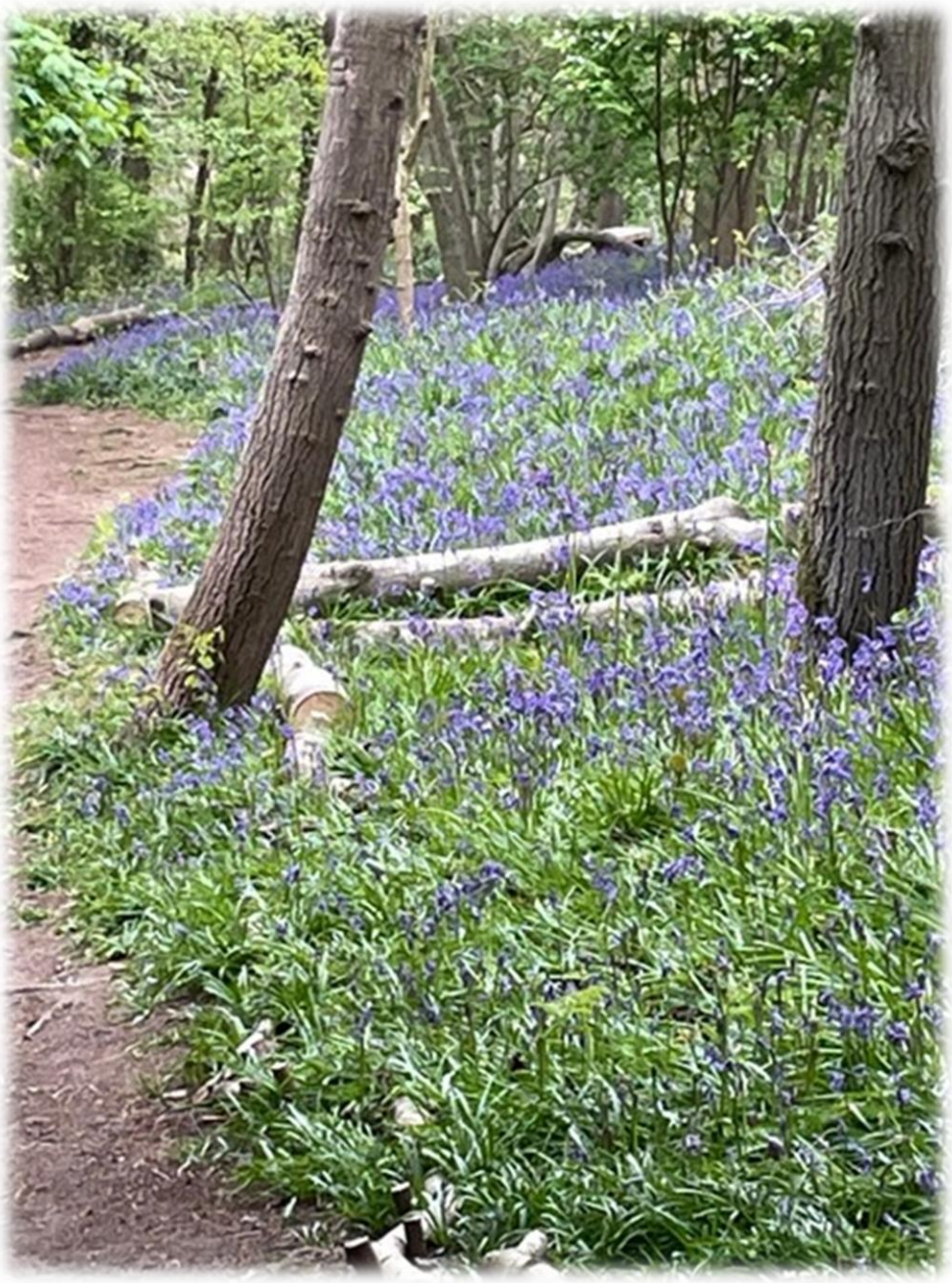
Natural Environment and Landscape

26. Drayton benefits from an exceptional natural environment that plays a central role in defining its character and quality of life. The River Wensum valley forms the parish's southern boundary and is of national and international ecological importance. Its grazing marsh, fen, woodland and wetland habitats support biodiversity and create a distinctive landscape setting.

27. The parish also contains several valued areas of woodland and semi-natural habitat, including Drayton Wood, Canham's Hill and Drayton Drewray. These areas contribute to ecological connectivity, provide opportunities for informal recreation, and help maintain physical separation between Drayton and neighbouring settlements.

28. Beyond these sites, open countryside surrounds much of the village, with farmland forming important transition areas between the built-up area and the wider rural landscape. Views across the Wensum valley, towards woodland edges and over rolling farmland are widely appreciated by residents and contribute strongly to the parish's sense of place.

29. Drayton village centre lies within a Critical Drainage Area and is vulnerable to surface water flooding during periods of heavy rainfall. This highlights the importance of sustainable drainage, flood-resilient design and careful consideration of water management in future development.



Access and Movement

30. Drayton is served by a network of local roads, footpaths and cycle routes that connect neighbourhoods, community facilities and the surrounding countryside. Fakenham Road (A1067) passes through the parish, forming a busy spine route linking Norwich with outlying towns. Other key routes, including School Road, Hall Lane and Low Road, provide important local connections but experience congestion and pressure at peak times.

31. Walking and cycling are highly valued by residents, particularly for local journeys and access to green spaces. The parish benefits from links to Marriott's Way, a popular walking and cycling route connecting Norwich with the wider rural area.

However, community feedback identifies a number of locations where conditions for pedestrians and cyclists could be improved, including narrow pavements, missing links and limited safe crossing points.

32. Public transport provides regular and frequent connections to Norwich and nearby settlements, with bus services operating at intervals of approximately 15 minutes along key routes. This level of provision supports sustainable travel choices and access to employment, education and services. While bus services are generally well regarded, community engagement undertaken as part of the Neighbourhood Plan review highlighted the importance of maintaining reliable and accessible public transport, particularly for residents without access to a car. The historic layout of the village centre also creates challenges around parking and vehicle movement, reinforcing the need to balance accessibility with improvements to the public realm.



Photo of Marriott's Way, copyright David Smith, licenced under Creative Commons ShareAlike 2.0 license

Community Facilities and Local Life

33. Drayton has a strong network of community facilities that support social life, recreation and wellbeing. These include the Bob Carter Centre, community halls serving different neighbourhoods, King George V Playing Field, Florence Carter Playground and Longdale Playing Field, local play areas, bowls green and informal green spaces, schools, healthcare provision and places of worship.

34. Community feedback highlights strong support for protecting these facilities and ensuring they continue to meet local needs. There is particular interest in improved provision for children and young people, including modernised play spaces, youth facilities and opportunities for informal recreation. Accessibility for older residents and people with mobility challenges is also an important consideration.

35. These facilities play a vital role in maintaining Drayton's sense of community and supporting everyday life within the parish.



Local Economy and Village Centre

36. Drayton supports a diverse local economy, with a parish centre focused around the traditional village centre along Fakenham Road and School Road. This area includes the Bob Carter Centre, village hall local shops, local churches, two pubs, a Post Office, cafés, a 24/7 petrol station/shop, estate agents and a medium-sized supermarket, and continues to function as the main commercial and social hub of the parish. In addition, Thorpe Marriott contains a cluster of local facilities

serving its neighbourhood, including a village hall, post office, estate agents, hairdresser, takeaways, a convenience store, a church and a pub. These facilities and services contribute to everyday convenience for residents in the northern part of the parish.

37. Employment within the parish is provided through a mix of small workshops, light industrial and office uses, alongside home-based and small business enterprises. Community feedback shows strong support for small-scale, locally focused and low-impact employment, including workshops, studios, green businesses and flexible or co-working spaces. There is less support for larger or more intensive employment uses that could increase traffic or harm local character.

38. A vibrant and welcoming parish centre remains a key aspiration. Opportunities exist to enhance its appearance, accessibility and public spaces while continuing to support local businesses and services that meet day-to-day needs.



Summary

39. Drayton is a well-connected, green and attractive parish with a strong sense of identity and community. It faces the challenge of managing growth while protecting its landscape setting, meeting changing housing needs, supporting biodiversity, improving movement networks and maintaining high-quality community facilities. These issues provide the foundation for the Vision, Objectives and planning policies set out in the following chapters.

3. Vision and Objectives

Introduction

40. The Vision and Objectives provide the strategic framework for the Drayton Neighbourhood Plan. They set out how the parish should evolve over the plan period and guide the detailed planning policies that follow. Together, they respond to the evidence summarised in Chapter 2 and reflect the priorities identified through community engagement.

41. The Vision describes the long-term aspiration for Drayton, while the Objectives identify the key themes that the Neighbourhood Plan seeks to address in order to deliver that Vision.

Vision

Drayton Parish will continue to be a distinct, characterful and well-connected community, proud of its identity and separate from Norwich. Future growth will be carefully managed so that new development is well related to the existing built-up area, supports local facilities, and helps to provide a balanced mix of homes for all generations. The parish's green spaces, River Wensum valley and surrounding landscape will continue to define its setting, support nature recovery and strengthen ecological connections between woodlands, meadows and watercourses, helping Drayton become more resilient to climate change. Drayton will be a place where people of all ages can live, meet and take part in community life, with well-used community spaces, thriving local shops and small businesses, and opportunities for everyone to enjoy its green environment. Future change will enhance what people already value about Drayton, its green setting, community spirit and sense of place.

Objectives to Deliver the Vision

42. The Objectives below set out how the Vision will be delivered through planning policy. They provide a clear link between the evidence base, the issues facing the parish, and the policies in later chapters of the Plan.

Objective 1: Distinct Identity and Settlement Form
To maintain Drayton's separate identity and prevent physical and visual coalescence with neighbouring settlements such as Norwich, Hellesdon and

Taverham. To ensure that development at the edges of the parish and at key gateways respects the rural setting, landscape character and important views, reinforcing well-defined settlement boundaries. To recognise the differing character of the historic village, Thorpe Marriott and newer neighbourhoods, ensuring that all contribute positively to a cohesive and connected parish identity.

Objective 2: High-Quality, Integrated Development
To ensure that all new development is well integrated with surrounding areas, connected to existing movement routes, and designed to respond positively to local context, scale and landscape setting. To promote high-quality, sustainable and accessible design that supports community cohesion, enhances environmental performance and reinforces the parish's distinctive character.

Objective 3: Balanced and Inclusive Housing
To support the provision of a balanced mix of homes that meets the needs of first-time buyers, families and older residents. To encourage smaller, adaptable and accessible homes that enable people to remain within the parish as their needs change, helping to sustain a balanced and inclusive community.

Objective 4: Environment and Landscape
To protect and enhance the parish's natural environment, including the River Wensum and its valley, Drayton Wood, Drayton Drewray and other valued green spaces. To strengthen ecological connectivity between habitats and green corridors, improve biodiversity, and enhance resilience to climate change. To manage flood risk and surface water through sustainable design, tree planting and support measures that help the natural and built environment adapt to the effects of climate change.

Objective 5: Access and Movement
To improve opportunities for walking and cycling by providing safe, accessible and well-connected routes linking neighbourhoods, schools, facilities and green spaces. To encourage the use of public transport and measures that reduce reliance on private vehicles. To support safer and more accessible movement within the parish, particularly around the village centre and other key destinations.

Objective 6: Community Life and Wellbeing
To protect and enhance valued community facilities, including the Bob Carter Centre, community halls and recreation grounds. To encourage flexible, inclusive and accessible spaces that meet the needs of a changing population. To support opportunities for people of all ages, particularly younger residents, to participate in community, cultural and recreational life.

Objective 7: Local Economy and Village Centre
To support small-scale, local and low-impact businesses that provide local jobs and services and contribute to the parish's vitality. To encourage the continued success of local shops, cafés and services within the village centre. To support the reuse or sensitive redevelopment of vacant or underused business premises in ways that sustain employment and local enterprise.

Relationship to Planning Policies

43. The Vision and Objectives provide the framework for the planning policies set out in subsequent chapters of the Neighbourhood Plan. Each policy is designed to contribute directly to one or more Objectives, ensuring that development and change within Drayton support the community's long-term aspirations.

4. Spatial Approach

44. Drayton is identified within the Greater Norwich Local Plan as part of the Norwich Urban Area. The strategic role, scale and distribution of growth within the area are therefore established through the Local Plan. This Neighbourhood Plan does not seek to redefine that role or allocate additional sites for development.

45. Instead, the Spatial Approach of this Plan focuses on how change should be managed within the parish. The emphasis is on reinforcing local identity, maintaining meaningful separation where it remains, protecting valued landscape and green infrastructure, and ensuring that development is well designed and integrated.

46. Drayton has experienced significant growth over recent decades and now forms part of a wider continuous urban area in places. While further development may come forward in accordance with strategic policy, it is important that such development respects the spatial structure of the parish and does not result in the incremental erosion of its remaining distinctive qualities.

47. The Spatial Approach also recognises that certain previously developed or permitted sites within the parish, including the former David Rice Hospital site, may come forward for development. In such cases, the focus of the Plan is on ensuring that development is well integrated, respects landscape setting and protects areas of recognised local value where these meet national policy tests.

48. The Plan therefore adopts a spatial approach that:

- Maintains and reinforces meaningful areas of separation between built-up areas where these continue to contribute to settlement identity and landscape structure;
- Protects key views, landscape character and green infrastructure networks;
- Promotes high-quality design at settlement edges and gateway locations;
- Supports the vitality of the village centre and local services; and
- Ensures that development is well integrated with walking, cycling and community infrastructure.

49. This approach works within the framework of the Greater Norwich Local Plan and focuses on managing the quality and location of development rather than its overall quantum.

50. The Neighbourhood Plan has a plan period to 2040, extending beyond the current adopted Greater Norwich Local Plan period. The Greater Norwich authorities are preparing the Greater Norwich Local Plan 2045, reflecting

changes to national planning policy, updated housing need requirements and wider strategic planning considerations across the Greater Norwich area, with a Regulation 20 scoping consultation taking place in 2026. This Neighbourhood Plan has therefore been prepared to provide a locally specific framework to help guide and manage change in Drayton over the longer term, having regard to national planning policy and the wider development plan framework.

5. Policies



Introduction to the Policies Chapter

51. This chapter sets out the planning policies of the Drayton Neighbourhood Plan. These policies provide the detailed framework for managing development and change within the parish over the plan period and are intended to be read alongside the Vision and Objectives (Chapter 3) and the Spatial Strategy for Drayton (Chapter 4).

52. The policies apply to all development proposals within the designated Neighbourhood Area. They are informed by the evidence base and by community engagement and reflect the distinctive character, landscape setting and community priorities of Drayton.

53. The Neighbourhood Plan does not allocate land for development. Instead, the policies focus on guiding the location, form and quality of development,

supporting appropriate growth while safeguarding the parish's identity, environmental assets and community infrastructure. Where relevant, policies complement and add local detail to strategic planning policies, including those within the Greater Norwich Local Plan and district-wide guidance.

54. The policies are structured around key themes, including settlement identity and form, design quality, the natural environment, access and movement, community facilities and the local economy. Each policy is designed to contribute to one or more of the Plan's Objectives and to work collectively as part of a coherent planning framework.

55. Once made, the policies in this chapter will form part of the statutory development plan for the area and will be used in the determination of planning applications unless material considerations indicate otherwise.

5.1 Settlement Identity, Form and Coalescence

56. Drayton forms part of the north-western edge of the Norwich Urban Area and is identified within the Greater Norwich Local Plan as part of that wider urban area. The parish is closely connected to neighbouring settlements including Hellesdon, Taverham and Norwich, and over time development has extended across parish boundaries in places. As a result, the built form in parts of the area is closely aligned with that of adjoining settlements.

57. Despite this urban context, Drayton retains areas of openness that contribute to its spatial structure and local identity. Open land, woodland and green corridors continue to provide visual relief between built-up areas, reinforce the character of different neighbourhoods, and shape the experience of moving into and through the parish. In particular, remaining gaps along key approach routes play an important role in preventing the complete consolidation of development and maintaining a perception of distinct settlement areas within the wider urban framework.

58. Development in neighbouring parishes already extends to the Drayton boundary in some locations, and further growth is planned within the wider urban area. This makes the management of remaining settlement edges and gaps increasingly important. Incremental infill or piecemeal expansion in sensitive locations could, over time, erode the remaining distinctions between built-up areas and diminish the character of the parish.

59. Engagement undertaken as part of the 2025 Neighbourhood Plan review demonstrated strong support for protecting green spaces, landscape setting and the features that contribute to Drayton's sense of place. Respondents emphasised the importance of avoiding the loss of open land that contributes to character and identity, particularly along key approach corridors and at the edges of the built-up area.

60. The policies in this section recognise Drayton's role within the Norwich Urban Area while seeking to maintain the remaining spatial structure, settlement edges and areas of openness that continue to shape local identity. They provide a

framework for managing development at the urban edge in a way that supports coherent settlement form, protects meaningful separation where it exists, and ensures that new development reinforces rather than dilutes the distinct qualities of the parish.

Policy 5.1 Green Gap between Settlements

61. Drayton forms part of the Norwich Urban Area and is closely connected to neighbouring settlements including Hellesdon and Taverham. In several locations, development has already reduced historic separation. Thorpe Marriott, which extends across both Drayton and Taverham parishes, demonstrates how built form can blur administrative and perceptual boundaries. Along parts of the Fakenham Road corridor, frontage development has created an increasingly continuous urban character.

62. Despite this, a limited number of open areas continue to provide meaningful visual and spatial separation between settlements. These areas are increasingly important in maintaining the distinct identity of Drayton within the wider urban framework. Once lost, such separation cannot realistically be reinstated.

63. The most significant remaining area of separation lies between Drayton and Taverham along the Fakenham Road corridor, extending on both sides of Marriott's Way. This land comprises open agricultural fields, pasture and areas of scrub, with strong tree belts and hedgerow boundaries. The landform gently falls toward the valley, allowing long views across open countryside and toward the built edge of Thorpe Marriott. There is also some separation offered along Reepham Road between Drayton, Horsford and Hellesdon.

64. The Green Gap also contributes to the parish's wider green infrastructure and ecological network. Its open land, hedgerows, tree belts, grassland and scrub provide habitat and opportunities for wildlife movement between surrounding areas of green space and habitat. This ecological function complements the area's primary role in maintaining visual and spatial separation between settlements.

65. The openness of this land is clearly experienced from public vantage points, including Marriott's Way and surrounding footpaths. The photographs below illustrate the expansive character of the fields, the visual break between built areas, and the way in which tree belts frame views while maintaining a perception of countryside separation. In particular, the land forms part of an identified Key View, where open farmland provides an important foreground to the wider landscape setting.



Open agricultural land forming part of the Green Gap between Drayton and Taverham, viewed from Marriott's Way.

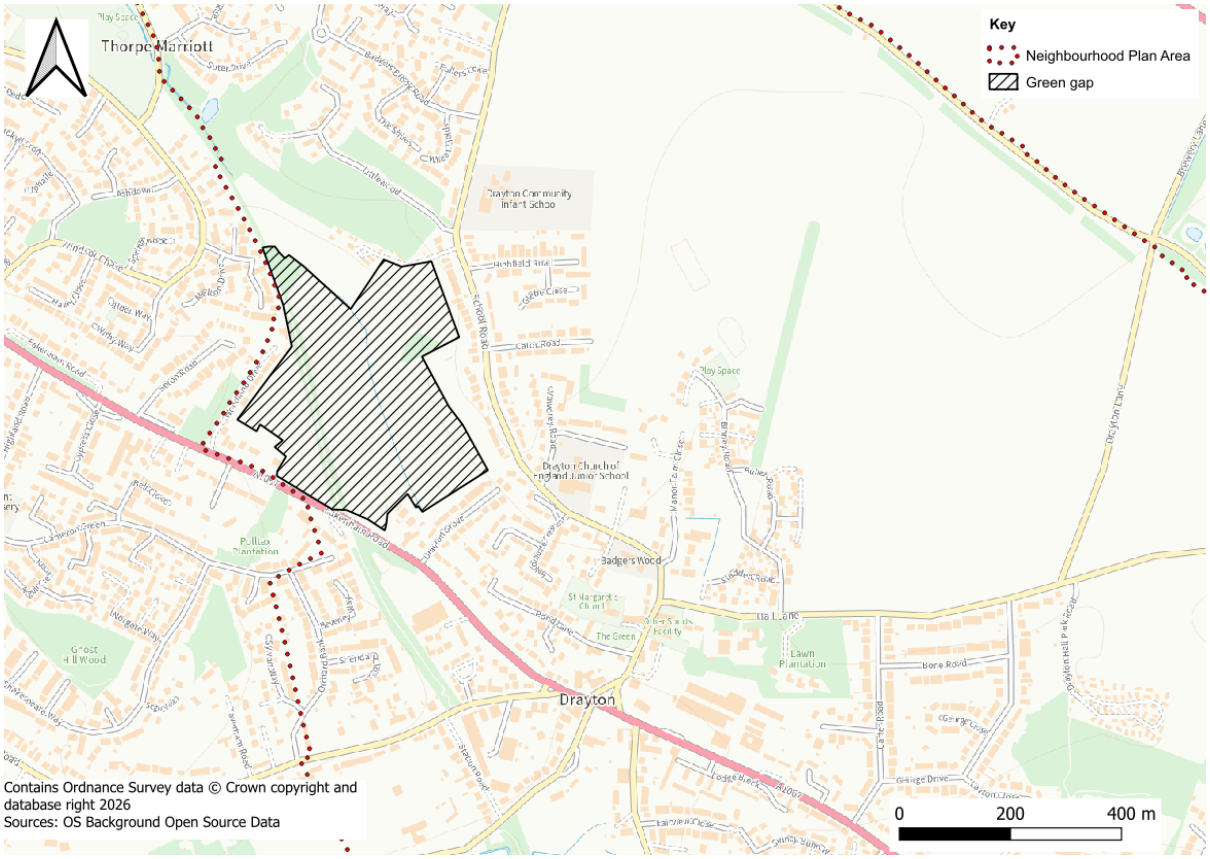


Western extent of the Green Gap, illustrating open pasture and scrub foreground maintaining separation from existing housing along Fakenham Road.

66. The area to the east of Marriott's Way prevents consolidation of development between the built edge of Drayton and Thorpe Marriott. The land to the west of Marriott's Way performs an equally important function by maintaining openness along the Fakenham Road corridor and avoiding continuous frontage development. Together, both areas contribute to the perception of a meaningful gap. If only part of the land were retained, development could still result in a visually consolidated settlement pattern.

67. For these reasons, the Neighbourhood Plan identifies a Green Gap, as identified in **Figure 2**, extending on both sides of Marriott's Way. The designation recognises land that performs a particularly important role in maintaining visual and spatial separation and reinforcing Drayton's distinct identity. The Green Gap designation functions primarily as a locally defined settlement separation policy.

Figure 2: Green Gap between Settlements



Policy 5.1 Green Gap between Settlements

A Green Gap is identified in **Figure 2** between Drayton and Taverham, extending on both sides of Marriott's Way.

Within this area, development proposals will only be supported where they can clearly demonstrate that they would not:

a) Materially reduce the physical or visual separation between built-up areas;
b) Result in continuous or consolidated frontage development along the Fakenham Road corridor;
c) Diminish the openness, undeveloped character or landscape qualities that contribute to settlement distinction; or
d) Harm the integrity, openness or visual qualities of Key View 2 identified in Policy 5.3B and Figure 5.

Proposals affecting land within or adjacent to the Green Gap should be accompanied by proportionate evidence demonstrating how the scheme has responded to the function of the area in maintaining separation.

Where appropriate to their scale, nature and location, proposals outside the defined Green Gap should demonstrate that they do not contribute to the cumulative erosion of remaining separation between settlements.

5.2 Design, Quality, Local Character and Settlement Edge

68. National planning policy places strong emphasis on achieving high-quality, well-designed places. The National Planning Policy Framework expects development to be visually attractive, sympathetic to local character and history, and to establish a strong sense of place, while also supporting sustainability, accessibility and long-term adaptability.

69. Strategic planning policy for the area similarly seeks to raise design quality across all forms of development. The Greater Norwich Local Plan is supported by the South Norfolk and Broadland Design Code Supplementary Planning Document, adopted in May 2026, which sets out overarching principles for layout, scale, materials, streets, public realm and landscape. This document provides an important strategic framework for design expectations across the district and will continue to apply in Drayton. The Broadland Character Assessment 2026 provides further locally specific guidance, including a Drayton settlement profile identifying key characteristics and design principles. Together, these documents provide an important framework for assessing how development responds to local character in Drayton.

70. At a local level, Drayton contains a range of distinct character areas, including the historic village core, established residential neighbourhoods characterised by bungalows and varied house types, Thorpe Marriott, and more recent development areas such as Church Farm and Manor Farm. These areas demonstrate that development in the parish can achieve a high quality of design while responding to local context. Developments such as Manor Farm are valued for their coherent layout, landscaping and integration within the wider settlement. The treatment of streets, grass verges, building form and materials contributes to a recognisable local character.

71. Community engagement undertaken as part of the 2025 Neighbourhood Plan review demonstrated strong support for high-quality design. Residents expressed clear expectations that new development should fit the existing street scene, use appropriate materials, integrate well with surrounding areas, and incorporate landscaping, biodiversity features and sustainable design measures. The importance of accessible and adaptable homes that meet the needs of different age groups was also highlighted.

72. Inclusive and adaptable design can help create homes, streets and neighbourhoods that are accessible, safe and easy to navigate for people of different ages and abilities. This includes consideration of legible layouts, accessible routes and surfaces, clear wayfinding and natural surveillance, alongside appropriate lighting where necessary and compatible with environmental considerations.

73. Sustainable design is an important component of high-quality development. New development provides opportunities to reduce energy and water consumption, minimise carbon emissions and use natural resources efficiently through measures integrated into the design of buildings and sites from the outset. The measures appropriate to individual proposals will vary according to their scale

and nature, and should be considered as part of the overall design approach rather than as separate or retrospective additions.

74. Reinforcing a clear sense of place is central to maintaining Drayton's identity. This is particularly important because Drayton forms part of the north-western edge of the Norwich Urban Area and, in some locations, development already extends close to parish boundaries. The way new development relates to settlement edges, approach routes and areas of open countryside therefore has an important influence on how the parish is experienced and understood.

75. Key approach corridors into Drayton, including Fakenham Road, Drayton High Road and School Road, help shape the experience of arrival into the parish. Changes in landscape character, the presence of open land, trees and hedgerows, grass verges and variations in built form all contribute to the perception that one has entered a distinct settlement. Where these features are weakened or replaced by abrupt or poorly integrated development, the clarity of that transition can be diminished.

76. Development at settlement edges is often more visually prominent than development within established built-up areas. Poorly defined or harsh settlement edges can erode the semi-rural qualities that remain in parts of the parish. Conversely, well-designed development can provide a more positive transition between built form and open countryside through careful attention to building form, massing, layout, boundary treatment, landscaping and tree planting.

77. Community engagement undertaken as part of the Neighbourhood Plan review demonstrated strong support for maintaining Drayton's character, protecting green spaces and ensuring that new development fits well within its surroundings. This policy therefore expects development to respond positively to the character of its immediate context, while also taking account of wider settlement setting where this is relevant to the scale, nature and location of the proposal.

Policy 5.2 Design Quality, Local Character and Settlement Edge

78. The following policy translates this national, strategic and local context into clear criteria for assessing development proposals in Drayton.

Policy 5.2 Design Quality, Local Character and Settlement Edge
Development proposals will be supported where they achieve a high standard of design that responds positively to the character, appearance and landscape setting of Drayton. Development proposals should: a) Reflect the scale, form, layout and character of the surrounding area, having regard to the distinct qualities of different parts of the parish, including the historic village core, established residential areas and Thorpe Marriott and to the relevant design principles in the South Norfolk and Broadland Design Code and Drayton settlement profile within the Broadland Character Assessment 2026;

b) Reinforce a strong sense of place and contribute positively to the character and appearance of streets, spaces and neighbourhoods;
c) Respect prevailing building lines, plot patterns, roof forms, proportions and street relationships, avoiding incongruous or poorly related forms of development;
d) Use materials and detailing that are sympathetic to local character, while allowing for high-quality contemporary design where this responds positively to its context;
e) Integrate appropriate landscaping, tree planting and biodiversity features as part of the overall design approach;
f) Incorporate sustainable and climate-responsive design measures, appropriate to the scale and nature of the development, including measures to improve energy and water efficiency, minimise carbon emissions and make efficient use of natural resources;
g) Ensure that development at settlement edges and along key approach routes provides a well-designed transition between built development and open countryside through building form, massing, layout and landscaping;
h) Avoid abrupt or visually intrusive settlement edges that would harm the character, setting or sense of arrival into the parish; and
i) Support inclusive and adaptable design, proportionate to the scale and nature of development, that responds to the needs of people of different ages and abilities, including through accessible layouts, safe and legible routes, appropriate surfaces, clear wayfinding and natural surveillance.

Development that fails to respond appropriately to local character, landscape setting and the distinctive qualities of the parish will not be supported.

5.3 Natural Environment, Landscape and Green Infrastructure

79. National planning policy places significant importance on protecting and enhancing the natural environment, recognising its fundamental role in supporting biodiversity, landscape character, climate resilience and human health and wellbeing. The National Planning Policy Framework requires planning policies to conserve and enhance the natural and local environment, protect valued landscapes, secure measurable biodiversity net gain, and promote the use of green infrastructure and nature-based solutions, including sustainable drainage, to address the impacts of climate change.

80. Strategic planning policy for the area reflects these priorities. The Greater Norwich Local Plan seeks to protect designated and non-designated environmental assets, strengthen ecological networks, and ensure that development responds positively to landscape character, biodiversity and environmental constraints. Particular emphasis is placed on sensitive landscapes, river corridors and areas affected by flood risk. This is supported by the Greater Norwich Green Infrastructure Strategy (2025), which provides a strategic framework for guiding the type, location and scale of green infrastructure needed to support growth, health and wellbeing, biodiversity and climate resilience. The Norfolk Local Nature Recovery Strategy (2025) also provides an important county-wide framework for nature recovery, identifying

priorities and opportunities for restoring, creating and connecting habitats. Together, these documents provide an important context for protecting and enhancing Drayton's green infrastructure network, including the River Wensum corridor, woodland areas, local green spaces, watercourses, hedgerows and other habitats. In Drayton, this strategic context is particularly relevant because the parish contains part of the River Wensum corridor, valued woodland and semi-natural habitats, areas of open countryside, and a network of local green spaces that together contribute to ecological connectivity, landscape character and community wellbeing.

81. Drayton's landscape setting is a defining characteristic of the parish. The Architectural and Landscape Character of Broadland (2026) identifies Drayton as an Urban Fringe Settlement and provides both a settlement-specific assessment and wider landscape character context. The parish is influenced by several landscape character areas, including A1 Wensum River Valley, B1 Horsford Woodland Heath Mosaic and E3 Spixworth Wooded Estatelands.

82. The 2026 assessment identifies a number of locally important characteristics within Drayton, including its semi-rural character, the relationship between urban and rural landscapes, the River Wensum and Norwich-Reepham-Aylsham green infrastructure corridors, Drayton Wood and Canham's Hill, mature planting, settlement form and locally important views. The wider landscape character areas also provide relevant design principles relating to landscape setting, woodland, settlement edges, openness and green infrastructure. Together, these characteristics provide an important context for considering the landscape and visual effects of development.

83. Woodland, farmland, river valley and open countryside provide important habitats, support biodiversity, and offer opportunities for recreation and wellbeing. Green spaces within and around the village contribute to local character, ecological connectivity and community life. The River Wensum corridor, in particular, is a highly sensitive environmental asset of national and international importance, requiring a careful and informed approach to development and land management.

84. Flood risk can arise from a range of sources, including surface water, groundwater and rivers, and the relative significance of these will vary according to location. Parts of the parish, including areas within and close to the village centre, are affected by surface water flood risk and lie within a Critical Drainage Area. This highlights the importance of sustainable drainage, integrated water management and the use of green infrastructure to manage flood risk, enhance biodiversity and improve environmental resilience. Relevant guidance published by Norfolk County Council as Lead Local Flood Authority, the Environment Agency and other relevant drainage authorities provides further information on the assessment and management of flood risk and drainage.

85. Part of Drayton parish lies within the Internal Drainage District of the Norfolk Rivers Internal Drainage Board, with other parts of the parish falling within its wider watershed catchment. The Board has a role in managing flood risk and regulating certain works affecting watercourses and drainage within its area. Its

regulatory and consenting processes operate separately from the planning system, and further guidance is available from the Water Management Alliance.

86. Community engagement has consistently demonstrated strong support for protecting green spaces, landscape setting and biodiversity. The 2025 parish survey showed high levels of support across the community for safeguarding existing green spaces, protecting important views, enhancing habitats through tree planting and biodiversity measures, and ensuring that new development incorporates green infrastructure and sustainable drainage. Residents also highlighted the value of accessible green spaces for recreation, health and wellbeing.

87. The policies in this section respond to this national, strategic and local context. They seek to protect and enhance Drayton's natural environment and landscape setting, strengthen green infrastructure and ecological connectivity, and ensure that development contributes positively to biodiversity, climate resilience and flood risk management. Together, they provide a framework for managing environmental change in a way that supports the parish's character, environmental assets and long-term community wellbeing.

Policy 5.3A Green Infrastructure and Ecological Networks

88. Green infrastructure forms an integral part of Drayton's landscape, settlement structure and environmental resilience. It comprises a connected network of green spaces, woodlands, watercourses, floodplains, recreational routes and other natural features that together support biodiversity, landscape character, recreation, active travel, climate adaptation and community wellbeing. Where green infrastructure provides for public access and recreation, its accessibility, safety and inclusivity are also important considerations.

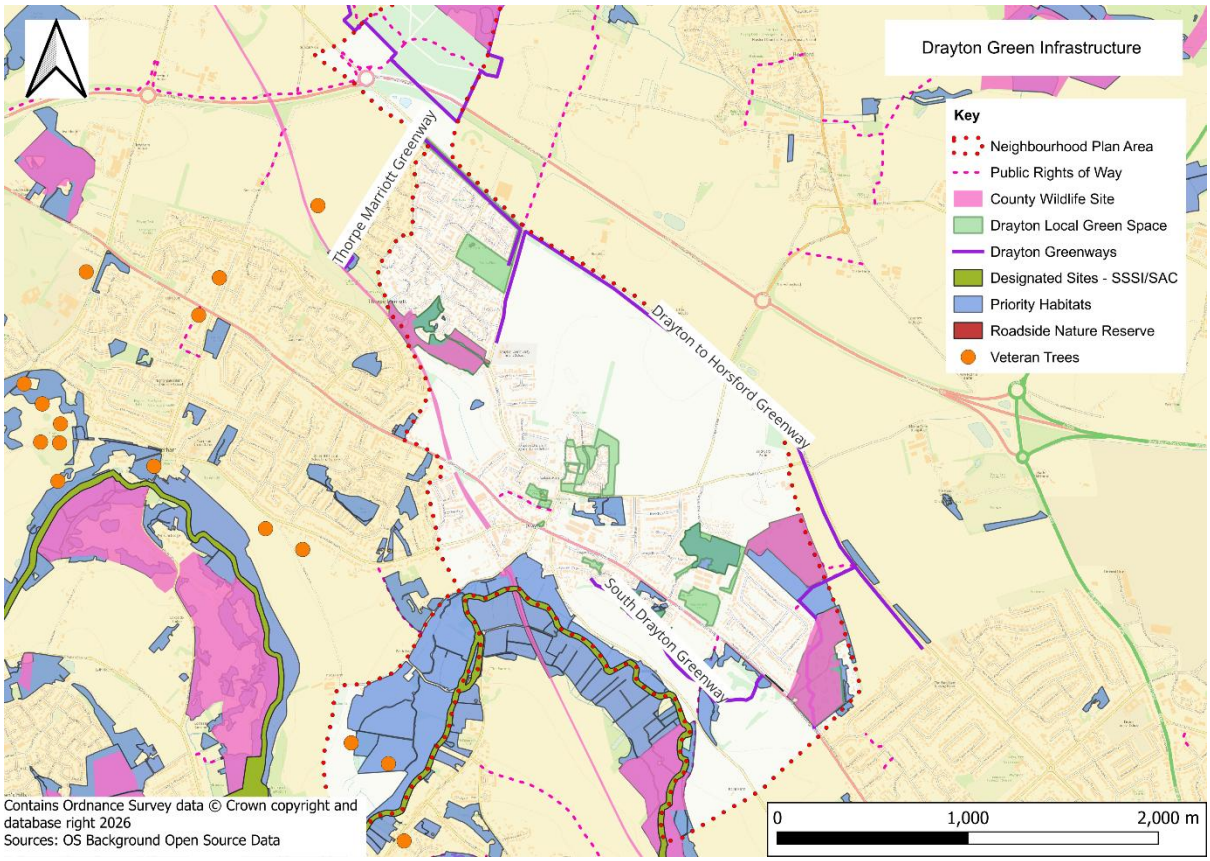
89. Strategic evidence for Greater Norwich identifies the River Wensum corridor as a key green infrastructure asset, providing ecological connectivity, floodplain function and landscape separation at a wider scale. The Greater Norwich Green Infrastructure Strategy and the Norfolk Local Nature Recovery Strategy provide further strategic context, identifying the importance of connected green infrastructure, nature recovery networks and multifunctional spaces that support biodiversity, landscape character, climate resilience, recreation, active travel and health and wellbeing. Within Drayton, these strategic priorities are reflected in the River Wensum corridor, woodland areas such as Drayton Wood, Canham's Hill, Littlewood and Drayton Drewray, linear routes such as Marriott's Way, areas of grazing marsh and meadow, and a series of locally important green spaces within and around the built-up area.

90. The River Wensum and its wider corridor form a particularly important component of Drayton's ecological network. The river and associated riverside habitats contribute to biodiversity, ecological connectivity, water quality and floodplain function, while also forming part of the wider nature recovery network. The sensitivity of the River Wensum and its associated habitats highlights the importance of maintaining and enhancing riverside habitats, protecting water

quality, supporting habitat restoration and nature-based approaches to flood management, and avoiding or mitigating pressures on sensitive habitats.

91. To support the application of this policy, **Figure 3** illustrates the principal green infrastructure assets and connections within and around the parish, drawing on local evidence and the Norfolk Local Nature Recovery Strategy Local Habitat Map. The map is intended to provide a spatial overview of how green infrastructure functions as a network, highlighting key corridors, stepping-stone habitats and areas of connectivity. It is diagrammatic in nature and is intended to guide how development responds to the green infrastructure network, rather than to define precise boundaries or designate land.

Figure 3: Green infrastructure assets and connections

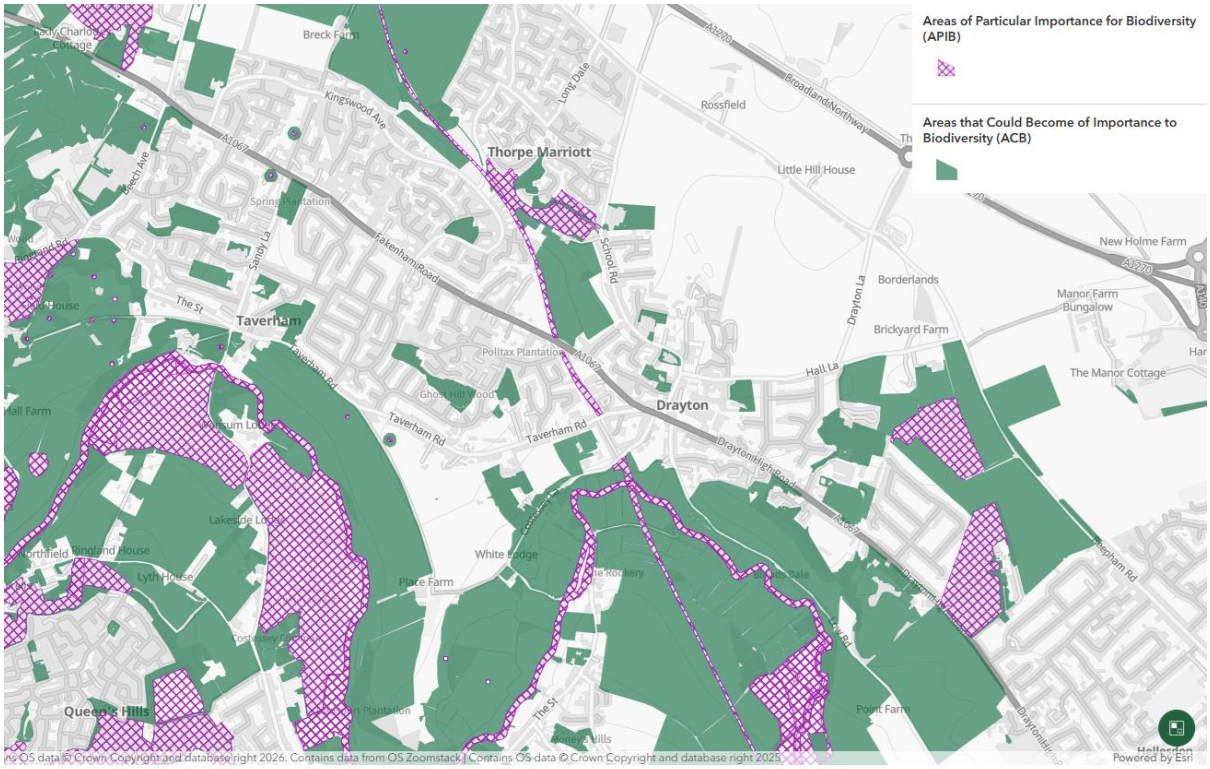


92. The Norfolk Local Nature Recovery Strategy and associated Local Habitat Map have informed Figure 3. The Local Habitat Map identifies both Areas of Particular Importance for biodiversity and Areas that Could Become of Importance through habitat creation, restoration or enhancement, shown in the figure below. The Local Habitat Map also identifies Potential Measures, which indicate opportunities for habitat creation or enhancement within Areas that Could Become of Particular Importance for Biodiversity. These provide a useful spatial indication of opportunities for nature recovery and can help inform the location and type of habitat creation and enhancement measures.

93. In Drayton, this helps to place local green infrastructure assets within a wider nature recovery context, showing how features such as the River Wensum

corridor, woodland areas, hedgerows, open spaces and recreational routes can contribute to broader ecological connectivity. Figure 3 should therefore be read alongside the Local Habitat Map as shown below as a local interpretation of the main green infrastructure and nature recovery opportunities within and around the parish.

Figure 4: Norfolk Local Habitat Map (LNRS 2025)



94. Evidence also identifies opportunities to strengthen green infrastructure and ecological connectivity across the parish, including improving links between the River Wensum valley, woodland areas, open countryside and recreational routes, and enhancing connections between neighbourhoods and green spaces. Previous green infrastructure work and community engagement have highlighted the importance of these connections not only for biodiversity, but also for access, health, wellbeing and climate resilience.

95. Development proposals should therefore consider opportunities to protect, connect and enhance green infrastructure from the outset, using the Greater Norwich Green Infrastructure Strategy, the Norfolk Local Nature Recovery Strategy and the local green infrastructure evidence in this Plan to inform site layout, landscaping, drainage, access and habitat measures. This may include retaining existing trees, hedgerows and water features, strengthening habitat connections, creating new native planting, incorporating appropriate habitat features within new development, integrating sustainable drainage features with biodiversity value, minimising harmful light spill onto sensitive habitats and ecological corridors, and improving links to existing walking, cycling and recreational routes where appropriate.

96. This policy establishes the spatial framework for green infrastructure and ecological networks within the parish. It focuses on protecting and strengthening the overall network and ensuring that development responds positively to it through layout, design and integration. Site-specific ecological outcomes, including biodiversity net gain and habitat enhancement, are addressed through national policy.

Policy 5.3A – Green Infrastructure and Ecological Networks

Development proposals will be required to protect and enhance the green infrastructure network and ecological connectivity within the parish.

Development will be supported where it:

a) Safeguards existing green infrastructure assets, including those identified on Figures 3 and 4, such as designated and non-designated biodiversity sites, woodlands, trees, hedgerows, watercourses, floodplains, recreational routes and areas of open land that contribute to the parish's green infrastructure network;
b) Protects and reinforces green infrastructure corridors and ecological connectivity within the parish and adjoining areas, including the River Wensum and its wider corridor, woodland areas and recreational routes, supporting wider nature recovery objectives identified through the Norfolk Local Nature Recovery Strategy and illustrated on Figures 3 and 4;
c) Integrates green infrastructure into site layout and design from the outset, ensuring that green spaces, landscaping, routes and drainage features form a coherent, functional and accessible network rather than isolated elements; and
d) Supports multifunctional green infrastructure, delivering combined benefits for biodiversity, landscape character, recreation, active travel, health and wellbeing, climate adaptation and sustainable drainage.

Development proposals that would result in the fragmentation, severance or significant degradation of the green infrastructure network, or that would undermine its strategic function as illustrated on Figure 3, will not be supported unless it can be clearly demonstrated that no reasonable alternatives exist and that appropriate mitigation and enhancement measures are secured.

Policy 5.3B Landscape Character, Setting and Key Views

97. Drayton's landscape setting is a defining characteristic of the parish and plays a central role in shaping its identity and sense of place. The relationship between the built-up area, surrounding countryside, the River Wensum valley, woodland and open land creates a distinctive settlement form and contributes to the clear separation between Drayton and neighbouring communities. This landscape context is experienced through views into, out of and across the village, the character of settlement edges, and the transition between development and open countryside.

98. Evidence prepared for the Neighbourhood Plan identifies that parts of the parish are particularly sensitive to change, including the river valley and floodplain, woodland edges, open countryside and key approach routes into the village. Development in these locations has the potential to adversely affect landscape character, settlement setting and visual qualities if not carefully designed and sited.

99. The Architectural and Landscape Character of Broadland (2026) identifies Drayton as lying within and adjoining landscape character areas A1 Wensum River Valley, B1 Horsford Woodland Heath Mosaic and E3 Spixworth Wooded Estatelands. Relevant characteristics and design principles include conserving the rural and semi-rural character of the landscape, maintaining woodland, hedgerows and green corridors, protecting landscape setting and important views, avoiding harsh settlement edges, and ensuring that new development is well integrated with the surrounding landscape. These considerations should inform the siting, scale, layout, landscaping and design of development proposals within the parish.

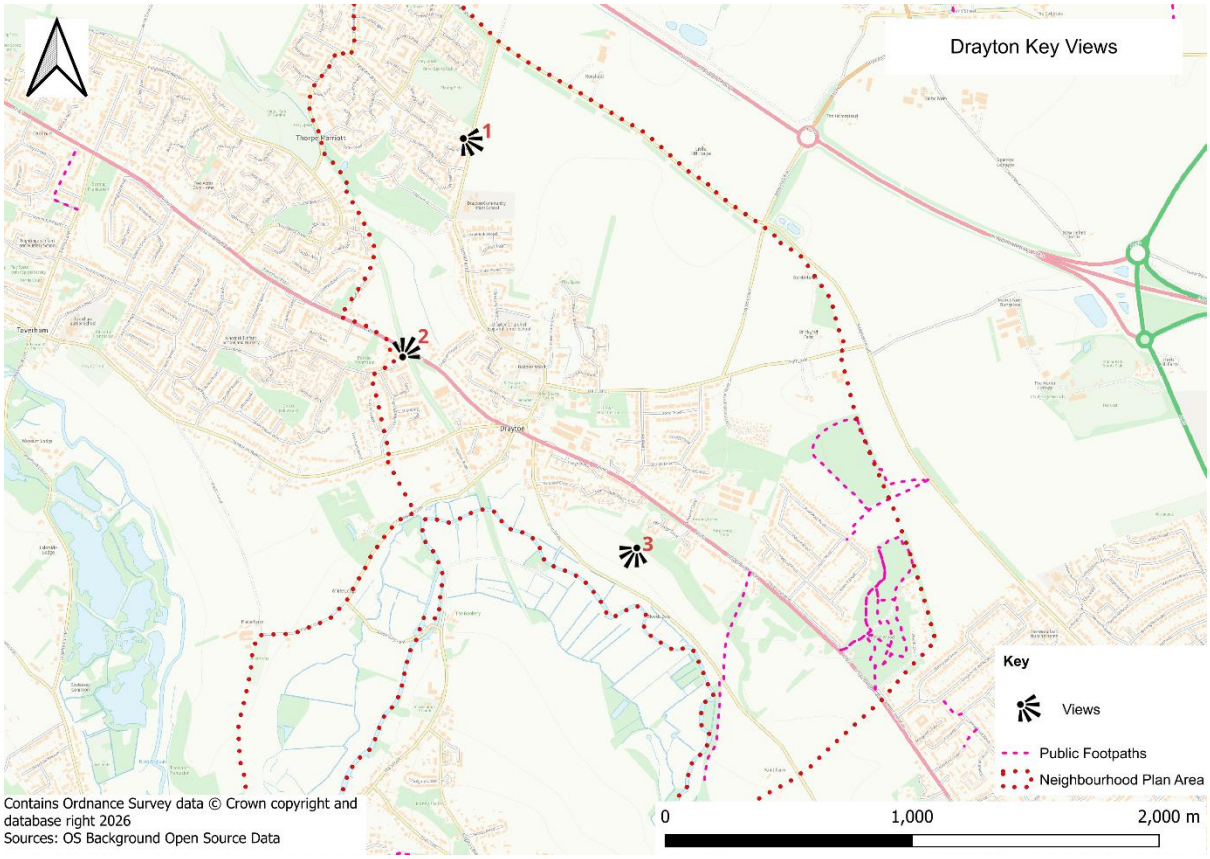
100. Community engagement has consistently highlighted the importance residents place on maintaining Drayton's landscape setting, protecting views that contribute to the rural character of the parish, and ensuring that development at the edges of the settlement responds positively to its landscape context. In response to this evidence, a limited number of locally important views have been identified through the Neighbourhood Plan process. These views contribute to an understanding of Drayton's landscape character, settlement form and relationship with the surrounding countryside, including views along key approach routes, views across open land, and views that reinforce the separation between settlements.

101. The location and general direction of these views are shown on **Figure 5**. The map is indicative and is intended to illustrate the spatial relationship between the identified views, the settlement and the surrounding landscape, rather than to define precise view cones or boundaries.

102. To assist with interpretation, a brief description and photograph of each locally important view is provided below. The photographs illustrate the character and qualities of each view at the time of plan preparation and are intended to help decision-makers and applicants understand what contributes to their significance. The identification of these views is not intended to prevent development in principle, but to guide the siting, layout, scale and design of development so that significant harm to their key qualities is avoided.

103. The purpose of this policy is to ensure that development responds positively to local landscape character and setting, reinforces Drayton's identity and separation from neighbouring settlements, and avoids significant harm to locally important views. This policy focuses on landscape and visual considerations and operates alongside Policy 5.3A, which addresses green infrastructure and ecological networks.

Figure 5: Locally Important Views



104. The Neighbourhood Plan identifies three key views that contribute to Drayton's character and setting. These views are shown on the Policies Map. Full evidence is provided in the Drayton Key Views Assessment.

Figure 6: View 1 - views across open fields from the top of School Road towards Hall Lane



Figure 7: View 2 - views over the green gap between Drayton and Taverham from the Fakenham Road looking to the north and east.



Figure 8: View 3 - views of the Wensum Valley from Old Lodge / Southern Edge



View	Description	Why it is Important
View 1: views of open countryside from School Road opposite Fuller's Loke	Wide views across open agricultural land from the edge of the settlement. The simple field pattern and open sky create a strong sense of openness and transition into the countryside.	Provides one of the remaining opportunities to experience open agricultural countryside directly from Drayton's built-up area, where such views have become increasingly limited as the village has expanded. The view reflects Drayton's rural origins and contributes to its semi-rural setting, local distinctiveness and sense of place.
View 2: views over the green gap between Drayton and Taverham from the Fakenham Road looking to the	Open land framed by tree belts and hedgerows forming a clear visual break between Drayton and Taverham.	Clearly shows the separation between the two settlements. The undeveloped gap reinforces settlement identity and forms part of the experience of

north and east		arriving in or leaving Drayton.
View 3: views of the Wensum Valley from Old Lodge / Southern Edge	Long views across the River Wensum floodplain, including grazing land, the river corridor and rising land beyond.	Illustrates Drayton's relationship with the Wensum Valley. The contrast between the settlement edge and the open valley is a defining feature of the village's setting and landscape character.

Policy 5.3B Landscape Character, Setting and Key Views

Development proposals should:

a) Respond positively to local landscape character, including the characteristics and design principles identified for the relevant Broadland landscape character area, with particular regard to landform, woodland and hedgerow structure, field pattern, openness, settlement edge and locally distinctive landscape features;
b) Protect the wider landscape setting of Drayton, including the River Wensum valley, open countryside, woodland, hedgerows and green corridors that contribute to the parish's semi-rural character, identity and relationship with neighbouring settlements;
c) Demonstrate, where they are located within, visible from, or otherwise affecting one or more of the locally important views identified in Figure 5, how they have responded positively to the view concerned and safeguarded its key characteristics, landscape setting and visual quality. Proposals that would result in significant harm to these characteristics will not be supported; and
d) Demonstrate, where appropriate to the scale, nature and location of development, how the characteristics and design principles of the relevant landscape character area have informed the siting, scale, layout, landscaping and design of the proposal.

Development proposals that would result in significant harm to landscape character, settlement setting or the locally important views identified in Figure 5 will not be supported unless it can be clearly demonstrated that such harm is unavoidable and is appropriately mitigated.

Policy 5.3C Local Green Spaces

105. National planning policy allows communities, through neighbourhood plans, to designate areas of Local Green Space that are of particular importance to them. The National Planning Policy Framework enables this designation where green spaces are close to the community they serve, demonstrably special to that

community, and local in character rather than an extensive tract of land. Once designated, Local Green Spaces are afforded strong protection, consistent with the level of protection applied to Green Belt land.

106. Drayton contains a rich and varied network of green spaces that make a significant contribution to the parish's character, identity and quality of life. These spaces support recreation, health and wellbeing, biodiversity, landscape character and opportunities for social interaction. Community engagement undertaken as part of the Neighbourhood Plan review has consistently highlighted the importance residents place on protecting these green spaces from inappropriate development.

107. A detailed Local Green Space Assessment has been undertaken to identify and assess green spaces within the parish that are valued by the local community. Each site has been assessed against the national Local Green Space criteria set out in the National Planning Policy Framework 2026, Policy HC2: Local Green Space. This includes proximity to the community, demonstrable local significance, and scale and character. The assessment also considers planning status and strategic policy context to ensure that proposed designations are appropriate and justified.

108. The Local Green Spaces identified through this process reflect a range of functions and characteristics, including playing fields, parks, churchyards, woodland, informal recreation areas and small but historically important green spaces within the village centre. Together, they form an important network of local green infrastructure that contributes to Drayton's distinct identity, supports biodiversity, ecological connectivity and landscape character, contributes to nature recovery and climate resilience, and underpins everyday community life.

109. The following policy designates these sites as Local Green Space in order to secure their long-term protection and ensure that their special qualities are conserved for current and future generations.

Policy 5.3C Local Green Spaces
The green spaces listed below and shown on the Policies Map are designated as Local Green Space: • LGS1: King George V Playing Field • LGS2: Florence Carter Playground • LGS3: St Margaret's Churchyard • LGS4: Longdale Recreation Area • LGS5: Thorpe Marriott Woodland Path • LGS6: Littlewood and Suter Pond Area • LGS7: Drayton Wood • LGS8: Church Farm Green Spaces • LGS9: The Lodge Green Space • LGS10: Frosts Industrial Estate Woods • LGS11: Canham Hills (Canham's Hill)

- LGS12: Wensum View Green Space

Local Green Spaces identified on **Figure 9** will be protected in accordance with national planning policy.

Proposals for development adjacent to a Local Green Space must demonstrate that they would not adversely affect the setting, accessibility, tranquillity or special qualities of the space.

110. The Local Green Spaces designated by this Plan are shown on the Local Green Space Map (**Figure 9**). The map identifies the location and extent of each designated space within the Neighbourhood Area.

111. Each Local Green Space has been assessed against the criteria set out in national planning policy and is considered to be close to the community it serves, demonstrably special to the local community, and local in character. Further detail is provided in the Local Green Space Assessment.

112. To aid clarity and understanding, a brief description and photograph of each Local Green Space is provided below.

Figure 9: Map of Local Green Space

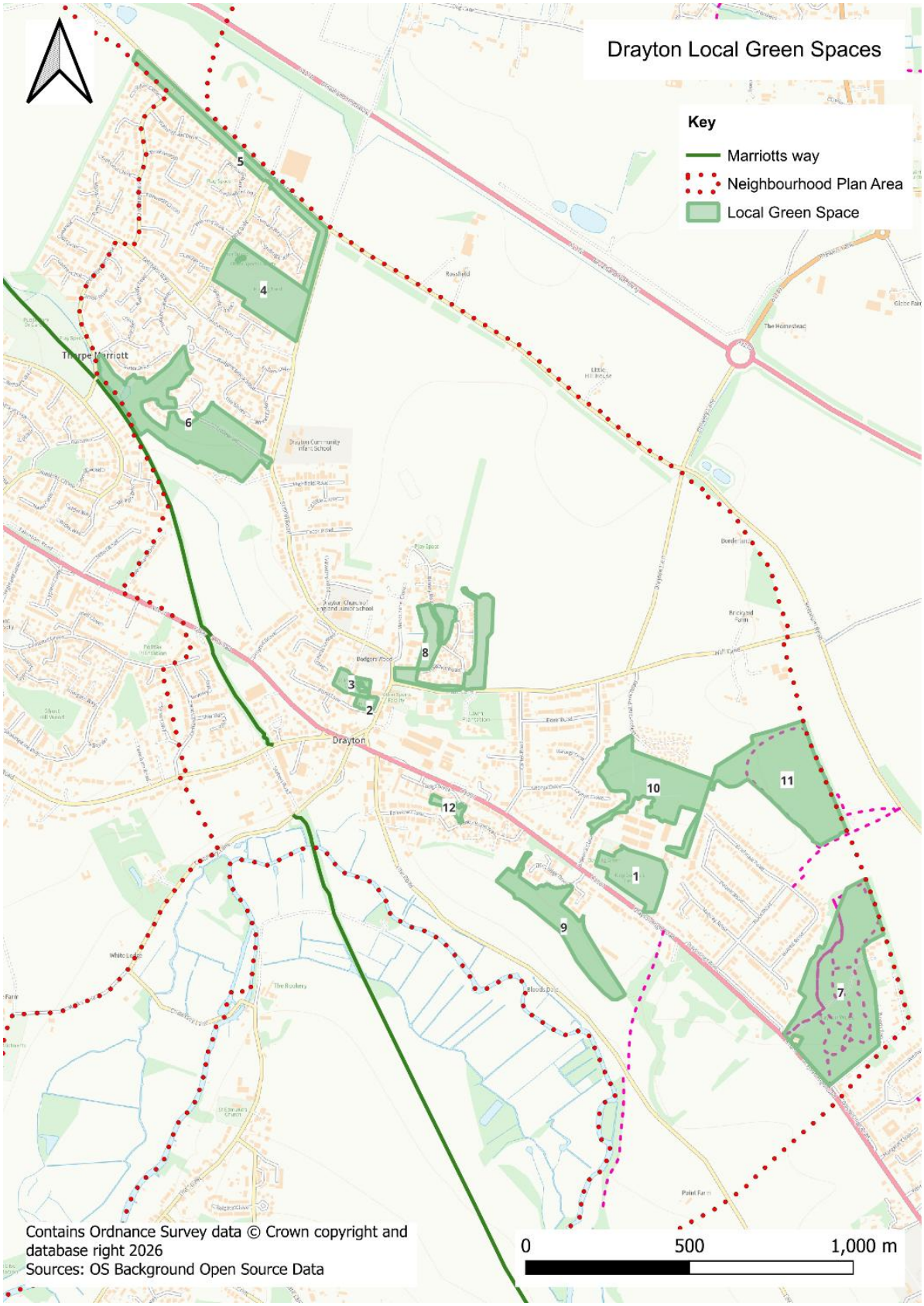


Figure 10: Description of Local Green Space

LGS1 – King George V Playing Field

A large, well-used recreational space located close to the village centre. The playing field provides formal sports facilities and open space for community use and plays an important role in local recreation, health and wellbeing.



LGS2 – Florence Carter Playground

A centrally located children's playground on School Road providing inclusive play facilities, seating and green space. The playground has longstanding recreational and community value and provides an important outdoor space for children and families.



LGS3 – St Margaret's Churchyard

The churchyard associated with St Margaret's Church forms an important historic and tranquil green space. It contributes to the setting of the listed church and provides biodiversity, heritage and amenity value within the village.



LGS4 – Longdale Recreation Area

An accessible recreational space serving nearby residential areas. The site provides formal sports facilities as well as opportunities for informal play and outdoor activity and contributes to the green infrastructure network within this part of the parish.



LGS5 – Thorpe Marriott Woodland Path

A linear woodland area forming an informal trail used for walking and recreation. The woodland contributes to local green infrastructure and provides an important transition between nearby residential areas, recreation facilities and the surrounding countryside.



LGS6 – Littlewood and Suter Pond Area

A valued area of woodland and open space incorporating Suter Pond. The site supports wildlife, provides opportunities for informal recreation, and contributes to local character and landscape quality.



LGS7 – Drayton Wood

A significant area of mature deciduous woodland and a designated County Wildlife Site on the eastern edge of Drayton. The wood is valued for its woodland character, wildlife value, contribution to Drayton's landscape and sense of place, and opportunities to enjoy the woodland from the existing public rights of way.



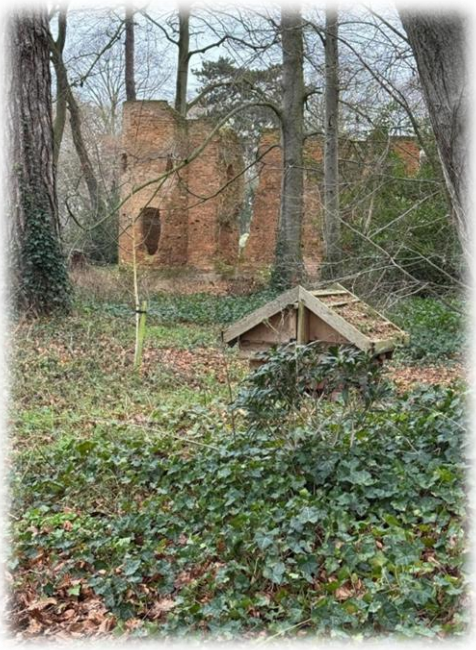
LGS8 – Church Farm Green Spaces

A network of connected green spaces within the Church Farm development, including public open space, informal greens and play space. Together they provide opportunities for recreation and sustainable travel, support biodiversity and create an attractive green setting for the neighbourhood



LGS9 - The Lodge Green Space

An area of deciduous woodland on the site of Drayton Old Lodge offering biodiversity enhancements, public access and informal recreational use. The woodland contributes to the semi-rural character of the parish and separation of land uses as well as being the setting for protected heritage assets.



LGS10 – Frosts Industrial Estate Woods

A wooded area adjacent to Frosts Industrial Estate which forms part of Drayton's wider green infrastructure network. The woodland is used in connection with the local Scout group and contributes to biodiversity, landscape character and the green setting of this part of the parish.



LGS11 – Canham Hills (Canham's Hill)

A semi-natural green space and County Wildlife Site on the eastern side of Drayton, containing permissive paths used for informal recreation, which helps maintain the landscape gap and rural setting at the edge of the settlement. The site is valued for its woodland character, wildlife value, tranquillity, landscape contribution and recreational experience from the existing permissive paths.



LGS12 – Wensum View Green Space

An open grassed area located behind the Lodge Breck housing development, contributing to local character and providing a green space for residents including children to play and enjoy the outdoors.



5.4 Access, Movement and Transport

113. National planning policy seeks to promote sustainable patterns of development that reduce the need to travel, prioritise walking, cycling and public transport, and create safe, accessible and inclusive environments for all users. The National Planning Policy Framework emphasises the importance of creating places that are well connected, promote active travel, improve road safety, and respond positively to the needs of people of all ages and abilities.

114. Strategic planning policy for the area reflects these principles. The Greater Norwich Local Plan promotes sustainable transport choices, improved walking and cycling connectivity, and development that is well integrated with existing movement networks. It also recognises the importance of managing the impacts of traffic and parking on residential amenity, village centres and the wider environment.

115. Drayton is a well-connected parish with strong links to Norwich and nearby settlements, but it also experiences challenges associated with traffic levels, congestion at peak times, parking pressure and the quality and continuity of walking and cycling routes. Key routes through the parish, including Fakenham Road and local connecting streets, play an important role in movement but also shape the character and experience of the village.

116. Community engagement has highlighted access and movement as important issues for residents. The 2025 parish survey showed high levels of support for improving pedestrian and cycle connections, enhancing safety along key routes, managing traffic speeds and volumes, and improving access to local facilities, schools and green spaces. Respondents also highlighted the importance of public transport accessibility and well-designed parking that does not dominate the street scene.

117. Although detailed highway safety and traffic impact matters are addressed through national and strategic policy, local evidence highlights the importance of managing the relationship between vehicles, pedestrians and cyclists in ways that support safer, more inclusive and more attractive local streets.

118. The policy in this section responds to this national, strategic and local context. by promoting safe, convenient and sustainable walking and cycling connections within Drayton. It seeks to improve links between neighbourhoods, local facilities, schools, green spaces, public transport and longer-distance routes, while ensuring that new or improved routes are accessible, inclusive and well integrated with their surroundings.

Policy 5.4 Walking and Cycling Connectivity

119. Walking and cycling are important to everyday life in Drayton, supporting access to local services, schools, community facilities, green spaces and the wider countryside. Opportunities for walking and cycling also contribute to health and wellbeing, reduce reliance on the private car and help create safer, more inclusive streets and neighbourhoods.

120. The focus of this policy is on improving walking and cycling connections that meet the everyday and recreational needs of people living in Drayton, including access between neighbourhoods, local facilities, green spaces and existing wider routes.

121. Evidence prepared for the Neighbourhood Plan highlights the value of an interconnected network of walking and cycling routes that serve both everyday journeys, including access to schools, services and public transport, and recreational use. Community engagement undertaken as part of the Plan review showed strong support for improving the safety, continuity and attractiveness of routes within the parish, particularly where routes are well connected, separated from traffic where possible, and integrated with green spaces and the surrounding landscape.

122. Drayton's walking and cycling environment is also shaped by traffic conditions on local streets and key routes through the parish. Evidence prepared for the Neighbourhood Plan, together with community feedback, identifies concerns about vehicle speeds, congestion at peak times, parking pressure and pedestrian safety, particularly along busier routes, near schools, local facilities and the village centre. These issues reinforce the importance of improving safe, convenient and attractive routes for pedestrians and cyclists, reducing conflict between different users and supporting active travel for everyday journeys.

123. Earlier green infrastructure work for the wider area identified opportunities to strengthen walking and cycling connectivity for Drayton residents through the creation of multi-functional routes that combine movement with landscape, biodiversity and recreational benefits. More recent evidence continues to support improved connections between neighbourhoods, key destinations and longer-distance recreational routes. Some routes and improvements have already been delivered, demonstrating the long-term value and feasibility of this approach.

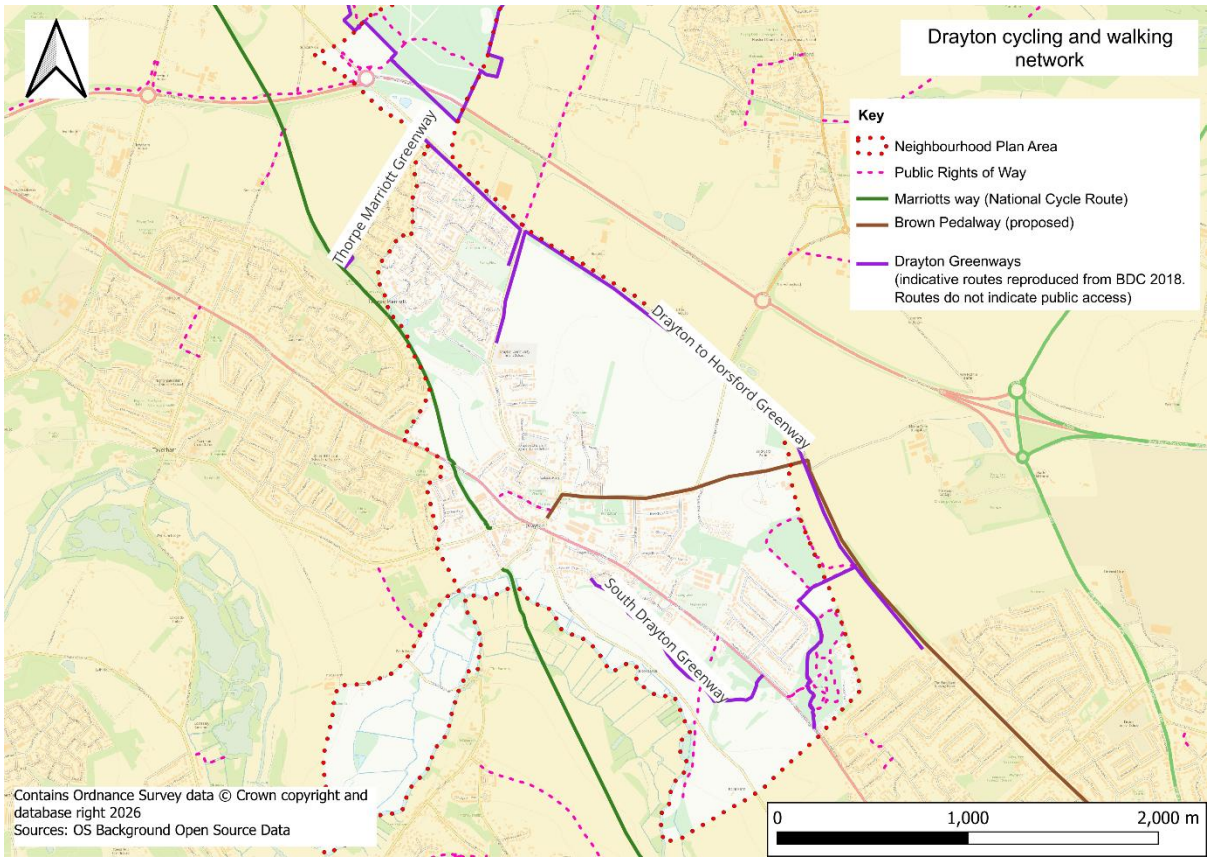
124. Walking and cycling connectivity in Drayton can be enhanced in a variety of ways. These include improvements to existing footpaths and cycleways, safer routes within residential areas, better road crossings and signage, improved links between neighbourhoods and local facilities, and the creation of new connections where opportunities arise. Greenway-style routes, which combine walking and cycling with landscape, biodiversity and recreational benefits, form an important part of this mix, particularly where they link neighbourhoods with green spaces, the wider countryside and strategic recreational routes. Where new or improved routes pass through or alongside green infrastructure, their design provides opportunities to retain and strengthen existing habitats, incorporate appropriate native planting and sustainable drainage, and avoid adverse effects on sensitive habitats. However, they are not the sole focus of this policy.

125. Opportunities to improve walking and cycling routes should also support wider health and wellbeing objectives. The Active Norfolk Healthy Streets approach highlights the importance of streets and routes that are safe, attractive, accessible and comfortable for people of all ages and abilities. In Drayton, this means that improvements to walking and cycling connectivity should consider not only the route itself but also features that make active travel easier and more

appealing, such as safe crossings, clear signage, natural surveillance, seating, shade, places to rest and opportunities for social interaction.

126. **Figure 11** illustrates existing walking and cycling routes together with indicative opportunities to improve connections serving Drayton residents within and around the parish. It highlights links between neighbourhoods, local facilities, green spaces, the River Wensum corridor and longer-distance routes such as Marriott's Way. The figure is diagrammatic and does not define precise route alignments, imply that all routes will be delivered or create any public right of access over private land. Where indicative routes cross private land, any future delivery would require landowner agreement. The purpose of the figure is to guide consideration of opportunities to improve walking and cycling connectivity through development proposals and other initiatives

Figure 11: Drayton Walk/Cycle Network – note that Greenways are indicative routes from Broadland District Council's West Broadland Green Infrastructure Project Plan (2018). **Routes do not indicate existing public access or create new access rights. Delivery across private land would require landowner agreement.**



127. The greenway routes shown on Figure 11 are indicative routes reproduced from Broadland District Council's West Broadland Green Infrastructure Project Plan (2018). They identify longer-term opportunities for green infrastructure and walking and cycling connectivity and should not be interpreted as showing existing public rights of way or other public access.

128. Parts of the indicative routes cross privately owned land where no public access currently exists. Their inclusion in this Plan does not create or imply any new right of public access. Any future delivery of a route across private land

would require the agreement of the relevant landowner and would be subject to any necessary planning, highway, ecological or other approvals.

Thorpe Marriott Greenway	An indicative green infrastructure route identified in the 2018 Broadland project plan, connecting Marriott's Way with School Road, Reepham Road and the Longdale recreation area.
Drayton to Horsford Greenway	An indicative green infrastructure route identified in the 2018 Broadland project plan between Drayton and Horsford, passing through or close to areas including Drayton Wood and Canham's Hill.
South Drayton Greenway	An indicative green infrastructure route identified in the 2018 Broadland project plan between Drayton High Road and Low Road, passing through or close to green spaces including The Lodge.

Policy 5.4 – Walking and Cycling Connectivity

Development proposals, where appropriate to their scale, nature and location, will be supported where they contribute to safe, convenient and attractive walking and cycling connectivity serving residents of Drayton.

Proposals should, where appropriate and proportionate, seek to:

a) Protect and enhance existing walking and cycling routes, including footpaths, cycleways and shared-use routes;
b) Provide new or improved connections where development creates opportunities to strengthen links between neighbourhoods, local facilities, green spaces and the wider countryside;
c) Support a range of walking and cycling route types, including routes within residential areas, connections along streets, off-road paths and, where appropriate, greenway-style routes that combine movement with landscape, biodiversity and recreational benefits and respond sensitively to existing habitats and green infrastructure;
d) Improve access to key destinations and strategic routes, including community and healthcare facilities, green spaces, public transport, the River Wensum corridor and longer-distance recreational routes such as Marriott’s Way;
e) Ensure routes are safe, attractive accessible and inclusive, taking account of design, surfacing, gradients, visibility, wayfinding, and natural surveillance, and prioritising pedestrians and cyclists where appropriate; and
f) Support facilities that encourage walking and cycling, including secure cycle parking and convenient access to local destinations where appropriate to the scale and nature of development.

Development proposals should demonstrate, where appropriate to their scale, nature and location, how opportunities to enhance walking and cycling connectivity, including relevant opportunities identified on **Figure 11**, have been considered at an early stage in the design process. Where direct provision is not feasible, development proposals should demonstrate how they would support the delivery of priority walking and cycling connections through proportionate off-site improvements or contributions, where justified.

5.5 Community Facilities and Social Infrastructure

129. National planning policy recognises the important role that community facilities and social infrastructure play in supporting healthy, inclusive and sustainable communities. The National Planning Policy Framework emphasises the need to plan positively for the provision and use of shared spaces, community services and local facilities, and to guard against the unnecessary loss of valued facilities that support social interaction, wellbeing and community cohesion.

130. Strategic planning policy for the area reflects these objectives. The Greater Norwich Local Plan seeks to protect existing community facilities, support their enhancement where appropriate, and ensure that new development contributes to the provision of social infrastructure in a way that responds to local needs. This may include healthcare infrastructure where additional demand arising from development gives rise to an identified need and a contribution is justified through the applicable planning framework. Access to community facilities is also closely linked to wider objectives relating to sustainable development, accessibility and quality of life.

131. Drayton benefits from a strong network of community facilities that support a wide range of social, cultural, recreational and wellbeing activities. These include community halls, sports and recreation facilities, play spaces, places of worship, education provision and other local services that contribute to everyday life in the parish. The location, accessibility and quality of these facilities are central to maintaining Drayton's sense of community as the parish continues to evolve.

132. Healthcare provision also forms an important part of Drayton's community infrastructure. The neighbourhood area contains a GP practice, dental practice and pharmacy, while parts of the parish also fall within the catchments of GP practices located outside the neighbourhood area. These facilities contribute to meeting the day-to-day healthcare needs of the local community, with demand and capacity continuing to be monitored by the relevant healthcare bodies as housing growth takes place.

133. Community engagement has highlighted the importance residents place on protecting and maintaining existing community facilities and ensuring they remain fit for purpose. The 2025 parish survey showed high levels of support for safeguarding community halls, sports and recreation facilities and play spaces, alongside interest in improved provision for children and young people,

opportunities for informal recreation, and facilities that are accessible to older residents and people with mobility challenges.

134. The policies in this section respond to this national, strategic and local context. They seek to protect valued community facilities, support their improvement and adaptation, and ensure that development contributes positively to social infrastructure and community wellbeing. Together, these policies provide a framework for maintaining and enhancing the facilities that underpin community life in Drayton, now and over the plan period.

Policy 5.5A Community Facilities

135. Community facilities play a vital role in supporting social interaction, health, wellbeing and community cohesion in Drayton. They provide spaces for meeting, recreation, learning, worship and support services, and contribute to the parish's identity and quality of life for residents of all ages.

136. Drayton benefits from a range of community facilities distributed across the parish, including facilities within and close to the village centre as well as others serving specific neighbourhoods. Together, these facilities support day-to-day community life and help meet local needs without requiring residents to travel further afield. The accessibility, condition and continued availability of these facilities are therefore important considerations in planning for the future of the parish.

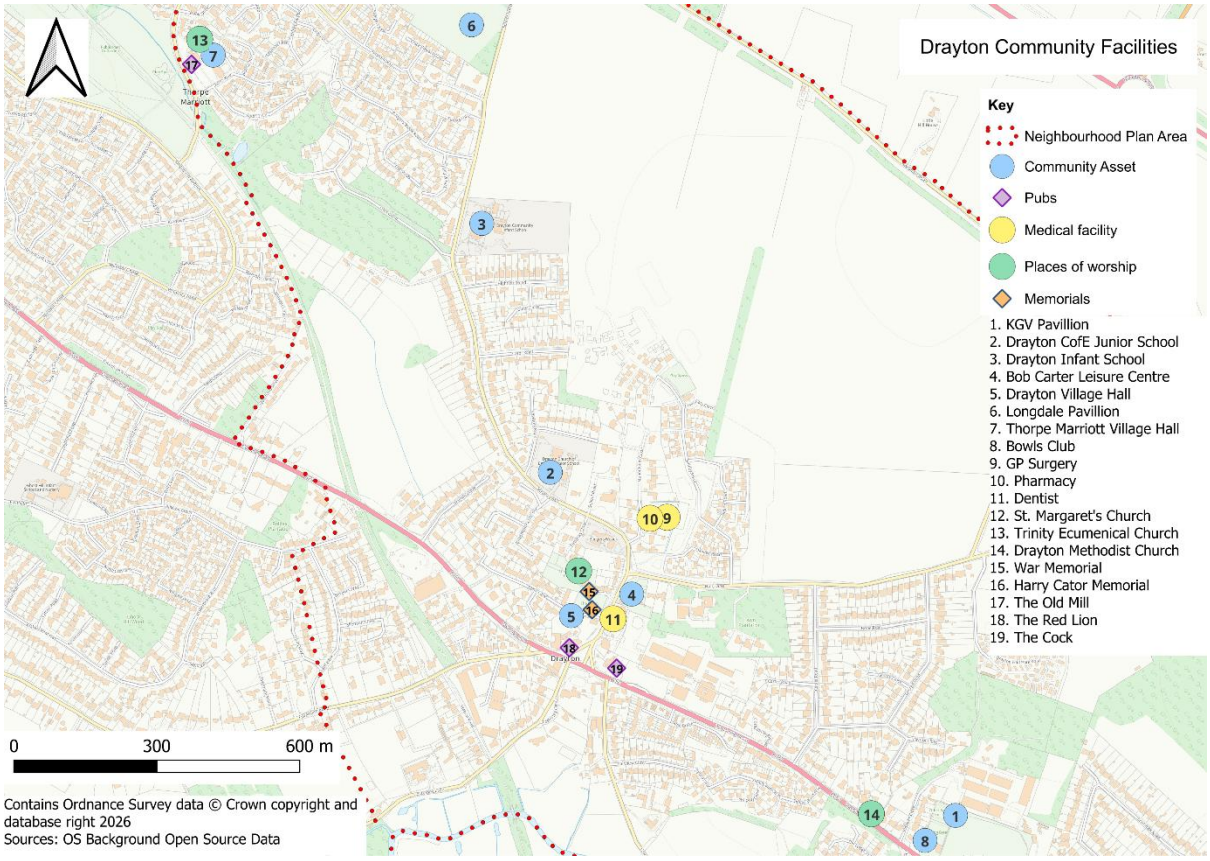
137. Evidence prepared for the Neighbourhood Plan, including the 2025 parish-wide community survey and related engagement, demonstrates strong local support for the retention and improvement of community facilities. Respondents highlighted the importance of facilities that are accessible on foot, by bicycle and by public transport, that feel welcoming and inclusive, and that are able to adapt over time to changing community needs.

138. Strategic planning policies already recognise the importance of safeguarding community facilities and supporting their provision through development. This policy does not duplicate those requirements. Instead, it provides a locally specific framework to protect valued facilities in Drayton while supporting their continued use, adaptation and enhancement, and ensuring that facilities remain accessible, inclusive and fit for purpose.

139. To support the application of this policy, **Figure 12** identifies the location of key community facilities across the parish. The map is intended to provide context and assist decision-making. It is not exhaustive and does not preclude the identification or provision of additional facilities where needs arise.

140. Key community facilities in Drayton include spaces for community meetings and events, education and childcare facilities, sports and recreation facilities, health services, Post Offices, public houses and places of worship that also serve a wider community function. Together, these facilities form an important network that supports everyday community life across the parish.

Figure 12: Community Facilities in Drayton



141. In assessing proposals, decision-makers will consider this information alongside the wider planning balance, including any benefits of the proposal, to determine whether it would result in unacceptable harm to the community's ability to access and use local facilities.

Policy 5.5A – Community Facilities
The Neighbourhood Plan identifies the following specific community facilities, as identified on Figure 12, as being particularly important to the community for the application of national decision-making policy on the retention of key community facilities and public service infrastructure: 1. King George V Pavilion 2. Drayton CofE Junior School 3. Drayton Infant School 4. Bob Carter Leisure Centre 5. Drayton Village Hall 6. Longdale Pavilion 7. Thorpe Marriott Village Hall 8. Bowls Club 9. GP Surgery 10. Pharmacy 11. Dentist 12. St. Margaret's Church 13. Trinity Ecumenical Church

14. Drayton Methodist Church
15. War Memorial
16. Harry Cator Memorial
17. The Old Mill
18. The Red Lion
19. The Cock

Policy 5.5B Provision of Community Infrastructure and Youth Provision through Development

142. New development can increase demand for community facilities and social infrastructure, including community meeting spaces, sports and recreation facilities, play provision, health services and other shared facilities that support day-to-day life. As Drayton continues to evolve, it is important that growth is accompanied by appropriate investment in the infrastructure needed to support both new and existing residents.

143. Strategic planning policies already require development to mitigate its impacts and contribute towards necessary infrastructure. Financial contributions may be secured through mechanisms such as planning obligations and the Community Infrastructure Levy (CIL). This policy does not duplicate those requirements. Instead, it provides a locally specific framework to ensure that development proposals in Drayton properly consider their impact on community infrastructure and contribute proportionately where needs arise.

144. Evidence prepared for the Neighbourhood Plan, including the 2025 parish-wide community survey, indicates clear local concern that community infrastructure and facilities should be maintained and improved as the parish evolves. Respondents highlighted the importance of high-quality play provision, recreation facilities, safe and accessible routes, and shared community spaces, while identifying areas where improvements are needed. In particular, engagement identified a need for improved provision for children and young people, greater availability of informal and flexible spaces for play and social interaction, and facilities that are safely accessible on foot or by bicycle.

145. Facilities for children and young people play an important role in supporting healthy development, wellbeing and social interaction, and contribute to the creation of inclusive and balanced communities. The quality, accessibility and location of such facilities are as important as their quantity. Inclusive play and recreation provision can help meet the needs of children and young people of different ages and abilities, providing opportunities for play, recreation and social interaction. Provision may take a variety of forms, including equipped play areas, informal play and recreation spaces, youth facilities, and multi-functional open spaces that can adapt over time. These considerations are especially relevant where development increases demand or presents opportunities to address identified gaps in provision.

146. Contributions towards community infrastructure may therefore take a variety of forms. Depending on the scale and nature of development, this could include on-site provision of facilities, enhancement of existing facilities within the parish, financial contributions towards infrastructure projects, or in-kind works delivered as part of a scheme. The most appropriate mechanism will depend on the characteristics of the development and the nature of the impact.

147. The level of consideration given to provision for children and young people should be proportionate to the scale and nature of development. Smaller developments may address this through financial contributions or reference to existing provision, while larger schemes may be expected to provide on-site facilities or improvements where appropriate.

148. This policy should be read alongside Policy 5.5A, which safeguards and supports existing community facilities.

Policy 5.5B – Provision of Community Infrastructure and Youth Provision through Development

Where appropriate to their scale, nature and location, development proposals should demonstrate how they will contribute towards meeting community infrastructure needs arising from the development. Priorities identified for Drayton include the provision, enhancement or expansion of:

a) accessible and inclusive play and recreation facilities that respond to the needs of children and young people of different ages and abilities;
b) shared, informal and flexible community spaces that support recreation and social interaction; and
c) safe and accessible walking and cycling connections to community facilities, green spaces and opportunities for access to nature.

Priority should be given to addressing identified gaps in provision for children and young people, including opportunities for equipped play, informal recreation, youth facilities and multi-functional open space, particularly where development would increase demand for such facilities.

Contributions may include on-site provision, enhancement or expansion of existing facilities, financial contributions or other measures proportionate to the scale and nature of the development.

5.6 Local Economy and Village Centre

149. National and strategic planning policy support the vitality and viability of local centres, sustainable economic growth, and the retention of accessible local shops, services and community facilities. They also recognise the role that village centres play in supporting day-to-day needs, social interaction and sustainable patterns of development.

150. Drayton has a diverse local economy that includes shops, services, cafés and community facilities concentrated within the village centre around Fakenham

Road and School Road, as well as small-scale employment, home-based businesses and workshops located elsewhere in the parish. This traditional village centre functions as the primary commercial and social hub for Drayton. In addition, Thorpe Marriott contains a cluster of local shops and facilities that serve the day-to-day needs of residents in that neighbourhood, contributing to local convenience while remaining distinct from the village centre.

151. Community engagement highlights strong support for maintaining a vibrant village centre and protecting local shops and services. The 2025 parish survey showed high levels of support for small-scale, locally focused businesses, cafés and services that meet everyday needs, as well as interest in flexible workspace, studios and low-impact employment uses. Respondents also emphasised the importance of ensuring that economic activity is well integrated, does not generate unacceptable traffic impacts, and respects the character of surrounding residential areas.

152. The policies in this section seek to support a resilient local economy, maintain the role of the village centre and support appropriate small-scale commercial activity compatible with surrounding residential areas.

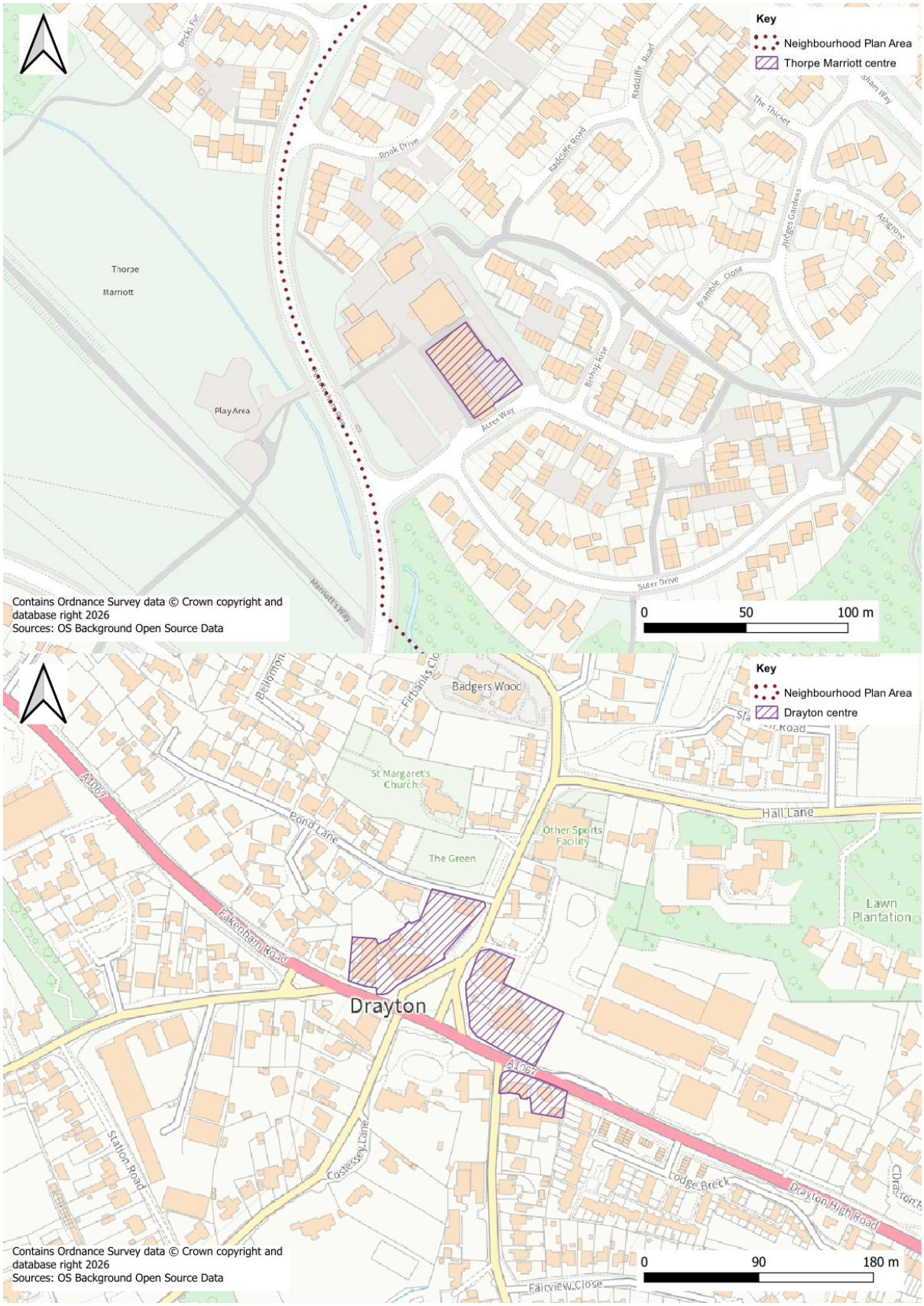
Policy 5.6A Village Centre and Local Services

153. Drayton village centre around Fakenham Road and School Road functions as the principal commercial and community focus within the parish, providing access to everyday shops, services, cafés and community facilities. Although modest in scale, the concentration of uses within walking and cycling distance of surrounding residential areas contributes to the vitality of the local economy, supports social interaction and helps reduce the need to travel.

154. Additionally, there is a local centre in Thorpe Marriott providing shops, businesses and community facilities including: a village hall, church, pub, takeaways, hairdressers, estate agents, convenience store which includes a post office. The centre is similarly modest in size but located within easy walking and cycling distance for many people who live in the north of the parish.

155. **Figure 13** shows the Drayton village centre and the local centre at Thorpe Marriott, informed by the local centre boundary identified on the adopted Broadland Local Plan policies map. It is included to illustrate the concentration of shops, services and community facilities within the two centres.

Figure 13: Drayton and Thorpe Marriott Centres



156. Community engagement undertaken as part of the Neighbourhood Plan review highlights clear support for protecting local shops and services, encouraging small-scale and locally focused businesses, and ensuring that the two centres remain active and welcoming. Respondents emphasised the importance of retaining everyday services and avoiding the loss of facilities that contribute to the centres' vitality.

157. Although modest in scale, in both centres the clustering of shops, services and community facilities in a small geographic area creates a recognisable commercial core that supports walkable access for surrounding neighbourhoods. Given the relatively limited number of commercial and service premises within the centres, incremental loss of active ground-floor uses could have a disproportionate effect on their vitality and function. This provides justification for a locally specific policy approach that supports retention, appropriate diversification and sensitive change, while allowing flexibility where uses are no longer viable.

158. This policy supports the continued vitality and viability of the two centres while ensuring that change is managed in a way that respects their character and surrounding residential areas. Protection of community facilities is addressed separately under Policy 5.5A.

Policy 5.6A Village Centre and Local Services

Development proposals within or affecting the Drayton village centre or the local centre at Thorpe Marriott, as defined in Figure 13, should, as appropriate to their scale and nature:

a) Support the vitality and function of the centres, including through the retention, enhancement or provision of shops, services, cafés, community facilities and other appropriate small-scale commercial uses that meet the day-to-day needs of residents;
b) Retain active ground-floor commercial and service uses where their loss would individually or cumulatively undermine the vitality and function of the village centre or local centre; and
c) Respond positively to the scale, form and function of the centre concerned and its relationship with surrounding residential areas.

Policy 5.6B Small-Scale and Local Employment

159. Drayton supports a diverse local economy that extends beyond the village centre. In addition to shops and services, the parish includes small-scale employment uses such as workshops, service trades, personal services, small offices and a growing number of home-based enterprises operating from residential properties or adapted premises. These activities contribute to economic resilience, provide local employment opportunities, reduce commuting and support sustainable patterns of development.

160. National and strategic planning policy support sustainable economic growth and locally appropriate employment opportunities. In predominantly residential parishes such as Drayton, small-scale and low-impact employment uses are often the most suitable form of economic activity.

161. Community engagement undertaken as part of the Neighbourhood Plan review indicates interest in flexible workspace, studios, workshops and opportunities for locally based enterprise. Respondents expressed support for employment uses that are well integrated within the parish, minimise traffic impacts and operate in environmentally responsible ways. This reflects wider objectives within the Plan to support sustainability and low-impact forms of development.

162. The reuse and adaptation of existing buildings can provide opportunities for small-scale employment while making efficient use of land and buildings. Such development can contribute positively to the vitality of the parish where it respects local character and residential amenity.

Policy 5.6B – Small-Scale and Local Employment

Development proposals for small-scale employment uses within the neighbourhood area will be supported where they:

a) do not have a significant adverse effect on the amenity of neighbouring properties, highway safety or the local highway network, including through traffic generation or parking demand;
b) integrate sensitively with their surroundings, having regard to their design, scale, access arrangements and relationship with neighbouring properties;

and, where relevant:

c) provide workshops, studios, flexible workspace or space for home-based businesses that contribute to local employment opportunities; or
d) reuse or adapt existing buildings for employment purposes, where this responds positively to the character of the building and surrounding uses.

Proposals for larger-scale employment uses will only be supported where their scale and location are appropriate and it can be demonstrated that they would not result in significant adverse effects on residential amenity, highway safety or the local highway network, including through traffic generation or parking demand.

6. Community Actions

163. The Community Actions set out in this chapter are projects and initiatives identified by the Parish Council and local residents through the Neighbourhood Plan review process.

164. They do not form part of the statutory development plan and will not be used in the determination of planning applications. Instead, they represent locally supported priorities that the Parish Council and its partners may seek to deliver

over the plan period through partnership working, Community Infrastructure Levy (CIL) funding, grant funding and other mechanisms.

165. Many actions build on projects identified in the 2016 Neighbourhood Plan and reflect the progress already made. The updated list focuses on initiatives that remain relevant, achievable and aligned with the Vision and Objectives of this Plan.

6.1 Green Infrastructure, Landscape and Biodiversity

CA1 – Tree Planting and Landscape Enhancement
Continue to implement and periodically review the Parish Council's tree planting policy, supporting new tree planting in appropriate locations, particularly along streets, at settlement edges, and within green corridors.

CA2 – Strengthening Green Corridors
Work with partners to protect and enhance green corridors identified through local green infrastructure work, including links between Low Road, Drayton Old Lodge, Drayton Drewray, Drayton Wood and Canham's Hill.

CA3 – Contiguous Route from Low Road to Drayton Wood and Canham's Hill
Pursue the long-standing aspiration to deliver a continuous, safe and accessible walking route linking Low Road to Drayton Wood and Canham's Hill, working with relevant landowners and subject to landowner agreement where required.

CA4 – Biodiversity and Habitat Enhancement Projects
Support community-led projects to protect, restore and enhance biodiversity and habitats, informed where relevant by the priorities and opportunities identified in the Norfolk Local Nature Recovery Strategy. This may include woodland, hedgerow and pond management, native and wildflower planting, nature-friendly management of public green spaces, improving ecological connectivity, wildlife monitoring and biodiversity education, working with local residents, community groups and relevant environmental organisations.

6.2 Walking, Cycling and Active Travel

CA5 – Walking and Cycling Connectivity Improvements
Continue to support improvements to walking and cycling routes within the parish, building on recent additions at Manor Farm, Drayton Old Lodge and improvements to Marriott's Way, and improving safe and convenient access to key local destinations, including community and healthcare facilities, where opportunities arise.

CA6 – Wayfinding and Signage Improvements
Improve signage, wayfinding and public awareness of local walking and cycling routes, including links to Marriott's Way, woodland paths and local green spaces.

CA7 – Links Associated with the Northern Distributor Road (NDR)
Explore opportunities to improve access to walking and cycling routes associated with the NDR, including better connectivity to existing infrastructure and safer access points.

CA8 – Marriott's Way Bridge and Access Improvements
Work with relevant authorities to improve accessibility, safety and integration of the Marriott's Way bridge connection at School Road.

CA9 – Alignment with Strategic Access Plans
Engage with Norfolk County Council and relevant bodies regarding delivery opportunities identified within wider strategic documents, including the Norfolk Access Improvement Plan and green infrastructure strategies.

6.3 Public Realm and Village Environment

CA10 – Village Centre Public Realm Improvements
Pursue further improvements to the public realm in the Drayton village centre and the local centre at Thorpe Marriott, building on past works such as the removal of redundant street infrastructure and footpath enhancements.

CA11 – Sensitive Car Parking Improvements
Explore opportunities to improve car parking provision where appropriate, ensuring that solutions are sensitively designed and enhance rather than detract from the character of the village centre.

CA12 – Gateway Enhancements
Investigate measures to reinforce key gateway points into Drayton through landscaping, signage, planting or public realm enhancements.

6.4 Community Facilities and Youth Provision

CA13 – Youth and Informal Recreation Provision
Work with local partners to enhance provision for children and young people, including informal recreation spaces and youth-focused facilities.

CA14 – Enhancement of Existing Community Facilities
Support the continued improvement and adaptation of existing community facilities to ensure they remain accessible, flexible and fit for purpose.

CA15 – Access Improvements to Community Facilities
Improve walking and cycling access to community facilities where opportunities arise.

6.5 Monitoring and Partnership Delivery

CA16 – Engagement with Broadland District Council
Share the updated list of Community Actions with Broadland District Council and relevant infrastructure partners to inform future funding and delivery discussions.

CA17 – CIL Priority Framework
Maintain and periodically review a locally agreed list of infrastructure priorities to guide allocation of Community Infrastructure Levy funding within the parish, including consideration of healthcare infrastructure where an identified need arises and local CIL funding would be an appropriate mechanism for supporting its delivery.

7. Implementation and Monitoring

Implementation

166. The Drayton Neighbourhood Plan provides a locally specific framework to guide development and investment in the parish to 2040. The delivery of the Plan will take place through a combination of:

- The development management process;
- Partnership working with Broadland District Council, Norfolk County Council and other public bodies;
- Community Infrastructure Levy (CIL) and planning obligations;
- Parish Council initiatives and community-led projects; and
- Ongoing engagement with landowners, developers and local organisations.

Development Management

167. Once made, the policies in this Plan will form part of the statutory development plan and will be used in the determination of planning applications. The majority of the Plan's objectives will be delivered through this process, particularly policies relating to:

- Settlement identity and separation;
- Design quality and character;
- Green infrastructure, biodiversity and landscape protection;
- Walking and cycling connectivity;
- Community facilities and local economic uses.

168. Applicants will be expected to demonstrate how proposals respond to relevant Neighbourhood Plan policies, alongside national and strategic planning policy.

Infrastructure and Community Investment

169. Where development gives rise to additional demand for infrastructure or community facilities, contributions may be secured through:

- Planning obligations (Section 106 agreements);
- The Community Infrastructure Levy (CIL), where applicable; and
- Other appropriate funding mechanisms.

170. As a CIL-recipient parish, Drayton Parish Council receives a proportion of CIL funds generated by development within the parish. These funds provide an opportunity to invest in locally identified priorities, which may include:

- Improvements to walking and cycling routes;
- Enhancement of community facilities;
- Play and youth provision;

- Public realm improvements;
- Green infrastructure and biodiversity projects.

171. The Parish Council will continue to identify and prioritise infrastructure projects in line with the Vision and Objectives of this Plan.

Partnership Working

172. Many elements of the Plan, particularly those relating to movement, green infrastructure, flood risk management and community wellbeing, rely on partnership working.

173. Delivery may involve collaboration with:

- Broadland District Council;
- Norfolk County Council (including highways and education functions);
- The Environment Agency;
- Local community organisations and volunteers;
- Landowners and developers;
- Infrastructure providers.

174. The Parish Council will work proactively with partners to support funding bids, project development and implementation where opportunities arise.

Community Actions

175. Chapter 6 sets out a number of Community Actions. These are not planning policies and do not form part of the statutory development plan. However, they represent important locally identified priorities that the Parish Council and community may seek to progress over time.

176. These actions may be delivered through:

- Parish Council initiatives;
- CIL funding;
- Grant funding and external funding bids;
- Partnership projects;
- Community volunteering and local initiatives.

177. The Community Actions provide flexibility to respond to changing local circumstances without requiring formal review of the Neighbourhood Plan.

Monitoring and Review

178. The Parish Council will monitor the effectiveness of the Neighbourhood Plan on an ongoing basis.

179. Monitoring will focus on:

- The extent to which planning decisions reflect the policies in the Plan;

- Protection of designated Local Green Spaces;
- The integrity of the Green Gap and identified Key Views;
- Delivery of improvements to walking and cycling connectivity;
- The retention and enhancement of community facilities.

180. Monitoring will be proportionate and pragmatic, drawing on:

- Planning application decisions within the parish;
- Annual Authority Monitoring Reports prepared by the local planning authority;
- Feedback from residents and community organisations; and
- Parish Council experience of development and infrastructure delivery.

181. If monitoring indicates that policies are no longer effective, have been superseded by strategic planning policy, or if significant changes occur in national or local planning policy, the Parish Council will consider whether a partial or full review of the Neighbourhood Plan is required.

182. The Plan is intended to provide a robust but flexible framework to 2040. Regular review will ensure that it remains up to date, relevant and aligned with the strategic planning context.

Drayton Neighbourhood Plan 2026 - 2040

Statement of Basic Conditions

Regulation 15 version

Introduction

1 This Statement has been prepared on behalf of Drayton Parish Council in support of the submission of the Drayton Neighbourhood Plan 2026-2040 under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, as amended.

2 The purpose of this Statement is to explain how the reviewed Plan meets the basic conditions and other legal requirements applying to neighbourhood development plans at the date of submission.

3 The Drayton Neighbourhood Plan is a review of the neighbourhood plan originally made in July 2016. The reviewed Plan covers the same designated Neighbourhood Area, comprising the civil parish of Drayton, and has a plan period from 2026 to 2040.

4 Drayton Parish Council is the qualifying body responsible for preparing and submitting the reviewed Plan.

5 The review has resulted in material modifications to the 2016 Plan, including substantial changes to wording, structure and presentation. The Parish Council considers that the modifications are not so significant or substantial as to change the nature of the made neighbourhood plan. The separate Statement of Modifications explains the changes and the reasons for this conclusion.

6 This Statement should be read alongside the submitted Neighbourhood Plan and its supporting documents, including the Consultation Statement, Statement of Modifications, Strategic Environmental Assessment and Habitats Regulations Assessment screening material, Evidence Base, Local Green Space Assessment, and Key Views Assessment.

Legal framework

7 This Statement has been prepared against the neighbourhood planning legislation and national planning policy in force at the date of submission.

8 The reviewed Plan is submitted under the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning (General) Regulations 2012, as amended. As this is a modification of a made neighbourhood plan, Schedule A2 to the Planning and Compulsory Purchase Act 2004 is also relevant.

9 Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force on 25 March 2026. These provisions amended the content requirements for neighbourhood development plans and the basic conditions applying to both new and modified neighbourhood plans.

10 In summary, the relevant basic conditions require the reviewed Plan to demonstrate that:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate for the Plan to be made;
- the making of the Plan contributes to the achievement of sustainable development;
- the making of the Plan would not result in the development plan for the area proposing that less housing is provided by means of development taking place in the area than if the reviewed Plan were not made;
- the making of the Plan does not breach, and is otherwise compatible with, applicable assimilated obligations;
- any applicable requirements relating to Environmental Outcomes Reports under Part 6 of the Levelling-up and Regeneration Act 2023 have been complied with; and
- prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the Plan.

11 The former basic condition requiring general conformity with the strategic policies of the development plan no longer applies. The adopted development plan nevertheless remains important context because, once made, the reviewed Plan will form part of the same development plan and should operate coherently alongside it.

12 Section 38B of the Planning and Compulsory Purchase Act 2004 also requires a neighbourhood development plan, so far as the qualifying body considers appropriate having regard to its subject matter, to:

- be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- take account of any Local Nature Recovery Strategy under section 104 of the Environment Act 2021 which relates to all or part of the neighbourhood area, including the areas, priorities and potential measures identified for biodiversity recovery and enhancement.

13 The relevant Local Nature Recovery Strategy is the Norfolk Local Nature Recovery Strategy. The reviewed Plan and supporting evidence have been updated to take account of the Strategy and the Norfolk Local Habitat Map.

14 The Environmental Outcomes Reports regime introduced by Part 6 of the Levelling-up and Regeneration Act 2023 has not replaced the existing environmental assessment regime at the date of submission. The reviewed Plan has therefore been considered under the existing Strategic Environmental Assessment and Habitats Regulations Assessment framework.

15 The principal national planning policy document applying to the submitted Plan is the National Planning Policy Framework published in August 2026. The Plan has also been prepared having regard to relevant Planning Practice Guidance.

16 The adopted development plan context for Drayton includes the Greater Norwich Local Plan, adopted in March 2024, the Broadland Development Management DPD, adopted in August 2015, and the Norfolk Minerals and Waste Local Plan. The

Greater Norwich authorities are also preparing a replacement Greater Norwich Local Plan, but this does not replace the adopted development plan until it is adopted.

Regard to national policy

17 One of the basic conditions is that, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the reviewed Plan.

18 The Drayton Neighbourhood Plan has been prepared having regard to the August 2026 National Planning Policy Framework and relevant Planning Practice Guidance.

19 The National Planning Policy Framework contains separate policies for plan-making and decision-making. Policy PM5 addresses neighbourhood plans. It supports locally specific policies which address community priorities capable of being met or supported through the planning system and makes clear that neighbourhood plans should not provide for less development than other parts of the development plan.

20 Policy PM6 establishes general principles for plan-making, including that plans should address matters that are necessary and relevant, avoid unnecessary duplication of other parts of the development plan, and avoid duplicating, substantively restating or modifying national decision-making policies without a clear and justified reason. Policy PM8 requires plans to be informed by a proportionate understanding of local needs, opportunities, constraints and context.

21 These principles have informed the review. The Plan is supported by updated evidence on population and housing, local services, movement, flood risk, biodiversity, landscape and heritage, together with a Local Green Space Assessment, Key Views Assessment and community engagement evidence.

22 The Regulation 14 consultation also resulted in changes to the Plan. Policy wording was clarified and narrowed where appropriate, supporting text and evidence were updated, mapping and references were corrected, and further consideration was given to Local Green Space boundaries and walking and cycling proposals. The final policy set focuses on locally specific matters rather than attempting to repeat national or strategic planning policy.

23 Table 1 identifies the principal national policies relevant to each neighbourhood plan policy and explains how the policy has had regard to them. The NPPF references are not intended to be exhaustive. Policies PM5, PM6 and PM8 are relevant to the Plan as a whole and are therefore not repeated in every row.

24 Taken as a whole, the reviewed Plan has been prepared positively and with regard to national policy. Its policies are supported by proportionate local evidence, respond to identifiable local circumstances and have been reviewed to remove

unnecessary duplication. Drayton Parish Council therefore considers that, having regard to national policies and advice issued by the Secretary of State, it is appropriate for the reviewed Plan to be made.

Neighbourhood Plan policy	Principal relevant NPPF policies	How the policy has regard to national policy
Policy 5.1 Green Gap between Settlements	DP3, N1, N2	Identifies a locally evidenced area where remaining openness contributes to settlement identity and separation. The policy does not establish a new strategic growth boundary. It focuses on the locally specific effects of development on physical and visual separation, landscape qualities and an identified view.
Policy 5.2 Design Quality, Local Character and Settlement Edge	DP1, DP2, DP3	Provides locally specific design criteria for Drayton, including settlement-edge treatment, materials, local character, landscaping, accessibility and climate-responsive design. It is supported by the South Norfolk and Broadland Design Code and the Drayton settlement profile within the Broadland Character Assessment.
Policy 5.3A Green Infrastructure and Ecological Networks	N1, N2, DP3	Identifies local green infrastructure assets and connections and seeks to maintain and strengthen ecological connectivity. It complements the Norfolk Local Nature Recovery Strategy and Greater Norwich Green Infrastructure Strategy rather than replacing national biodiversity requirements.
Policy 5.3B Landscape Character, Setting and Key Views	N1, N2, DP3	Applies locally specific landscape evidence and identifies three important views. It requires development to respond to landscape character and the significance of identified views through siting, scale, layout and design rather than imposing a blanket restriction on development.
Policy 5.3C Local Green Spaces	HC2, HC8	Designates specific Local Green Spaces supported by a separate assessment against the national criteria. The policy relies on the national framework for the protection of designated Local Green Space rather than reproducing the national decision-making test.
Policy 5.4 Walking and Cycling Connectivity	TR1, TR4, TR8, HC1	Provides local spatial detail on walking and cycling connections between neighbourhoods, schools, facilities, green spaces, public transport and wider routes. Requirements are proportionate to the scale, nature and location of development.

Policy 5.5A Community Facilities	HC1, HC6	Identifies specific community facilities of particular importance to Drayton so that national decision-making policy on the retention of key community facilities and public service infrastructure can be applied. This provides locally specific identification of valued facilities without duplicating the national tests governing their loss or replacement.
Policy 5.5B Provision of Community Infrastructure and Youth Provision through Development	HC1, HC4, HC3	Identifies locally important community infrastructure priorities, particularly play, recreation and provision for children and young people, and supports proportionate provision, improvements or contributions where needs arise from development. This provides local detail to the national approach to community infrastructure serving new development.
Policy 5.6A Village Centre and Local Services	TC1, TC2	Supports the continued vitality and function of Drayton village centre and the local centre at Thorpe Marriott, including through the retention, enhancement and provision of shops, services and other appropriate small-scale uses. It provides locally specific guidance on active ground-floor uses and requires development to respond positively to the scale, form and function of each centre and its relationship with surrounding residential areas.
Policy 5.6B Small-Scale and Local Employment	E1, E2, TR4, DP3	Supports small-scale employment, flexible workspace, home-based businesses and the reuse or adaptation of existing buildings where development is appropriately located and sensitively integrated with its surroundings. It applies national support for economic growth at the local level while addressing design, access, highway and parking considerations.

Sustainable development

25 Drayton Parish Council considers that the reviewed Plan contributes to the achievement of sustainable development.

26 The National Planning Policy Framework explains that sustainable development is pursued through mutually supportive economic, social and environmental objectives.

27 The reviewed Plan reflects this approach. Its Vision seeks to maintain Drayton as a distinct, characterful and well-connected community while managing future change, supporting local facilities and businesses, strengthening ecological connections and improving resilience to climate change. The seven Objectives translate this into locally specific priorities.

28 The Plan contributes to the economic objective by supporting local shops and services, small-scale employment and reuse of existing buildings, while recognising the importance of accessibility and community infrastructure to the functioning of the parish.

29 The Plan contributes to the social objective by promoting high-quality and inclusive design, supporting valued community facilities and youth provision, protecting locally important green spaces, and improving walking and cycling connections to schools, services, recreation and public transport.

30 The Plan contributes to the environmental objective by protecting and strengthening green infrastructure and ecological networks, designating Local Green Spaces, conserving landscape character and locally important views, supporting sustainable travel, encouraging climate-responsive design and recognising the importance of flood resilience and the River Wensum valley.

31 Table 2 summarises the contribution of each policy. The assessment is deliberately high level and identifies the principal effect of each policy rather than attempting to quantify every indirect effect.

Policy	Economic	Social	Environmental	Summary
5.1 Green Gap	Neutral	Positive	Positive	Maintains locally important separation and openness which contribute to identity, landscape structure and green infrastructure.
5.2 Design	Neutral	Positive	Positive	Promotes high-quality, inclusive and locally distinctive design, with landscaping and climate-responsive measures.
5.3A Green Infrastructure	Neutral	Positive	Positive	Protects and strengthens green infrastructure, habitat connectivity and access to nature.
5.3B Landscape and Views	Neutral	Positive	Positive	Conserves landscape character, setting and locally important views which contribute to sense of place.
5.3C Local Green Spaces	Neutral	Positive	Positive	Protects locally valued green spaces with recreation, social, landscape and biodiversity functions.

5.4 Walking and Cycling	Neutral	Positive	Positive	Supports safer active travel, access to services and facilities, and reduced reliance on private vehicles.
5.5A Community Facilities	Neutral	Positive	Neutral	Supports facilities central to community life, wellbeing and social interaction.
5.5B Community Infrastructure	Neutral	Positive	Neutral	Supports proportionate infrastructure and youth provision where development creates or contributes to local need.
5.6A Village Centre and Services	Positive	Positive	Neutral	Supports local shops, services and centres, helping maintain local access to day-to-day needs.
5.6B Small-Scale Employment	Positive	Positive	Neutral	Supports locally appropriate employment and reuse of buildings while managing impacts on surrounding areas.

32 Taken as a whole, the Plan provides a positive framework for managing development while protecting the environmental and community qualities which contribute to Drayton's long-term sustainability. The Parish Council therefore considers that the Plan contributes to the achievement of sustainable development.

Housing related basic condition

33 Section 99 of the Levelling-up and Regeneration Act 2023 introduced a housing-related basic condition for neighbourhood development plans, which came into force on 25 March 2026. For a modified neighbourhood plan, the condition requires that making the reviewed Plan would not result in the development plan for the area proposing less housing than would be provided if the reviewed Plan were not made.

34 Drayton forms part of the Norwich Urban Area in the adopted Greater Norwich Local Plan. The strategic role, scale and distribution of growth are therefore established through the Local Plan rather than through the Neighbourhood Plan.

35 The reviewed Plan does not allocate land for housing and does not seek to remove, reduce or replace any housing allocation, permission or commitment established through the wider development plan and development management process. The Plan expressly states that it focuses on managing the quality and integration of development rather than its overall quantum.

36 The policies most likely to influence housing delivery are considered below. They concern the design, landscape integration, green infrastructure and local effects of development rather than imposing a numerical cap on housing.

Policy	Potential relevance to housing delivery	Why the policy does not result in less housing
5.1 Green Gap	May affect proposals within or adjoining the defined Green Gap.	The policy does not alter the strategic role of Drayton or remove an adopted housing allocation. It addresses a defined locally important area of separation and requires proportionate evidence on effects on openness and settlement identity.
5.2 Design	Applies to housing development generally.	The policy concerns design quality, local character, accessibility, landscaping and settlement-edge treatment. These matters shape development rather than limiting the amount of housing provided.
5.3A Green Infrastructure	May influence layout and landscaping where development relates to green infrastructure assets or ecological connections.	The policy seeks to maintain and strengthen connectivity and integrate green infrastructure. It does not establish a general development restraint or reduce strategic housing provision.
5.3B Landscape and Views	Housing proposals may affect landscape character or an identified important view.	The policy does not prohibit development within an identified view. It requires development to respond appropriately to landscape character and identified views through siting, scale, layout, landscaping and design, with significant harm avoided or appropriately mitigated
5.3C Local Green Spaces	Designates specific areas as Local Green Space, within which development is subject to national Local Green Space policy.	The designations are supported by assessment against the national Local Green Space criteria. They do not remove or reduce housing provision established through the Greater Norwich Local Plan or impose a numerical restriction on housing delivery elsewhere in the neighbourhood area.
5.4 Walking and Cycling	Housing development may provide opportunities to protect, improve or create walking and cycling connections.	Requirements are expressly proportionate and relate to safe and accessible movement. Where direct provision is not feasible, the policy allows proportionate off-site improvements or contributions where justified. It does not restrict housing numbers or alter the strategic distribution of housing.
5.5B Community Infrastructure	Housing development may increase demand for community infrastructure	The policy requires provision or contributions only where appropriate to the scale, nature and location of development and where needs arise

or provide opportunities to address identified local needs.	from the development. It does not set a housing ceiling or otherwise restrict the amount of housing provided.

37 The Statement of Modifications also confirms that the review does not introduce a new spatial strategy, change the Neighbourhood Area or seek to alter the scale or distribution of growth established through the strategic planning framework.

38 Drayton Parish Council therefore considers that making the reviewed Plan would not result in the development plan for the area proposing less housing than would be provided if the reviewed Plan were not made, and that the housing-related basic condition is met.

Climate change

39 Section 38B of the Planning and Compulsory Purchase Act 2004 requires a neighbourhood development plan, so far as the qualifying body considers appropriate having regard to the subject matter of the Plan, to be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

40 Climate change is addressed across the reviewed Plan rather than through a single standalone policy. The Vision refers to stronger ecological connections and a more climate-resilient parish. Objective 4 seeks to improve biodiversity, manage flood risk and surface water, and support measures that help the natural and built environment adapt to the effects of climate change. Objective 5 supports walking, cycling and public transport.

41 This approach reflects Drayton's local circumstances. The parish includes the River Wensum valley and areas at risk from fluvial and surface water flooding. The village centre has also been identified as an area with critical drainage issues. Green infrastructure, sustainable drainage, trees, habitat connectivity and active travel therefore have a direct relationship with local climate resilience.

Plan provision	Climate change contribution
Vision and Objectives 2, 4 and 5	Establish climate-responsive design, resilience, ecological connectivity and sustainable movement as cross-cutting objectives.
Policy 5.2 Design	Supports sustainable and climate-responsive design measures, energy and water efficiency, efficient use of natural resources, landscaping and adaptable design.

Policy 5.3A Green Infrastructure	Protects and strengthens green infrastructure, ecological connections, trees, habitats and water-related features which contribute to resilience and nature-based adaptation.
Policy 5.3B Landscape and Views	Supports development that responds positively to landscape character, including woodland, hedgerows, landform and other landscape features which can contribute to environmental resilience as well as local character.
Policy 5.4 Walking and Cycling	Supports active travel and better connections to facilities, public transport and wider routes, contributing to reduced reliance on private vehicles.
Flood risk and drainage supporting text and community actions	Recognise surface water and river flood risk and support sustainable drainage, integrated water management, green infrastructure, tree planting and habitat enhancement, alongside partnership working on flood risk management and environmental resilience.

42 The Plan therefore supports both mitigation and adaptation. Mitigation is advanced particularly through active travel, efficient use of resources and sustainable design. Adaptation is advanced through green infrastructure, ecological resilience, flood and surface water management, tree planting and climate-responsive design.

43 The Parish Council considers that the reviewed Plan has been designed, so far as appropriate having regard to its subject matter, to secure that development and use of land contribute to the mitigation of, and adaptation to, climate change.

Local Nature Recovery Strategy

44 Section 38B of the Planning and Compulsory Purchase Act 2004 requires the Plan, so far as appropriate having regard to its subject matter, to take account of any Local Nature Recovery Strategy relating to the neighbourhood area.

45 The relevant strategy is the Norfolk Local Nature Recovery Strategy. It is supported by the Norfolk Local Habitat Map, which identifies existing Areas of Particular Importance for Biodiversity and Areas that Could Become of Particular Importance for Biodiversity.

46 The Strategy is particularly relevant to Drayton because the parish includes the River Wensum Special Area of Conservation and Site of Special Scientific Interest, County Wildlife Sites, priority habitats, woodland and other green infrastructure and habitat connections.

47 The Evidence Base and the reviewed Plan have been updated to reflect the Norfolk Local Nature Recovery Strategy. Figure 4 of the Plan reproduces the relevant Local Habitat Map information and Policy 5.3A expressly relates local green infrastructure and ecological connectivity to the wider nature recovery framework.

Plan provision	How it takes account of the Norfolk LNRS
Policy 5.2 Design	Requires landscaping, tree planting and biodiversity features to be integrated into development, providing opportunities to support biodiversity and local habitat connectivity.
Policy 5.3A Green Infrastructure and Ecological Networks	Provides the strongest direct relationship with the LNRS. It identifies local green infrastructure assets and connections and supports protection, enhancement and stronger ecological connectivity.
Policy 5.3B Landscape Character, Setting and Key Views	Supports development that responds positively to landscape structure, including woodland, hedgerows and green corridors, helping to maintain features that also contribute to ecological connectivity.
Policy 5.3C Local Green Spaces	Protects locally important green spaces, several of which contribute to biodiversity, access to nature and the wider green infrastructure network.
Policy 5.4 Walking and Cycling Connectivity	Supports walking and cycling routes which, where appropriate, combine movement with landscape and biodiversity benefits and respond sensitively to existing habitats and green infrastructure.
Community Actions CA1-CA4	Support tree planting, landscape enhancement, stronger green corridors, improved access to green spaces and biodiversity and habitat enhancement projects.

48 The neighbourhood-level green infrastructure approach is not presented as a replacement for the Norfolk Local Nature Recovery Strategy. It provides more detailed local interpretation and delivery opportunities within Drayton, complementing the county-wide strategy.

49 Drayton Parish Council therefore considers that the Plan has taken account of the Norfolk Local Nature Recovery Strategy in a locally relevant and proportionate way.

Prescribed conditions and environmental requirements

50 Prescribed conditions and environmental assessment requirements apply to neighbourhood development plans. The Neighbourhood Planning (General) Regulations 2012, as amended, include a basic condition relating to the Conservation of Habitats and Species Regulations 2017.

Strategic Environmental Assessment and Habitats Regulations Assessment

51 A Preliminary Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report was prepared in March 2026. The preliminary screening concluded that Strategic Environmental Assessment was not required and that likely significant effects on Habitats sites could be ruled out, meaning that an Appropriate Assessment was not required.

52 The screening was particularly important because the River Wensum forms the southern boundary of the parish and is designated as both a Special Area of Conservation and a Site of Special Scientific Interest. The screening also considered flood risk, priority habitats, County Wildlife Sites, heritage assets and landscape character.

53 Natural England advised that significant effects on statutorily designated nature conservation sites or landscapes were unlikely and that significant effects on Habitats sites, either alone or in combination, were unlikely. Historic England concurred that Strategic Environmental Assessment was not required. The Environment Agency did not disagree with the conclusion that Strategic Environmental Assessment and Habitats Regulations Assessment were not required.

54 Broadland District Council issued its formal SEA and HRA Screening Determination in May 2026. Having considered the Screening Report and the responses of the three statutory consultation bodies, the Council concluded that significant environmental effects and significant effects on European sites were unlikely to arise from implementation of the Plan. A Strategic Environmental Assessment was therefore not required, and the HRA screening concluded that an Appropriate Assessment was not required.

55 The SEA/HRA screening process demonstrates that the Plan has been considered against the relevant environmental assessment and Habitats Regulations requirements. On this basis, the Parish Council also considers that the making of the reviewed Plan does not breach, and is otherwise compatible with, applicable assimilated obligations.

Environmental Outcome Reports

56 The Environmental Outcomes Reports regime introduced by Part 6 of the Levelling-up and Regeneration Act 2023 has not replaced the existing environmental assessment system at the date of submission. No Environmental Outcomes Report requirements therefore apply to preparation of the reviewed Plan.

Other legal and procedural requirements

57 In addition to the basic conditions considered above, the reviewed Drayton Neighbourhood Plan complies with the other legal and procedural requirements applying to modification of a neighbourhood development plan:

Requirement	How it is addressed
Qualifying body	Drayton Parish Council is the qualifying body responsible for preparing and submitting the reviewed Plan.
Neighbourhood area	The Plan relates solely to the designated Drayton Neighbourhood Area, comprising the civil parish of Drayton. The boundary is unchanged from the 2016 made Plan.
Plan period	The reviewed Plan specifies a period of 2026-2040.
Scope	The Plan contains policies relating to the development and use of land within the neighbourhood area. Community Actions are clearly identified separately from statutory planning policies.
Excluded development	The Plan does not make provision for excluded development, including minerals or waste development or nationally significant infrastructure.
Modification procedure	The Plan is a review of the neighbourhood plan made in July 2016. The Parish Council has prepared a Statement of Modifications and considers the modifications to be material but not so significant or substantial as to change the nature of the made Plan.
Consultation	Regulation 14 consultation took place for six weeks from 20 July to 31 August 2026. The Consultation Statement explains how the consultation was undertaken, summarises the representations received and records how they were considered and, where appropriate, addressed.

Convention rights	The Plan pursues legitimate land-use planning objectives in the public interest and does not remove existing property rights or prevent proposals from being considered through the statutory planning process. The Parish Council considers that the Plan is compatible with Convention rights.

58 The Parish Council considers that the other legal and procedural requirements relevant to the modification and examination of the Drayton Neighbourhood Plan have therefore been met.

Conclusion

59 This Statement has assessed the Drayton Neighbourhood Plan 2026-2040 against the basic conditions and other legal requirements applying to a modified neighbourhood development plan.

60 The reviewed Plan has been prepared having regard to national planning policy and guidance, including the National Planning Policy Framework published in August 2026. The policy set has been reviewed following Regulation 14 consultation so that it focuses on locally specific matters, avoids unnecessary duplication and is supported by proportionate evidence.

61 The Plan contributes to sustainable development through policies supporting high-quality design, local services and employment, community facilities, active travel and the protection and enhancement of Drayton's landscape, green infrastructure, ecological networks and Local Green Spaces.

62 The Plan does not allocate housing sites, remove or reduce strategic housing provision or introduce a numerical cap on housing development. It operates within the growth strategy established through the Greater Norwich Local Plan and focuses on the quality and integration of development.

63 The Plan has been designed to contribute to climate change mitigation and adaptation and has taken account of the Norfolk Local Nature Recovery Strategy. These matters are addressed through the Vision, Objectives, policies, supporting text, Local Habitat Map and Community Actions.

64 The SEA/HRA screening process concluded that significant environmental effects and significant effects on Habitats sites were unlikely. Following consultation with Natural England, Historic England and the Environment Agency, Broadland District Council issued its formal Screening Determination in May 2026 concluding that significant environmental effects and significant effects on European sites were unlikely to arise from implementation of the Plan. A Strategic Environmental Assessment was therefore not required, and the HRA screening concluded that an Appropriate Assessment was not required.

65 The reviewed Plan has also been prepared through community and stakeholder engagement. The representations received during Regulation 14 have informed amendments to the submitted Plan and its supporting evidence.

66 The Parish Council considers that the proposed modifications are material but do not change the nature of the made 2016 Neighbourhood Plan. The review retains the same overall locally specific planning role while updating policies and evidence to reflect current circumstances and national and local planning policy.

67 Drayton Parish Council considers that the Drayton Neighbourhood Plan 2026-2040 meets the relevant basic conditions and other statutory requirements and should proceed to independent examination.

Drayton Neighbourhood Plan 2026-2040

Consultation Statement

Regulation 15 version

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Neighbourhood Plan Review

1. Drayton Parish Council is reviewing the Drayton Neighbourhood Plan, which was originally made in July 2016. The reviewed Plan covers the same designated Neighbourhood Area and has a plan period from 2026 to 2040.

2. The review has been undertaken to ensure that the Plan remains up to date and continues to provide an effective locally specific planning framework for the parish. It reflects changes in national and local planning policy, updated evidence and changes within Drayton since the original Plan was made.

3. The reviewed Plan focuses on issues including settlement identity, design, landscape and green infrastructure, Local Green Space, walking and cycling, community facilities and the local economy. It has been informed by updated evidence, community engagement and discussions with relevant planning and infrastructure bodies.

4. Community engagement undertaken before the Regulation 14 consultation included a parish-wide survey in 2025, which helped to establish local priorities for the review. The formal Regulation 14 consultation provided a further opportunity for residents, businesses, landowners, statutory consultees and other organisations to comment on the resulting draft Plan.

5. This Consultation Statement has been prepared to accompany submission of the reviewed Neighbourhood Plan to Broadland District Council. It explains how consultation on the Plan was undertaken, summarises the main issues and concerns raised, and records how these were considered and, where appropriate, addressed through amendments to the Plan and its supporting documents.

Earlier Community and Stakeholder Engagement

6. Preparation of the reviewed Plan was informed by engagement undertaken before the formal Regulation 14 consultation.

7. A parish-wide community survey was undertaken in 2025 and received 166 responses. The survey explored local views on housing, design, green spaces, movement, community facilities and the local economy, and helped to identify priorities for the review.

8. The Neighbourhood Plan Steering Group also considered updated evidence and reviewed the effectiveness and continued relevance of the 2016 Plan. This work informed the revised Vision, Objectives and policy approach.

9. Before Regulation 14, the Parish Council and its consultants also engaged with Broadland District Council and Norfolk County Council on emerging policy and evidence matters. Where relevant, landowners and other interested parties were also contacted in relation to specific sites or proposals.

Regulation 14 consultation

Overview

10. The formal Regulation 14 consultation on the Drayton Neighbourhood Plan Review took place for six weeks from 20 July to 31 August 2026.

11. The consultation provided residents, businesses, landowners, statutory consultees and other organisations with an opportunity to comment on the draft Plan and supporting documents before submission.

Consultation methods

12. The Regulation 14 draft Neighbourhood Plan and supporting documents were made available on the Drayton Parish Council website. A paper copy of the Neighbourhood Plan was also available to view at Drayton Parish Council, King George V Playing Field, Drayton.

13. The consultation was publicised through the Parish Council website and social media as well as through leaflets distributed locally. Information provided explained the consultation period, where the documents could be viewed and how comments could be submitted.

14. Responses could be made through an online SmartSurvey questionnaire, by email to the Parish Council or by post.

Who was consulted

15. Relevant consultation bodies and other organisations with an interest in the neighbourhood area were invited directly to comment on the draft Plan. These included Broadland District Council, Norfolk County Council, statutory environmental bodies, infrastructure providers and neighbouring parish councils.

16. Landowners and agents with an identified interest in specific Local Green Spaces were also able to make representations during the consultation.

17. Information received during the Regulation 14 consultation identified additional ownership interests affecting some proposed Local Green Spaces. Where an affected landowner had not previously been contacted, further targeted consultation was undertaken before finalising the Plan. Additional correspondence and meetings were also held with landowners and agents to discuss concerns raised about Local Green Space designations, public access, proposed Greenway routes and locally important views. The matters raised were considered alongside the Regulation 14 responses and, where appropriate, informed amendments to the Plan and supporting assessments. The representations, responses and resulting changes are recorded in Appendix A and the section on further engagement following Regulation 14.

18. A full list of organisations invited to comment is provided at Appendix D.

Consultation Responses

19. Responses were received from statutory and other consultation bodies, landowners and agents, and members of the public.

20. Sixteen responses were received through the Regulation 14 SmartSurvey questionnaire, all of which indicated general support for the reviewed Neighbourhood Plan. Additional representations were received by email and through direct responses from statutory consultees, other organisations and landowners or their agents.

21. All representations were reviewed following the close of consultation. The following sections summarise the main issues raised and explain how the Parish Council considered and, where appropriate, responded to them.

Responses from members of the public

22. Members of the public were able to respond through the Regulation 14 questionnaire or directly to the Parish Council. Sixteen responses were received through the questionnaire and 9 responses were received by email to the Parish Council. All respondents who used the online survey indicated that they were generally in favour of the reviewed Neighbourhood Plan. Individual comments were also received on particular policies, locations and wider issues affecting Drayton.

23. Given the relatively small number of responses received from individual members of the public, comments have been summarised by issue rather than attributed to individual respondents. This ensures that the matters raised are recorded and considered proportionately while maintaining respondent anonymity.

Main issue raised	Parish Council response	Amendment made
Support for the overall direction of the Plan, particularly the protection of Drayton's character, landscape setting and green spaces.	Support noted. The comments reinforced the overall approach and priorities of the reviewed Plan.	No specific amendment required.
Protection of green gaps, countryside, woodland and wildlife habitats, including concern about the continued erosion of open land around Drayton. A specific comment sought greater recognition of separation between Drayton and Hellesdon as well as Drayton and Taverham.	Noted. The Green Gap policy is based on the specific evidence for the defined area between Drayton and Taverham, while other policies address settlement setting, landscape character, green infrastructure and development at settlement edges more generally.	No extension of the defined Green Gap was made solely in response to individual comments. Other amendments made following consultation strengthened the Plan's treatment of landscape character, ecological connectivity and settlement setting.
Traffic, road safety, congestion, parking and	Noted. Detailed traffic management, highway	Policy 5.4 and its supporting text were

the need for improved conditions for pedestrians and cyclists. Comments also referred to public transport and previous aspirations for improvements to the village centre.	alterations and public transport provision are principally matters for the relevant transport and highway authorities. The Plan can nevertheless support safer walking and cycling connections and identify related local priorities.	amended to provide a clearer framework for safe, accessible walking and cycling connectivity. Relevant Community Actions were retained.
Requests for improvements to community infrastructure and services, including recreation, facilities for young people, healthcare, public transport and facilities for older residents.	Noted. Many of these matters extend beyond land-use planning but are relevant to the wider implementation of the Neighbourhood Plan and community priorities.	Policy 5.5B was strengthened to identify local community infrastructure priorities, including inclusive play and recreation and provision for children and young people. Healthcare infrastructure and access to healthcare were also recognised following consultation.
Support for appropriate local shops, services and small-scale employment, together with concern that new activity should not adversely affect local character, traffic or neighbouring properties.	Noted. This is consistent with the Plan's approach to the village and local centres and small-scale employment.	Policies 5.6A and 5.6B were clarified following consultation to provide clearer criteria for local services and employment development.
Comments on matters outside or only partly within the scope of a neighbourhood plan, including bus frequency, enforcement, litter and detailed service provision.	Noted. These matters cannot generally be controlled through neighbourhood plan policies but may inform Parish Council work and discussions with the relevant organisations.	No planning policy amendment required.

Responses from consultation bodies and other organisations

24. Representations were received from statutory consultees, local authorities and other organisations. These included comments on planning policy, the natural and historic environment, flood risk, transport, community infrastructure and the proposed Local Green Space designations. The responses were reviewed and amendments made to the Plan and supporting documents where appropriate. A detailed summary of Broadland District Council's comments, the Parish Council's responses and the resulting amendments is provided in Appendix B. Responses from other consultation bodies and organisations are summarised in Appendix C.

Responses from landowners

25. Representations were received from landowners and their agents concerning proposed Local Green Space designations and Greenway routes. The main concerns related to land ownership, public access, existing land uses and management, the justification for proposed designations and the implications for future development. The representations were considered individually and resulted in amendments to the Plan and supporting documents where appropriate. A detailed summary of the representations, the Parish Council's responses and the amendments made is provided in Appendix A.

Further engagement following Regulation 14

26. Following the close of the Regulation 14 consultation, further engagement was undertaken with landowners and their representatives to address outstanding concerns and clarify ownership interests affecting proposed Local Green Spaces. This included additional consultation relating to Church Farm Green Spaces, Frosts Industrial Estate Woods and Wensum View Green Space where additional landowners were identified.

27. Two landowners requested meetings in their Regulation 14 consultation responses in order to fully discuss their concerns or objections. Meetings went ahead with those who requested them and amendments to the reviewed Plan and supporting documents were made where appropriate.

28. Appendix A contains details of all landowner representations at Regulation 14, the Parish Council’s response and any amendments made to the reviewed Neighbourhood Plan or supporting assessments as a result of these representations.

Conclusion

29. The Regulation 14 consultation provided an opportunity for the local community, statutory consultees, landowners, businesses and other organisations to comment on the reviewed Drayton Neighbourhood Plan before its submission.

30. All representations received were reviewed and considered by the Parish Council. The consultation resulted in a number of amendments to the Plan and its supporting evidence, including clarification and strengthening of policy wording, updates to supporting text and evidence, corrections to mapping and references, and further consideration of Local Green Space boundaries and walking and cycling proposals.

31. Not every suggestion resulted in a change. Where the Parish Council considered that an issue was already adequately addressed through the Plan, national or strategic planning policy, was not supported by sufficient local evidence, or fell outside the scope of neighbourhood planning, the reasons are recorded in this Statement.

32. The Parish Council considers that the amendments made following Regulation 14 have improved the clarity, accuracy and effectiveness of the reviewed Neighbourhood Plan while retaining its overall Vision, Objectives and locally

identified priorities. The amended Plan and supporting documents have therefore been prepared for submission to Broadland District Council.

Appendix A: Landowner Representations on Local Green Spaces and Greenways

This appendix summarises landowner representations received during Regulation 14 and through subsequent engagement, how the concerns raised were considered, and the amendments made to the Plan and supporting documents

Land	Summary of representation	Parish Council response	Amendment made
Church Farm landowner/agent	Provided comments and mapping relating to the proposed Local Green Space designation at Church Farm, including the extent of land in their ownership and the relationship of the proposed LGS boundary to the approved development layout.	The representation and ownership information were reviewed against the proposed Local Green Space boundary. This identified that the developer did not own the whole of the proposed designation, including the eastern attenuation area. The Parish Council therefore undertook further landowner enquiries and provided the party identified through those enquiries with an opportunity to comment. The Local Green Space was reconsidered in light of the representations and additional information, and the Parish Council concluded that the full area remained suitable for designation.	The Local Green Space Assessment was amended to clarify and strengthen the evidence for the eastern attenuation area, including its contribution to the function and local value of the wider green space. The full Church Farm Local Green Space designation was retained. Additional landowner consultation was undertaken following clarification of the ownership interests affecting the site.
Drayton Wood landowner/agent	Objected to the proposed Local Green Space designation of Drayton Wood. Concerns related to the extent of public access, the description of connections with nearby woodland, the evidence of particular local significance, the scale of the site, and the apparent	Partially agreed. The designation was reviewed against the national Local Green Space criteria and the consultation evidence. The Parish Council considered that Drayton Wood remained suitable for designation but accepts that aspects of the supporting evidence	The Local Green Space Assessment was amended to clarify that public access is limited to existing public rights of way, with the principal footpath access from Drayton High Road, and that designation does not create additional access rights. References

	inconsistency between its County Wildlife Site status and the methodology used in the Local Green Space Assessment.	required clarification and correction. In particular, public access is limited to public rights of way and the description of physical connectivity with neighbouring woodland required amendment.	to physical connectivity with adjoining woodland were also corrected and the justification for designation was strengthened to explain the woodland's locally significant landscape, wildlife and recreational qualities.
Frosts Industrial Estate Woods landowner/agent	Objected to the proposed Local Green Space designation and provided information about land ownership within the site. Concerns included the absence of public rights of access, existing Tree Preservation Order protection and the ownership of different parts of the woodland. The information received identified an additional landowner who had not previously been contacted. Following further consultation, that landowner also objected to designation of its land, referring to the quality of the woodland and its potential longer-term development intentions.	Partially agreed. The ownership information was reviewed and the additional landowner was contacted directly and given an opportunity to comment before the Plan was finalised. The representations relating to access, existing protection, woodland quality and potential future development were considered alongside the Local Green Space Assessment and community evidence. The Parish Council accepted that the assessment should not imply public access where none exists and should acknowledge existing Tree Preservation Order protection. However, it concluded that these matters, and the stated longer-term development aspirations, did not outweigh the locally significant landscape, environmental and community qualities supporting designation.	The Local Green Space Assessment was amended to clarify that there is no public right of way through the woodland, acknowledge existing Tree Preservation Order protection and distinguish between formal and reported informal use. The assessment was also strengthened to explain the woodland's additional landscape, environmental and community value. Additional landowner consultation was undertaken following clarification of ownership interests within the proposed site. The full Local Green Space designation was retained.

Canham Hill Woodland landowner/agent	Sought clarification on the extent and implications of the proposed Local Green Space designation at Canham Hill Woodland. The representation highlighted that existing paths are permissive, raised concerns about any implication of wider public access across adjoining farmland, and asked whether LGS designation could affect normal woodland management, maintenance, improvements or future compatible community-benefit proposals.	Noted and clarified. The Parish Council confirmed that Local Green Space designation does not create new public access rights and does not prevent normal management, maintenance or enhancement of the woodland. Any future development proposal would be considered on its merits against the policy framework in force at the time.	The Local Green Space Assessment was amended to clarify the permissive nature of existing access and that Local Green Space designation neither creates new public access rights nor prevents normal woodland management, maintenance or enhancement. Wider concerns about mapped routes across adjoining farmland were considered separately through the review of walking, cycling and greenway mapping.
South Drayton Greenway route landowner/agent	Objected to the South Drayton Greenway shown on Figure 11 where it crosses privately owned agricultural land. Concerns included livestock and public safety, farm management, unauthorised access and the potential for the mapped route to imply public access where none exists.	Partially agreed. The Parish Council recognised the landowner concerns and reviewed the way the Greenway was presented. The route was not devised through this Neighbourhood Plan review but originated from the Broadland District Council West Broadland Green Infrastructure Project Plan (2018). The Parish Council did not consider it appropriate to redraw or selectively truncate an externally identified route through the Neighbourhood Plan.	The Plan was amended to make clear that the Greenway is an indicative route originating from Broadland District Council's 2018 West Broadland Green Infrastructure Project Plan, is not an existing public right of way and does not create or imply public access over private land. The Plan also states that any future route across private land would require landowner agreement and relevant approvals. Figure 11 was also updated to emphasise the indicative nature of the Greenway routes.
Drayton Wood and Drayton to Horsford	Raised concerns about existing parking and access pressures around Howell Road, antisocial	Partially agreed. The Parish Council noted the concerns relating to access, parking and use of the	Figure 11 was updated to emphasise the indicative nature of the Greenway routes.

Greenway route landowner/agent	behaviour associated with use of the public footpaths, and the limited legal access points into Drayton Wood. Also objected to the Drayton to Horsford Greenway being shown across land in their ownership without prior consultation.	woodland. Local Green Space designation does not create new public access rights and does not itself alter existing rights of way. The representation also reinforced concerns about the way the externally identified Greenway routes were shown in the Neighbourhood Plan. Following the Regulation 14 consultation, a meeting was held with the landowner at their request to discuss these concerns. The discussion informed the amendments recorded in the next column, particularly the clarification of existing public rights of way, the emphasis on walking and cycling improvements primarily serving Drayton residents, and the indicative nature of the Greenway routes.	The walking and cycling section now emphasises improvements serving Drayton residents, makes clear that indicative Greenway routes do not create public access over private land and that delivery would require landowner agreement. A photograph in the walking and cycling section was also replaced. The Drayton Wood assessment now identifies Drayton High Road as the principal footpath access and confirms that recreational value relates to use of the existing public rights of way.

Wensum View Green Space (LGS12)

Further landowner enquiries and consultation were undertaken in relation to the proposed Wensum View Local Green Space. All known landowners were contacted and given an opportunity to comment on the proposed designation. No response had been received by 21 October 2026. The proposed Local Green Space designation was retained.

Appendix B: Broadland District Council Feedback and Amendments

Note: policy and paragraph references in the Broadland District Council comments relate to the Regulation 14 version of the Plan. Where policies were subsequently renumbered, the amendment column refers to the final submission version.

Broadland DC comment	Response	Amendment
General: update national policy references to the adopted NPPF 2026.	Agreed. Updated.	Updated specific NPPF references within the Plan and supporting documents, including the Local Green Space and Views Assessments. Paragraph 100 was amended to refer specifically to Policy HC2 on Local Green Space.
Para 54, para 159, para 171 and contents still refer to deleted housing policies.	Agreed. References were residual text from an earlier draft and were removed.	References to former policies removed.
Policy 5.1: “Where relevant” is vague. Suggests “Where appropriate to their scale, nature and location…”.	Agreed. Amended.	Wording amended as suggested.
Para 68: incorrect name of Design Code SPD.	Agreed. Corrected.	Corrected to “South Norfolk and Broadland Design Code Supplementary Planning Document”.
Policy 5.2: stronger link needed to the Broadland and South Norfolk Design Codes and Drayton section of the Broadland Character Assessment 2026.	Agreed. Supporting text amended.	Paragraph 68 and criterion a) of Policy 5.2 were amended to identify the relevant locally specific design and character guidance
Para 78: Design Code described as awaiting adoption, but it was adopted in May 2026.	Agreed. Amended.	Amended to reflect adoption in May 2026.
Policy 5.4A: add figure references and remove duplication between criteria a and b.	Agreed. Wording added.	Criteria a) and b) of Policy 5.3A amended to remove duplication and to refer to the green infrastructure and Local Habitat mapping at Figures 3 and 4.
Views table inconsistent punctuation in the “View” column.	Agreed.	Amended.

View 1: the current justification relies too heavily on maintaining separation/preventing coalescence. Broadland considers the stronger justification to be the rural setting, transition to countryside, openness and contribution to local character/sense of place.	Agreed. The justification for View 1 reviewed and amended.	View 1 description in the Plan and supporting Views Assessment amended to focus on landscape qualities and contribution to Drayton's rural setting and local character, rather than primarily on preventing coalescence.
Policy 5.3B: opening sentence of the policy effectively repeats criterion a).	Agreed. Removed.	Removed to avoid duplication.
Policy 5.3B: stronger reference should be made to the Broadland Landscape Character Assessment and the relevant character areas A1 Wensum River Valley, B1 Horsford Woodland Heath Mosaic and E3 Wooded Estatelands.	Agreed. Supporting text and criteria of policy amended.	Supporting text expanded to identify relevant landscape character areas and their key characteristics and design principles. Criteria a), b) and d) of Policy 5.3B amended to make clearer how landscape considerations should inform development proposals
Policy 5.3B criterion c): wording is unclear because it refers both to "significant harm" and "adverse effect".	Agreed. Wording amended.	Criterion c) reworded accordingly
Local Green Spaces: Broadland, as owner of LGS5 Thorpe Marriott Woodland Path and LGS6 Littlewood and Suter Pond Area, supports their designation.	Noted and welcomed.	No change required.
Paragraphs 106-111 still read as if the section contains several transport policies, although the traffic and parking policies were removed before Regulation 14. Objective 5 also needs reviewing.	Agreed. Reviewed and amended.	References to broader traffic and parking policy matters removed so the section focuses on walking/cycling connectivity. Objective 5 amended accordingly.
Policy 5.4: verbs in criteria a)–f) do not fit grammatically with the introductory wording.	Agreed. Amended.	Criteria a)–f) were amended
Final paragraph of Policy 5.4: "may be supported" is too vague.	Agreed. Wording changed.	Final sentence amended to strengthen using suggested wording.
Figure 11: it is unclear what is meant by the "priority connections" referred to in the policy.	Agreed. Walking and cycling mapping reviewed alongside landowner	Figure 11 and associated references to priority connections amended to clarify the status and purpose of the mapped routes, including that the Greenways are indicative routes, do not

	representations received during consultation.	create or imply public access over private land, and require landowner agreement for future delivery.
Policy 5.5A duplicates national and strategic policy relating to the loss of community facilities. Broadland considered that the locally specific value of the policy is in identifying the facilities within Drayton that are particularly important to the community.	Agreed. Policy simplified and facilities listed.	Policy 5.5A amended to identify the community facilities shown on Figure 12. Duplicated local loss criteria and associated text removed.
Policy 5.5B should provide a clearer locally specific framework for community infrastructure and identify the priorities for Drayton. Broadland suggested stronger wording on how development should respond to infrastructure needs.	Agreed. Reworded.	Policy wording amended to identify priorities for play and recreation, facilities for children and young people, flexible community space and safe and accessible walking and cycling connections.
Paragraph 145: typo next to “functions”.	Noted.	Corrected.
Policy 5.6A Village Centre and Local Services: the introductory wording and criteria a) and b) overlap; it is unclear how all development proposals should “support” commercial uses; “unnecessary loss” is subjective; and criterion d) needs greater clarity.	Agreed. Policy simplified and restructured for clarity.	Policy amended to combine overlapping wording, clarify the circumstances in which active commercial and service uses should be retained, and provide a clearer test relating to the scale, form and function of the centres.
Policy 5.6B Small-Scale and Local Employment: the policy needed greater clarity over its geographic scope, which criteria apply to all proposals, what constitutes an acceptable impact, and how different types of small-scale employment development should be treated.	Agreed. Policy restructured for clarity.	Policy amended to distinguish between criteria applying to all small-scale employment proposals and those applying only where relevant, and to provide clearer tests relating to neighbouring properties, highways, design, access and larger-scale employment uses.
Broadland welcomed the range of Community Actions but suggested that the Parish Council prepare and maintain a separate project delivery plan alongside the Neighbourhood Plan to help translate the actions into deliverable projects.	Noted.	No change to the Neighbourhood Plan required. Recommendation noted.

Appendix C: Detailed summary of responses from statutory consultees and other organisations

Consultee	Summary of representation	Parish Council response	Amendment made
Norfolk Rivers Internal Drainage Board	The Board explained that part of Drayton lies within its Internal Drainage District, with other parts within its wider watershed catchment. It requested that the Plan recognise the Board's role in drainage and flood risk management and its separate regulatory and consenting functions.	Agreed. Supporting text added.	Supporting text added to 5.3 explaining the extent of the IDB area and the Board's regulatory/consenting role.
Environment Agency	No detailed comments were made on the Plan. Encouraged the Parish Council to continue considering opportunities to improve the local environment and referred to surface water flood risk and the potential role of sustainable drainage.	Noted.	No specific amendments required in response to this representation. The Plan already addresses green infrastructure, sustainable drainage and flood risk through its environmental policies and supporting text.
Taverham Parish Council	Supports the protected views identified in the Key Views document.	Support noted and welcomed.	No amendments required.
National Highways	Confirmed that its principal interest was the A47 strategic road network and that it had no comments on the draft Plan. Noted that the Drayton Plan period	Noted.	No amendments required.

	extends beyond that of the current Greater Norwich Local Plan.		
National Gas Transmission	Confirmed that it had no record of National Gas Transmission assets within the Drayton Neighbourhood Plan area and that no further action was required.	Noted.	No amendments required.
Historic England	Did not consider detailed involvement necessary at this stage but referred the Parish Council to its neighbourhood planning guidance. Also noted that the NPPF had been updated on 17 August 2026 and that the historic environment section of the Plan should be reviewed accordingly.	Noted.	Relevant national policy references updated. No further historic environment amendments required.
Norfolk County Council - Strategic Planning	NCC noted publication of the August 2026 NPPF and recommended reviewing the Plan and supporting documents. It also referred to preparation of the Greater Norwich Local Plan 2045 and neighbourhood planning guidance published by Government.	Noted.	Plan and supporting documents reviewed following publication of the August 2026 NPPF and updated where necessary. The emerging Greater Norwich Local Plan 2045 and neighbourhood planning guidance also noted.
Norfolk County Council - Local Nature Recovery Strategy	NCC welcomed the Plan's references to the Norfolk Local Nature Recovery Strategy and recommended providing further explanation of its purpose and role	Agreed. Supporting text added.	Supporting text amended to explain the Norfolk Local Nature Recovery Strategy, the Local Habitat Map and their relationship to Figures 3 and 4

	within the planning system, particularly around paragraph 87.		
Norfolk County Council - figure references	NCC identified incorrect figure references, including references to Figure 4 where Figure 5 was intended, and recommended checking the Plan throughout.	Noted.	Figure references throughout the Plan reviewed and corrected.
Norfolk County Council - Lead Local Flood Authority	The LLFA welcomed the Plan's consideration of flood risk, sustainable drainage, green infrastructure and climate change, but noted that groundwater flooding was not specifically mentioned. It prefers a dedicated flood risk policy and also recommends reference to relevant LLFA, Environment Agency and drainage authority guidance.	Partially agreed.	Plan amended to recognise that flood risk can arise from a range of sources, including groundwater, and to signpost relevant flood risk and drainage guidance. A separate flood risk policy was not introduced because these matters are already addressed through national and strategic planning policy and the Plan seeks to avoid unnecessary duplication.
Norfolk County Council - flood evidence	NCC provided additional information on recorded flooding, surface water ponding and flow paths, ordinary watercourses and the areas of Flood Zones 2 and 3 associated with the River Wensum. It also noted that flood mapping was contained in the Evidence Base rather than the Plan.	Noted.	The Evidence Base already contained flood risk mapping covering river and surface water flood risk. The additional information supplied by NCC was reviewed and Flood risk evidence was updated to include current LLFA records of reported flooding, Environment Agency surface water ponding and flow paths, ordinary watercourses, and the extent of Flood Zones 2 and 3 associated with the River Wensum
Norfolk County Council -	NCC considered that the Regulation 14 Plan did not	The historic environment was considered during preparation of	The additional advice provided by Norfolk County Council is noted and

Historic Environment	sufficiently address designated and non-designated heritage assets and recommended use of Historic England guidance and Norfolk Historic Environment Record information. It also suggested the Parish Council could consider identifying locally important heritage assets.	the reviewed Neighbourhood Plan, including in response to pre-Regulation 14 advice from Broadland District Council. The Evidence Base already contains mapped and written information on designated assets and Norfolk Heritage Explorer records. A specific heritage policy was not considered necessary, having regard to the existing national and strategic planning policy framework and the locally focused priorities identified for the review.	the Evidence Base has been reviewed to ensure that the historic environment, including relevant designated and non-designated heritage assets, is appropriately reflected. It is not proposed to introduce a new heritage policy or local heritage list at this stage.
Norfolk County Council - Minerals and Waste	NCC advised that paragraph 15 should also identify the Norfolk Minerals and Waste Local Plan as part of the statutory development plan	Agreed. Added.	Introductory text amended to include the Norfolk Minerals and Waste Local Plan (2025) within the development plan context.
Norfolk County Council - Highway Authority / Local Green Spaces	NCC identified that a number of proposed Local Green Space boundaries appeared to include areas of adopted highway, particularly highway verges. It was concerned that LGS designation could cause confusion or opposition if future highway works were required.	Noted. The intention of the Local Green Space designations is to protect valued green spaces, not to constrain the Highway Authority's statutory functions or inadvertently designate highway land.	Reviewed Local Green Space boundaries against available highway and mapping information and amended where necessary to exclude areas clearly forming part of the adopted highway. *see additional statement below
Norfolk County Council - other service areas	• Norfolk Fire and Rescue Service, Education and	Noted.	The comments and signposted guidance were considered. No additional issues requiring changes to

	Ecology raised no comments at this stage. • Public Health raised no specific comments but referred to guidance on incorporating health considerations into neighbourhood plans. • The LLFA also confirmed that it had no comments on the proposed Local Green Spaces in relation to surface water management or drainage.		the Neighbourhood Plan were identified.
Norfolk Wildlife Trust - Vision and objective 4	Suggested strengthening the Plan's Vision and objectives to reflect nature recovery, climate resilience, biodiversity net gain and sustainable development.	Partially agreed. The Vision already addresses several of these themes. Small amendment made to vision and objective 4.	Vision amended to refer additionally to nature recovery and climate resilience. Objective 4 amended to support measures that help the natural and built environment adapt to the effects of climate change.
Norfolk Wildlife Trust - Policy 5.1 Green Gap	Welcomed the policy and suggested that the supporting text should also recognise the biodiversity value of the Green Gap	Agreed. Supporting text added.	Supporting text added recognising the contribution of the Green Gap to green infrastructure, habitat connectivity and wildlife movement.
Norfolk Wildlife Trust - Design	Recommended that Policy 5.2 more explicitly address climate-responsive development and incorporation of measures beneficial to wildlife, including habitat features, native planting and reducing adverse lighting effects.	Partially agreed. Additional policy and supporting text added, but detailed requirements for individual measures not included.	Policy 5.2 and supporting text amended to strengthen consideration of sustainable and climate-responsive design. Supporting text within the green infrastructure section was also expanded to identify opportunities for native planting, habitat features, sustainable drainage and minimising harmful light spill.

Norfolk Wildlife Trust - Green Infrastructure and Ecological Networks	Supported Policy 5.3A but recommended stronger recognition of designated and non-designated biodiversity sites, the River Wensum ecological corridor and the Norfolk Local Nature Recovery Strategy.	Agreed. Policy wording added.	Policy 5.3A and supporting text strengthened to recognise biodiversity sites, the River Wensum and its wider ecological corridor, habitat connectivity and the Norfolk Local Nature Recovery Strategy.
Norfolk Wildlife Trust - Biodiversity, habitat features and lighting	Recommended encouraging biodiversity enhancements beyond statutory minimum requirements and suggested an ambition of at least 20% Biodiversity Net Gain and incorporation of wildlife-friendly design features such as bat, swift and invertebrate boxes, hedgehog gaps, bee bricks, green roofs and green walls.	Partly agreed. The Plan was strengthened to encourage appropriate habitat features, native planting, biodiversity-sensitive sustainable drainage and avoidance of harmful light spill. A locally specific 20% biodiversity net gain requirement was not introduced because this would require appropriate local evidence which is not present.	No amendment was made to introduce a locally specific 20% Biodiversity Net Gain requirement. Supporting text amended to encourage retention and enhancement of habitats and ecological connections, native planting, appropriate habitat features, biodiversity-sensitive sustainable drainage and minimisation of harmful light spill onto sensitive habitats and ecological corridors.
Norfolk Wildlife Trust - Local Green Space	Supported the proposed Local Green Space designations and recommended that their contribution to biodiversity recovery and climate resilience be more explicitly recognised. It also suggested encouraging ecological enhancement through future management.	Partially agreed. The wider biodiversity, connectivity and climate benefits of the Local Green Space network were recognised. However, the Plan does not seek to impose management expectations on privately owned Local Green Spaces.	Supporting text amended to recognise the contribution of the Local Green Space network to biodiversity, ecological connectivity, nature recovery and climate resilience. No management requirements were introduced.
Norfolk Wildlife Trust - Walking and Cycling	Supported Policy 5.4 and the concept of greenway-style routes and recommended that new and improved routes should also	Agreed.	Supporting text and Policy 5.4 amended to recognise opportunities to retain and strengthen habitats, incorporate appropriate native

	contribute to habitat protection and enhancement.		planting and sustainable drainage, and respond sensitively to existing habitats and green infrastructure. Supporting text added to confirm that indicative route mapping does not create or imply new public rights of access over private land.
Norfolk Wildlife Trust - Community Infrastructure	Recommended that access to nature be recognised as a potential community benefit within the community infrastructure policy.	Agreed.	Policy 5.5B amended to include safe and accessible connections to green spaces and opportunities for access to nature.
Norfolk Wildlife Trust – Employment	Recommended that biodiversity impacts be expressly included within Policy 5.6B.	Noted. The policy had already been revised in response to other consultation comments, and potential effects on biodiversity are addressed through Policy 5.3A and the wider national and strategic planning framework.	No additional amendment was made to Policy 5.6B.
Norfolk Wildlife Trust – Community Actions	Supported the existing environmental Community Actions and suggested additional actions relating to wildlife monitoring, nature-friendly management of public green spaces and delivery of the Norfolk LNRS.	Agreed. These were considered appropriate non-statutory actions for the Parish Council and its partners.	Additional Community Actions were added covering wildlife monitoring and community engagement, nature-friendly management of public green spaces, and local nature recovery.
Norfolk and Waveney Integrated Care Board - inclusive design	Recommended that Policy 5.2 more clearly address accessibility and inclusive design, including legible layouts, safe routes, appropriate surfacing, wayfinding and natural surveillance.	Noted, text amended/added.	Policy 5.2 amended to strengthen requirements for accessible and inclusive design, including safe and legible routes, appropriate surfacing, wayfinding and natural surveillance.

			Supporting text added on inclusive design and other points.
Norfolk and Waveney Integrated Care Board - walking and cycling	Recommended stronger reference within Policy 5.4 to access to healthcare and to inclusive route design, including gradients, visibility, surfacing and wayfinding.	Agreed. Amended.	Policy 5.4 amended to include healthcare among key destinations and to strengthen requirements relating to inclusive, safe and accessible walking and cycling routes.
Norfolk and Waveney Integrated Care Board - play and recreation	Recommended that provision for children and young people should be inclusive and cater for different ages and abilities.	Agreed. Amended	Policy 5.5B and supporting text amended to strengthen reference to inclusive play and recreation facilities for children and young people of different ages and abilities.
Norfolk and Waveney Integrated Care Board - healthcare infrastructure	Recommended that the Plan recognise the potential need for healthcare infrastructure and appropriate developer contributions where development creates additional demand.	Agreed. Supporting text and community action text added.	Supporting text added to identify local healthcare provision. Infrastructure supporting text amended to refer explicitly to healthcare contributions and Community Actions amended to include healthcare infrastructure.
Anglian Water	Supported the Plan's approach to green infrastructure and sustainable drainage and encouraged stronger recognition of water efficiency and sustainable water management within new development.	Agreed. Supporting text updated.	Policy 5.2 and supporting text strengthened to refer to water efficiency and sustainable design. Green infrastructure and flood risk supporting text updated to recognise sustainable drainage and integrated water management. No separate additional water or drainage policy was considered necessary.
Natural England	Supported the Plan's approach to the natural environment and green infrastructure. Recommended that supporting text provide clearer	Agreed. The Plan already addresses biodiversity, green infrastructure, ecological connectivity and sustainable	Supporting text amended to explain the role of the LNRS Local Habitat Map and the "Potential Measures"

	explanation of the Norfolk Local Nature Recovery Strategy mapping, including the “Potential Measures” layer, and encouraged continued consideration of biodiversity, ecological connectivity and sustainable drainage.	drainage, but additional explanation of the LNRS mapping was considered helpful.	layer used to inform Figure 3. No further policy changes made.

***Local Green Space Boundaries and Adopted Highways Land**
The Highway Authority's comments are noted. It is not the intention of the Neighbourhood Plan to designate land forming part of the adopted public highway as Local Green Space. The boundaries of LGS1, LGS2, LGS4, LGS5, LGS6, LGS7, LGS8, LGS9 and LGS12 have therefore been reviewed against the mapping information reasonably available to the Parish Council and amended where necessary to exclude identifiable highway land.

The Local Green Space boundaries have been prepared using Ordnance Survey-based mapping and other available evidence. Definitive highway-boundary data has not been provided by the Highway Authority as part of its consultation response. The boundaries therefore reflect the best available evidence and are not intended to interfere with the statutory powers and functions of the Highway Authority.

More detailed individual Local Green Space plans are included within the Local Green Space Assessment and provide the appropriate reference for the extent of each designation.

Appendix D: Organisations invited to comment

The following bodies and organisations were invited to comment on the Regulation 14 draft Neighbourhood Plan:

Active Norfolk
Anglian Water Services Ltd
Astill Planning
Broadland District Council & South Norfolk District Council
Broadland District Councillor Drayton North
Broadland District Councillor Drayton South
BT
Diocese of Norwich
Community Action Norfolk
Costessey Town Council
CTIL
Environment Agency
Equal Lives
Hellesdon Parish Council
Historic England
Homes England
Horsford Parish Council
Hyperoptic
ITS Technology
Marine Management Organisation
National Gas
National Grid
National Highways
Natural England
NCC Historic Environment Service
Network Rail
Norfolk & Suffolk Gypsy Roma & Traveller Service
Norfolk & Waveney Integrated Care Partnership/Board
Norfolk Business Board
Norfolk Chamber of Commerce
Norfolk Constabulary
Norfolk Geodiversity Partnership
Norfolk Wildlife Trust
Norwich International Airport Ltd.
RG Carters
Sports England East
Taverham Parish Council
Tetlow King
The Bridge Plus
UK Power Networks
Water Management Alliance

Appendix E: Consultation materials



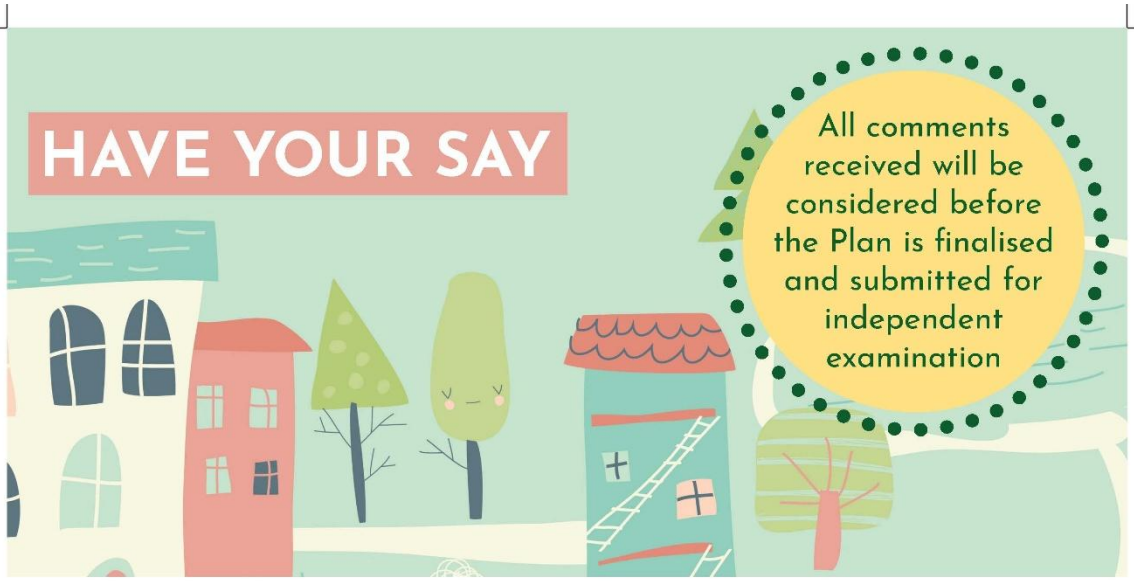
Drayton Parish Council has prepared a draft Neighbourhood Plan based on feedback from residents, local evidence and community engagement.

The Draft Plan includes policies covering housing, design, green spaces, biodiversity, community facilities, local employment and transport.

We are now inviting comments from residents, businesses and other interested parties before the Plan is finalised and submitted for independent examination.

- **Help** protect what matters most to Drayton
- **Influence** future planning decisions in the parish.
- **Tell** us whether we have got the draft Plan right.

Consultation period
20th July to 31st August 2026



Consultation documents may be viewed online at www.draytonparishcouncil.gov.uk
Paper copies are available to view at Drayton Parish Council, King George V Playing Field, NR8 6AW.

Submit your comments Online
at www.smartsurvey.co.uk/s/P3BA2J/ or by scanning the QR Code

Submit your comments By Email
to office@draytonparishcouncil.gov.uk

Submit your comments By Post
to Drayton Parish Council, King George V Playing Field, NR8 6AW

Consultation period
20th July to 31st August 2026

Drayton Parish Council

Drayton Neighbourhood Plan 2026 – 2040



Statement of Proposed Modifications

Regulation 15 version

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Introduction

1. Drayton parish was designated as a Neighbourhood Plan Area by Broadland District Council on 14 November 2013. The original Drayton Neighbourhood Plan was prepared between 2013 and 2016. Following a successful referendum in July 2016, it was made by Broadland District Council in July 2016. The made Plan covers the period to 2026.

2. In 2025, Drayton Parish Council began a review of the Plan. The review has been informed by updated evidence, engagement with the local community and discussions with the Neighbourhood Plan Steering Group. The reviewed Plan covers the period 2026 to 2040.

3. The Neighbourhood Planning Act 2017 introduced provisions, through Schedule A2 to the Planning and Compulsory Purchase Act 2004, which set out the process for modifying a made neighbourhood plan. These provisions allow qualifying bodies to update neighbourhood plans, with the level of examination and consultation depending on the nature and scale of the proposed modifications.

4. National Planning Practice Guidance for Neighbourhood Planning[1] explains that there are three types of modification that can be made when updating a neighbourhood plan. The process to be followed depends on the scale and nature of the changes proposed. These are:

[1] Neighbourhood planning - GOV.UK (www.gov.uk)

- *Minor, non-material modifications to a neighbourhood plan or order. These are changes which would not materially affect the policies in the plan or permission granted by the order. They may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*

- *Material modifications which do not change the nature of the plan or order. These would require examination but not a referendum. This might, for example, include the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*

- *Material modifications which do change the nature of the plan or order. These would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*

5. The modifications to the Drayton Neighbourhood Plan proposed through this review are considered to be material. A broad range of evidence has been reviewed to identify current issues that need to be addressed in the updated Plan. This includes updated population and housing data, recent housing completions and commitments, evidence on affordable housing need, local facilities, access and movement, green infrastructure, biodiversity, flood risk, landscape character, heritage assets, Local Green Spaces and locally important views. Community engagement has also informed the scope and content of the reviewed Plan.

6. Where a qualifying body, such as a parish council, proposes modifications that materially affect the policies in a made neighbourhood plan, additional requirements apply. The qualifying body must state whether it considers the proposed modifications to be so significant or substantial as to change the nature of the neighbourhood plan and must give reasons for this view. This statement must be made both at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority.

7. National Planning Practice Guidance also explains that, where material modifications are proposed:

    - *the qualifying body must, at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority, state whether it believes that the modifications are so significant or substantial as to change the nature of the plan and give reasons;*

- *the local planning authority must, when sending the modified plan to the independent examiner, state whether it believes that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner; and*

- *the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.*

8. This Statement of Proposed Modifications was initially prepared to accompany the Regulation 14 consultation on the reviewed Drayton Neighbourhood Plan and has been updated to accompany submission of the modified Plan to Broadland District Council.

Purpose of this statement

9. The made Drayton Neighbourhood Plan was adopted by Broadland District Council on 26 July 2016. The made Plan contains policies relating to housing, the local economy, the environment, design, community facilities, movement and transport, and the village centre.

10. The Neighbourhood Plan Review updates the made Plan to reflect current evidence, changes in national and local planning policy, recent and committed development in the parish, environmental and landscape evidence, community engagement and current local priorities. The modifications are set out in the tables below, comparing the policies in the made Plan with those in the reviewed Plan submitted under Regulation 15.

11. In accordance with the requirements for modification proposals, the Parish Council has considered whether the proposed modifications are so significant or substantial as to change the nature of the made Neighbourhood Plan. The Parish Council's view, and the reasons for that view, are set out in the final section of this statement.

12. To update the Plan, the qualifying body is proposing the following amendments to structure, policies, supporting text, evidence and community actions, as set out in the tables below.

- **Figure 1** shows how the Plan sections and policy titles have changed. Most policy themes remain broadly the same, although the structure and numbering have been revised and some policies have been consolidated.
- **Figure 2** shows the updated community actions included in the reviewed Plan.
- **Figures 3 and 4** set out the amended vision and objectives.

- **Figures 5 onwards** set out the proposed policy modifications.

Neighbourhood Plan policies

Figure 1: Neighbourhood Plan Sections and Policy Titles

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)
Theme 1: Shaping Future Development Policies 1A to 1E: Design Standards and Land Use Mix Policies 2A to 2C: Protecting and Enhancing Historic Character Policy 3: Maintaining Important Views Policy 4: Improved Public Parking Policy 5: Flooding **Theme 2: Site Specific Guidance** Policy 6: Village Centre Enhancements **Theme 3: Green Spaces and Recreation** Policy 7: Improved Walking and Cycling Routes Policy 8: Nature Conservation Policy 9: Increasing the Use of the King George V Playing Field	**Settlement Identity, Form and Coalescence** Policy 5.1: Green Gap between Settlements **Design Quality, Local Character and Settlement Edge** Policy 5.2: Design Quality, Local Character and Settlement Edge **Natural Environment, Landscape and Green Infrastructure** Policy 5.3A Green Infrastructure and Ecological Networks Policy 5.3B: Landscape Character, Setting and Key Views Policy 5.3C: Local Green Spaces **Access, Movement and Transport** Policy 5.4: Walking and Cycling Connectivity **Community Facilities and Social Infrastructure** Policy 5.5A: Community Facilities Policy 5.5B: Provision of Community Infrastructure and Youth Provision through Development **Local Economy and Village Centre** Policy 5.6A: Village Centre and Local Services Policy 5.6B: Small-Scale and Local Employment

13. The reviewed Plan also updates the non-policy projects and community actions. The made Plan included four projects. The reviewed Plan includes 17 Community Actions, grouped under five themes. These actions reflect issues raised through updated evidence, community engagement and the Parish Council's experience of implementing the made Plan. They relate to matters that are important to the community but sit outside the direct scope of neighbourhood planning policies. The Parish Council will work with relevant stakeholders and the local community to help progress these actions.

Neighbourhood Plan projects and community actions

Figure 2: Neighbourhood Plan Projects and Community Actions

Adopted Drayton Neighbourhood Plan Projects (2016)	Proposed Drayton Neighbourhood Plan Review Community Actions (2026)
Project 1: Village Centre Enhancements **Project 2:** Walking and Cycling Routes **Project 3:** Nature Conservation **Project 4:** King George V Playing Field	**Green Infrastructure, Landscape and Biodiversity** CA1: Tree Planting and Landscape Enhancement CA2: Strengthening Green Corridors CA3: Contiguous Route from Low Road to Drayton Wood and Canham's Hill CA4: Biodiversity and Habitat Enhancement Projects **Walking, Cycling and Active Travel** CA5: Walking and Cycling Connectivity Improvements CA6: Wayfinding and Signage Improvements CA7: Links Associated with the Northern Distributor Road (NDR) CA8: Marriott's Way Bridge and Access Improvements CA9: Alignment with Strategic Access Plans **Public Realm and Village Environment** CA10: Village Centre Public Realm Improvements CA11: Sensitive Car Parking Improvements CA12: Gateway Enhancements **Community Facilities and Youth Provision** CA13: Youth and Informal Recreation Provision CA14: Enhancement of Existing Community Facilities

Adopted Drayton Neighbourhood Plan Projects (2016)	Proposed Drayton Neighbourhood Plan Review Community Actions (2026)
	CA15: Access Improvements to Community Facilities **Monitoring and Partnership Delivery** CA16: Engagement with Broadland District Council CA17: CIL Priority Framework

14. The reviewed Vision retains the same overall direction as the made Plan. It continues to focus on maintaining Drayton's quality of life, balancing the built and green environment, improving local infrastructure, supporting community life and strengthening opportunities for residents and local businesses. The wording has been updated to reflect current evidence, recent development, the parish's relationship with Norwich and neighbouring settlements, the importance of the River Wensum valley and green spaces, and current community priorities around housing mix, local facilities, biodiversity, walking and cycling, and the local economy.

Neighbourhood Plan vision

Figure 3: Neighbourhood Plan Vision

Adopted Drayton Neighbourhood Plan Vision (2016)	Proposed Drayton Neighbourhood Plan Review Vision (2026)
The vision of the community of Drayton is based on their desire to maintain the quality of life in their Parish by preserving the balance between the built and green environment, improving negative elements of the built environment and infrastructure whilst developing and strengthening opportunities for the people of the parish, encouraging increased prosperity, and building up	Drayton Parish will continue to be a distinct, characterful and well-connected community, proud of its identity and separate from Norwich. Future growth will be carefully managed so that new development is well related to the existing built-up area, supports local facilities, and helps to provide a balanced mix of homes for all generations. The parish's green spaces, River Wensum valley and surrounding landscape will continue to define its setting, support nature recovery and strengthen ecological connections between woodlands, meadows and watercourses, helping Drayton become more resilient to climate change. Drayton will be a place where people of all ages can live, meet and take part in community life, with well-used community spaces, thriving local shops and small businesses, and opportunities for everyone to

Adopted Drayton Neighbourhood Plan Vision (2016)	Proposed Drayton Neighbourhood Plan Review Vision (2026)
the facilities available to residents, and those that work here.	enjoy its green environment. Future change will enhance what people already value about Drayton, its green setting, community spirit and sense of place.

15. The objectives have been redrafted to provide clearer and more up-to-date wording, but the overall purpose remains consistent with the made Plan. The revised objectives continue to address settlement identity, local character, design, community facilities, access and movement, green spaces, recreation, local employment and the parish's relationship with its landscape setting. They have also been updated to reflect current evidence and community priorities, including housing mix and affordability, biodiversity, ecological connectivity, flood risk, sustainable design, walking and cycling, youth provision, and the role of the village centre.

Neighbourhood Plan objectives

Figure 4: Neighbourhood Plan Objectives

Adopted Drayton Neighbourhood Plan Objectives (2016)	Proposed Drayton Neighbourhood Plan Review Objectives (2026)
Objective 1. Preserving the character of the settlement, including the spatial balance between the rural and built environment, historical assets and character whilst improving design based on local vernacular style. **Objective 2.** Protecting and enhancing resources available for sports, leisure, community and educational activities.	**Objective 1: Distinct Identity and Settlement Form.** To maintain Drayton's separate identity and prevent physical and visual coalescence with neighbouring settlements such as Norwich, Hellesdon and Taverham. To ensure that development at the edges of the parish and at key gateways respects the rural setting, landscape character and important views, reinforcing well-defined settlement boundaries. To recognise the differing character of the historic village, Thorpe Marriott and newer neighbourhoods, ensuring that all contribute positively to a cohesive and connected parish identity. **Objective 2: High-Quality, Integrated Development.** To ensure that all new development is well integrated with surrounding areas, connected to existing movement routes, and designed to respond positively to local context, scale and landscape setting. To promote high-quality, sustainable and

Adopted Drayton Neighbourhood Plan Objectives (2016)	Proposed Drayton Neighbourhood Plan Review Objectives (2026)
Objective 3. Facilitating improvements in road transport, traffic, and parking. **Objective 4.** Improving the management and possibly increasing the provision of public green spaces of different kinds. **Objective 5.** Supporting businesses and local employment. **Objective 6.** Improving access and use of route-ways through both urban and countryside for pedestrians and cyclists.	accessible design that supports community cohesion, enhances environmental performance and reinforces the parish's distinctive character. **Objective 3: Balanced and Inclusive Housing**. To support the provision of a balanced mix of homes that meets the needs of first-time buyers, families and older residents. To encourage smaller, adaptable and accessible homes that enable people to remain within the parish as their needs change, helping to sustain a balanced and inclusive community. **Objective 4: Environment and Landscape.** To protect and enhance the parish's natural environment, including the River Wensum and its valley, Drayton Wood, Drayton Drewray and other valued green spaces. To strengthen ecological connectivity between habitats and green corridors, improve biodiversity, and enhance resilience to climate change. To manage flood risk and surface water through sustainable design, tree planting and support measures that help the natural and built environment adapt to the effects of climate change. **Objective 5: Access and Movement.** To improve opportunities for walking and cycling by providing safe, accessible and well-connected routes linking neighbourhoods, schools, facilities and green spaces. To encourage the use of public transport and measures that reduce reliance on private vehicles. To support safer and more accessible movement within the parish, particularly around the village centre and other key destinations. **Objective 6: Community Life and Wellbeing.** To protect and enhance valued community facilities, including the Bob Carter Centre, community halls and recreation grounds. To encourage flexible, inclusive and accessible spaces that meet the needs of a changing population. To support opportunities for people of all ages, particularly younger residents, to participate in community, cultural and recreational life.

Adopted Drayton Neighbourhood Plan Objectives (2016)	Proposed Drayton Neighbourhood Plan Review Objectives (2026)
	Objective 7: Local Economy and Village Centre. To support small-scale, local and low-impact businesses that provide local jobs and services and contribute to the parish's vitality. To encourage the continued success of local shops, cafés and services within the village centre. To support the reuse or sensitive redevelopment of vacant or underused business premises in ways that sustain employment and local enterprise.

Proposed policy modifications

16. The following tables summarise the proposed policy modifications. They compare each policy, or linked group of policies, in the made Drayton Neighbourhood Plan with the policies proposed in the reviewed Plan. The purpose of the tables is to show how the main policy intentions have been retained, updated, replaced, consolidated or removed. The tables do not set out every change to supporting text or wording; instead, they provide a proportionate summary of the main modifications and explain how these affect the nature of the made Plan.

Policies 1A-1E Design standards and land use mix

Figure 5: Policies 1A–1E Design standards and land use mix

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policies 1A to 1E: Design Standards and Land Use Mix	**Policy 5.2 Design Quality, Local Character and Settlement Edge**; **Policy 5.3A Green Infrastructure and Ecological Networks**; **Policy 5.4 Walking and Cycling Connectivity**; **Policy 5.6A Village Centre and Local Services**; and **Policy 5.6B Small-Scale and Local Employment**	**The broad intention of Policies 1A to 1E is retained, but the policy approach has been restructured.** The made Plan grouped design, employment, natural environment, retail and traffic matters under one policy heading. **The reviewed Plan separates these into clearer topic-based policies.**
Policy 1A: Design, sustainability and historic character	Carried forward principally through **Policy 5.2 Design Quality, Local Character and Settlement Edge**.	The policy has been updated to provide more detailed and locally specific design criteria, including local character, materials,

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
		settlement edges, landscape setting, inclusive design, landscaping and biodiversity features.
Policy 1B: Housing and local employment	Carried forward through **Policy 5.6B Small-Scale and Local Employment**.	The reviewed policy no longer links employment only to new housing development. It provides a broader framework for small-scale, low-impact and locally appropriate employment across the parish.
Policy 1C: Natural environment	Carried forward and expanded through **Policy 5.3A Green Infrastructure and Ecological Networks**.	The made policy provided a general safeguard against harm to the natural environment. The reviewed policy provides a more positive and detailed approach to green infrastructure, ecological connectivity, habitat creation and nature recovery.
Policy 1D: Retail floorspace and village centre function	Carried forward through **Policy 5.6A Village Centre and Local Services**.	The reviewed policy broadens the approach from retail floorspace to the wider function of the village centre, including shops, services, cafés, community uses and active ground-floor uses.
Policy 1E: Traffic congestion in the village centre	Addressed through **Policy 5.4 Walking and Cycling Connectivity**, **Policy 5.6A Village Centre and Local Services**, and related community actions.	The reviewed Plan no longer includes a broad policy seeking to alleviate traffic congestion. Instead, it focuses on active travel, local accessibility and ensuring village centre proposals avoid unacceptable traffic and parking impacts. Wider traffic and parking matters are addressed through community actions where partnership delivery is required.

Policies 2A–2C Protecting and enhancing the historic character

Figure 6: Policies 2A–2C Protecting and enhancing historic character

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policies 2A to 2C: Protecting and Enhancing Historic Character	**Policy 5.2 Design Quality, Local Character and Settlement Edge** and **Policy 5.3B Landscape Character, Setting and Key Views**	The broad intention of Policies 2A to 2C is retained, but the approach has been incorporated into wider policies on design, local character, landscape setting and views.
Policy 2A: Traditional building materials	Carried forward through **Policy 5.2 Design Quality, Local Character and Settlement Edge**.	The reviewed policy places materials within a broader design framework, including local character, layout, scale, form, landscape setting and settlement edge treatment.
Policy 2B: Views of St Margaret's Church from School Road	The specific protection for views of St Margaret's Church is not carried forward. The historic and visual significance of the church remains relevant to the Plan's wider policies on design, local character and landscape setting	This specific view is not repeated as a standalone policy. The reviewed Plan instead applies a broader and more evidence-led approach to locally important views. The historic and visual role of St Margaret's Church remains relevant through the Plan's design, character and landscape policies.
Policy 2C: Setting of listed buildings	Addressed through **Policy 5.2 Design Quality, Local Character and Settlement Edge** and **Policy 5.3B Landscape Character, Setting and Key Views**.	The reviewed Plan avoids duplicating national policy and statutory duties relating to listed buildings, while retaining locally specific support for development that respects Drayton's historic character, settlement form and landscape setting.

Policy 3: Maintaining important views

Figure 7: Policy 3 Maintaining important views

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 3: Maintaining Important Views	**Policy 5.3B Landscape Character, Setting and Key Views** and **Policy 5.1 Green Gap between Settlements**	The broad intention of Policy 3 is retained and updated. The reviewed Plan continues to protect locally important views, supported by an updated Key Views Assessment.
The made Plan identified views of St Margaret's Church tower, views across open land from School Road towards Hall Lane, and views over the green gap between Drayton and Taverham.	The reviewed Plan identifies three locally important views: views across open fields from School Road towards Hall Lane; views over the green gap between Drayton and Taverham; and views of the Wensum Valley from Old Lodge / the southern edge of Drayton.	The policy has been updated to provide a more structured and evidence-led approach. The identified views have been reviewed and refined using updated evidence.
The made Plan included the green gap between Drayton and Taverham as an important view.	**Policy 5.1 Green Gap between Settlements** gives clearer policy recognition to the role of this area in maintaining separation between Drayton and Taverham.	This is a material modification because it introduces a more explicit settlement separation policy. However, it builds directly on the made Plan's existing protection of the green gap view and does not change the strategic role of Drayton or allocate land for development.

Policy 4 Improved public parking

Figure 8: Policy 4 Improved public parking

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 4: Improved Public Parking	**Policy 5.4 Walking and Cycling Connectivity**, **Policy 5.6A Village Centre and Local Services**, and **Community Action CA11 Sensitive Car Parking Improvements**	The issue of parking remains recognised in the reviewed Plan, but there is no longer a standalone parking policy. Policy 5.6A supports the continued vitality and function of the village and local centres, while parking improvements are principally addressed through Community Action CA11: Sensitive Car Parking Improvements.
The made Plan supported increased public parking in the village centre where appropriate.	The reviewed Plan supports the vitality and function of the village and local centres, while **Community Action CA11** supports sensitive improvements to car parking provision	Parking improvements are treated mainly as a delivery and partnership issue rather than a standalone development management policy. This reflects the limits of what can be secured directly through neighbourhood planning policy.

Policy 5 Flooding

Figure 9: Policy 5 Flooding

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 5: Flooding	**Policy 5.3A Green Infrastructure and Ecological Networks**, together with updated supporting text on flood risk, drainage, the River Wensum valley and sustainable design.	The issue of flooding is retained, but the reviewed Plan no longer includes a standalone flooding policy. Flood risk is addressed through the wider approach to green infrastructure, sustainable drainage, climate resilience and relevant national and Local Plan policy.

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
The made Plan identified surface water flooding as a local issue, particularly in the village centre.	The reviewed Plan continues to recognise flood risk and surface water issues, including the Critical Drainage Area in the village centre and flood risk associated with the River Wensum.	The modification is mainly one of structure and emphasis. The reviewed Plan does not remove flood risk as an issue; it places it within a wider environmental and green infrastructure framework.

Policy 6: Village Centre enhancements

Figure 10: Policy 6 Village Centre enhancements

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 6: Village Centre Enhancements and **Project 1: Village Centre Enhancements**	**Policy 5.6A Village Centre and Local Services**, **Policy 5.5A Community Facilities**, **Community Action CA10 Village Centre Public Realm Improvements** and **Community Action CA11 Sensitive Car Parking Improvements**	The broad intention of Policy 6 is retained and updated. The reviewed Plan continues to support the role of Drayton's village centre and also recognises the local centre at Thorpe Marriott.
The made Plan supported the role, appearance and accessibility of the village centre.	The reviewed Plan supports the retention and enhancement of shops, services, community uses and other main village centre uses, while moving public realm and parking improvements into community actions.	The modification separates development management policy from wider delivery actions. This makes the policy approach more focused while retaining the community's aspiration for attractive, accessible and functional village centres.

Policy 7 Improved cycling and walking routes

Figure 11: Policy 7 Improved cycling and walking routes

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 7: Improved Walking and Cycling Routes and **Project 2: Walking and Cycling Routes**	**Policy 5.4 Walking and Cycling Connectivity** and **Community Actions CA5 to CA9**	The broad intention of Policy 7 is retained and updated. The reviewed Plan continues to support improved walking and cycling routes in and around Drayton.
The made Plan supported improved walking and cycling routes, including links to Marriott's Way and the wider countryside.	**Policy 5.4** supports safer, more attractive and more accessible active travel routes, including links to schools, community facilities, local services, green spaces and existing walking and cycling networks.	The reviewed policy provides a more current and proportionate framework for active travel, while practical route improvements, wayfinding and partnership projects are set out in Community Actions CA5 to CA9.

Policy 8 Nature conservation

Figure 12: Policy 8 Nature Conservation

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 8: Nature Conservation and **Project 3: Nature Conservation**	**Policy 5.3A Green Infrastructure and Ecological Networks**, **Policy 5.3C Local Green Spaces**, and **Community Actions CA1 to CA4**	The intention of Policy 8 is retained and strengthened. The reviewed Plan updates the approach through a broader green infrastructure and ecological networks policy, supported by Local Green Space designations and community actions.
The made Plan sought to protect and enhance Drayton's natural environment, including the River Wensum, Drayton Drewray,	The reviewed Plan focuses on green infrastructure, ecological connectivity, habitat enhancement, Local Green Spaces and nature recovery.	The modification updates the policy to reflect current evidence and policy priorities, including biodiversity, habitat connectivity, climate resilience and the Norfolk Local Nature Recovery Strategy. It strengthens

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Drayton Wood, Canham's Hill and other green infrastructure assets.		rather than changes the made Plan's approach to the natural environment.

Policy 9 Increasing the use of the King George V playing field

Figure 13: Policy 9 Increasing the use of the King George V playing field

Adopted Drayton Neighbourhood Plan Policies (2016)	Proposed Drayton Neighbourhood Plan Review Policies (2026)	Commentary on modifications
Policy 9: Increasing the Use of the King George V Playing Field and **Project 4: King George V Playing Field**	**Policy 5.3C Local Green Spaces**, **Policy 5.5A Community Facilities**, **Policy 5.5B Provision of Community Infrastructure and Youth Provision through Development**, and **Community Actions CA13 to CA15**	The broad intention of Policy 9 is retained, but the reviewed Plan no longer includes a standalone policy for King George V Playing Field.
The made Plan identified King George V Playing Field as an important community and recreational asset and supported proposals that would increase its use.	**The reviewed Plan protects the site as a Local Green Space** and supports its wider recreational and community role through the community facilities policies and relevant community actions.	The modification gives the site clearer protective status while placing it within a wider network of Local Green Spaces, recreation areas, community facilities and youth provision. This broadens and updates the approach without changing the nature of the Plan.

17. Following Regulation 14 consultation, a number of further amendments were made to the reviewed Plan. These included updates to reflect the National Planning Policy Framework 2026, clarification and refinement of policy wording, changes to policy numbering and supporting text, amendments to the Vision and Objectives, updates to supporting evidence and mapping, and further consideration of Local Green Space and walking and cycling matters. These amendments have not introduced new site allocations or changed the overall spatial approach, Vision or principal policy themes of the reviewed Plan.

Whether the proposed modifications significantly or substantially change the nature of the Neighbourhood Plan

18. As set out earlier in this statement, national guidance requires the qualifying body to state whether the proposed modifications are so significant or substantial as to change the nature of the made Neighbourhood Plan, and to provide reasons for that view.

19. Drayton Parish Council has undertaken a comprehensive review of the made Drayton Neighbourhood Plan to ensure that it remains up to date and continues to provide an effective planning framework for the parish. The review has taken account of changes in national planning policy, the adopted Greater Norwich Local Plan, updated local evidence, environmental and landscape evidence, recent development in the parish, and community engagement undertaken during the review process.

20. **T**he review has resulted in substantial changes to the wording, structure and presentation of the Plan. The Vision and Objectives have been updated, the policies have been restructured and rewritten, and new supporting evidence has been prepared, including evidence on Local Green Spaces, locally important views, green infrastructure, flood risk, housing, community facilities, local movement and the village centre.

21. Although the reviewed Plan makes material modifications to the made Plan, the overall nature of the Plan remains unchanged. The reviewed Plan continues to provide a locally specific planning framework for Drayton. It continues to address the same broad themes as the made Plan, including local character, settlement identity, design, green spaces, the natural environment, walking and cycling, community facilities, local services, the village centre and the local economy.

22. The reviewed Plan does not allocate land for development. It does not introduce a new spatial strategy for the parish, change the Neighbourhood Area, or seek to alter the scale or distribution of growth established through the strategic planning framework. Instead, it provides updated local policies to guide how development should respond to Drayton's character, landscape setting, green infrastructure, community facilities and movement networks.

23. Some new policy mechanisms have been introduced, including the Green Gap between Drayton and Taverham, Local Green Space designations, and a more detailed approach to locally important views and green infrastructure. These are material modifications, but they build on the made Plan's existing objectives and policies relating to settlement character, separation, views, green spaces and nature conservation. They therefore refine and strengthen the local planning framework rather than changing the nature of the Plan.

24. Some policies from the made Plan have been consolidated, broadened or moved into community actions**.** This includes matters such as public parking, village centre public realm improvements, walking and cycling projects, biodiversity projects and

improvements to community facilities. This reflects the distinction between planning policies that can be applied through development management and wider actions that require partnership working by the Parish Council, local authorities, landowners and other stakeholders.

25. A Strategic Environmental Assessment and Habitats Regulations Assessment screening process has also been undertaken for the reviewed Plan. The screening concluded that Strategic Environmental Assessment is not required and that Appropriate Assessment under the Habitats Regulations is not required. The statutory consultation bodies did not object to these conclusions.

26. Taken as a whole, the proposed modifications represent a comprehensive but proportionate update of the made Drayton Neighbourhood Plan. The reviewed Plan updates the evidence base, improves clarity, removes duplication, strengthens locally specific policy content and responds to current community priorities. It does not alter the fundamental purpose, scope or spatial approach of the made Plan.

27. **Drayton Parish Council therefore considers that the proposed modifications are material modifications, but they are not so significant or substantial as to change the nature of the made Drayton Neighbourhood Plan.**

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) - Determination Statement

Drayton Neighbourhood Plan 2026-2040

This determination statement has been produced by Broadland District Council, as the "responsible authority", to meet the requirements of Regulations 9 and 11 of the Environmental Assessment of Plans and Programmes Regulations 2004. The regulations implement European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

As the "competent authority" in respect of the Conservation of Habitat and Species Regulations 2017, Broadland District Council is also required to determine whether the proposed Neighbourhood Plan is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination). This statement also provides a determination in respect of this requirement.

SEA & HRA Screening Assessment of Drayton Neighbourhood Plan 2026-2040

Drayton Parish Council is in the process of preparing a modified Neighbourhood Plan for the parish. A preliminary SEA & HRA Screening Assessment was undertaken for the draft version of the Neighbourhood Plan, and a subsequent report was produced in March 2026. This was a preliminary draft SEA & HRA Screening Assessment, subject to consultation with the statutory environmental bodies.

Consultation with Statutory Bodies

The draft SEA & HRA Screening Report detailing the results of the initial screening assessment of the plan and the preliminary conclusion shared by Broadland Council and the Qualifying Body, that the plan is not likely to result in significant environmental effects and is unlikely to have significant effects on European sites, was circulated to the statutory bodies, namely the Environment Agency, Historic England and Natural England. The statutory bodies were invited to provide comments on the Screening Report within a 5 week consultation period took place between March and April 2026.

Responses were received from all three bodies. Details of these responses can be found in the updated SEA & HRA Screening Report.

In summary:

- The Environment Agency supports the conclusion that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.
- Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required, based on the information provided.
- Natural England supports the conclusion of the draft Strategic Environmental Assessment (SEA) Screening Report that significant effects on statutorily designated nature conservation sites or landscapes are unlikely and that significant effects on Habitat sites, either alone or in combination, are also unlikely.

Conclusion

Based on the assessment undertaken in the SEA & HRA Screening Report and the responses received from the consultation bodies, the Council considers that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from the implementation of the Drayton Neighbourhood Plan 2026-2040, and therefore that a Strategic Environmental Assessment and Habitats Regulations Assessment are not required.

Broadland District Council, May 2026

Drayton Neighbourhood Plan

Preliminary Screening Strategic Environmental Assessment and Habitats Regulation Assessment

March 2026

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Key facts

Item	Detail
Neighbourhood Plan	Drayton Neighbourhood Plan Review
Local Planning Authority	Broadland District Council
Plan period	2026–2040
Site allocations	None
Nearest European site	River Wensum Special Area of Conservation
Screening conclusion	SEA not required; HRA Appropriate Assessment not required

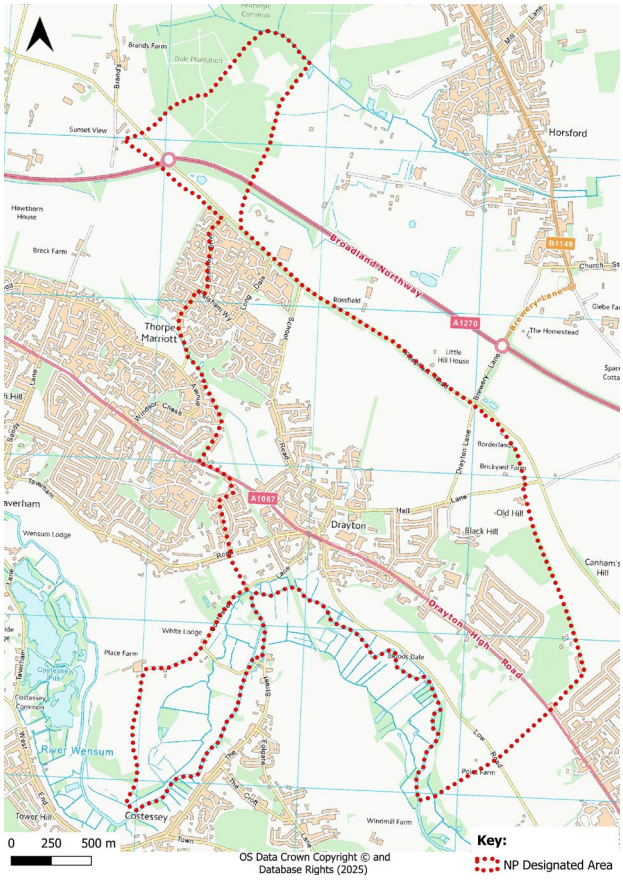
Introduction

1. This report provides a screening assessment to determine whether the Drayton Neighbourhood Plan requires:
    - a Strategic Environmental Assessment (SEA) under the Environmental Assessment of Plans and Programmes Regulations 2004; and
    - an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended).
2. Neighbourhood plans must be screened to determine whether their implementation is likely to result in significant environmental effects or likely significant effects on European sites.
3. Where likely significant effects cannot be ruled out, a full SEA or Habitats Regulations Appropriate Assessment would be required.
4. This screening report has been prepared to support the emerging Drayton Neighbourhood Plan Review and will be submitted to Broadland District Council for determination following consultation with the statutory environmental bodies:
    - Natural England
    - Environment Agency
    - Historic England

Description of the Neighbourhood Plan

5. The Drayton Neighbourhood Plan Review sets out planning policies to guide development within the designated Drayton neighbourhood area for the period 2026–2040.
6. The neighbourhood area covers the parish of Drayton and was originally designated by Broadland District Council in November 2013. The current plan represents a review of the neighbourhood plan that was made in 2016.
7. Once made, the neighbourhood plan will form part of the statutory development plan and will be used alongside the Greater Norwich Local Plan when determining planning applications.
8. The neighbourhood plan is policy-led and does not allocate sites for development. Instead, it focuses on:
    - protecting landscape character and environmental assets
    - guiding the design and integration of development
    - supporting local services and community facilities
    - improving walking and cycling connectivity
    - protecting green infrastructure and biodiversity.
9. Strategic housing growth within Drayton is addressed through the Greater Norwich Local Plan. The neighbourhood plan therefore works within the strategic planning framework rather than introducing additional development.

Figure 1: Designated Neighbourhood Area



Baseline Information

10. This section summarises key environmental characteristics of the parish based on the neighbourhood plan evidence base.

Natural Environment

11. The River Wensum forms the southern boundary of the parish and is designated as the River Wensum Special Area of Conservation (SAC) due to the ecological importance of its chalk river habitat and associated species. The river is also designated as a Site of Special Scientific Interest (SSSI) reflecting its national ecological importance.
12. Several County Wildlife Sites are also located within or adjacent to the parish and priority habitats identified in the parish include:
    - floodplain grazing marsh
    - deciduous woodland
    - lowland fens

13. The evidence base also identifies habitat network zones that may be suitable for ecological connectivity and habitat creation.

Figure 2: Wildlife designations

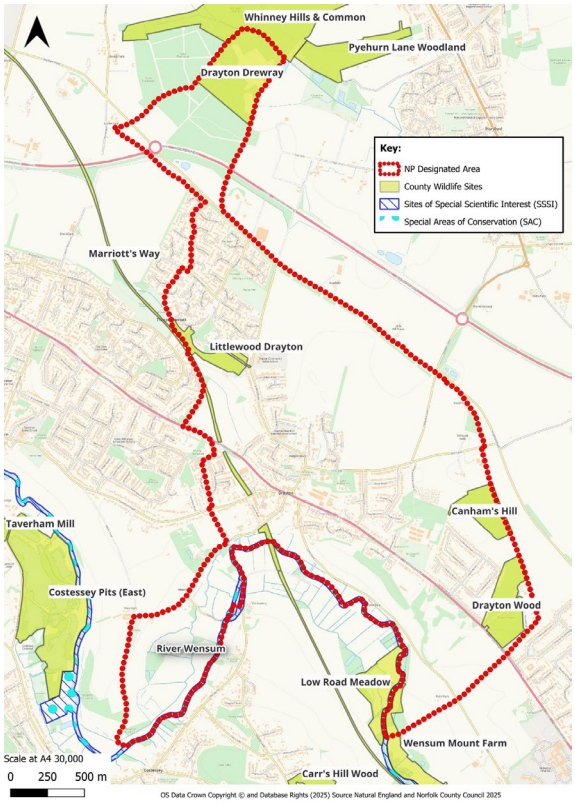


Figure 3: Priority habitats

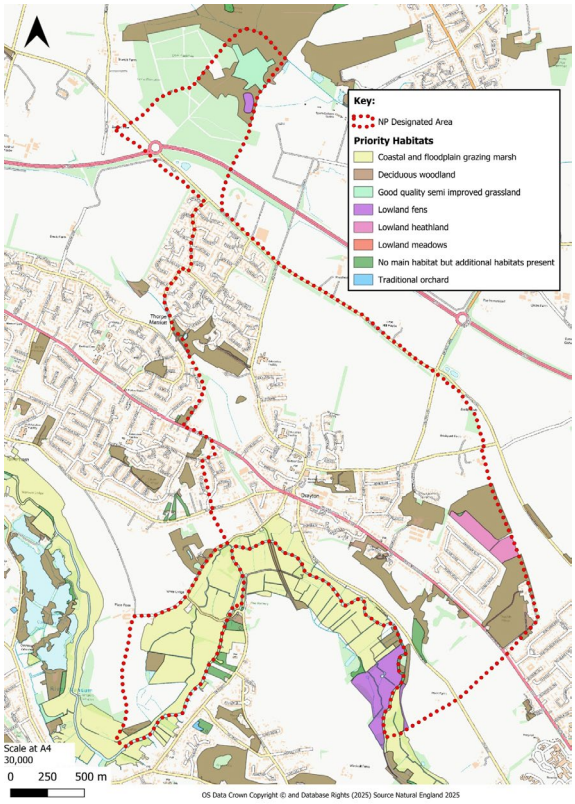
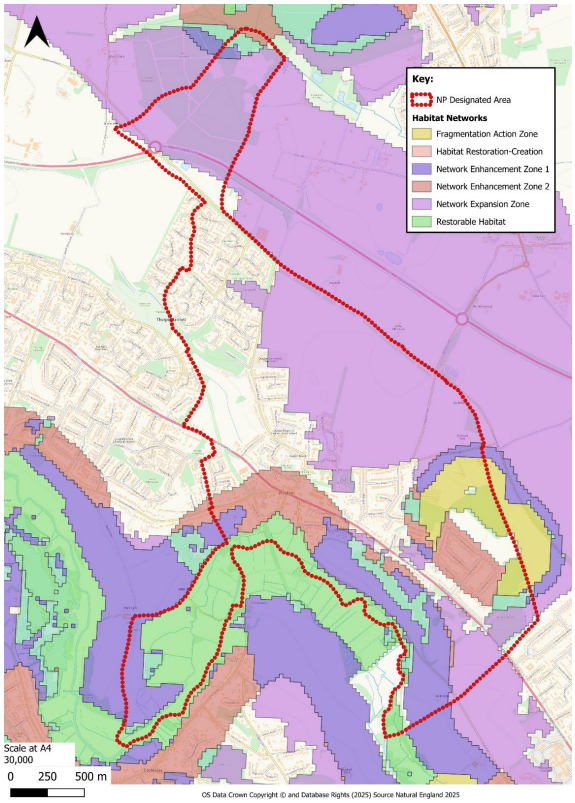


Figure 4: Habitat networks



Flood Risk

14. Flood Zones 2 and 3 occur along the River Wensum corridor. The parish has also been identified as an area with critical drainage issues and experiences a high risk of surface water flooding in certain locations. Development proposals within the parish must therefore consider flood risk and sustainable drainage.

Figure 5: Flood risk from rivers and the sea – Environment Agency



Figure 6 Surface water flood risk in Drayton (yearly) - Environment Agency 2024

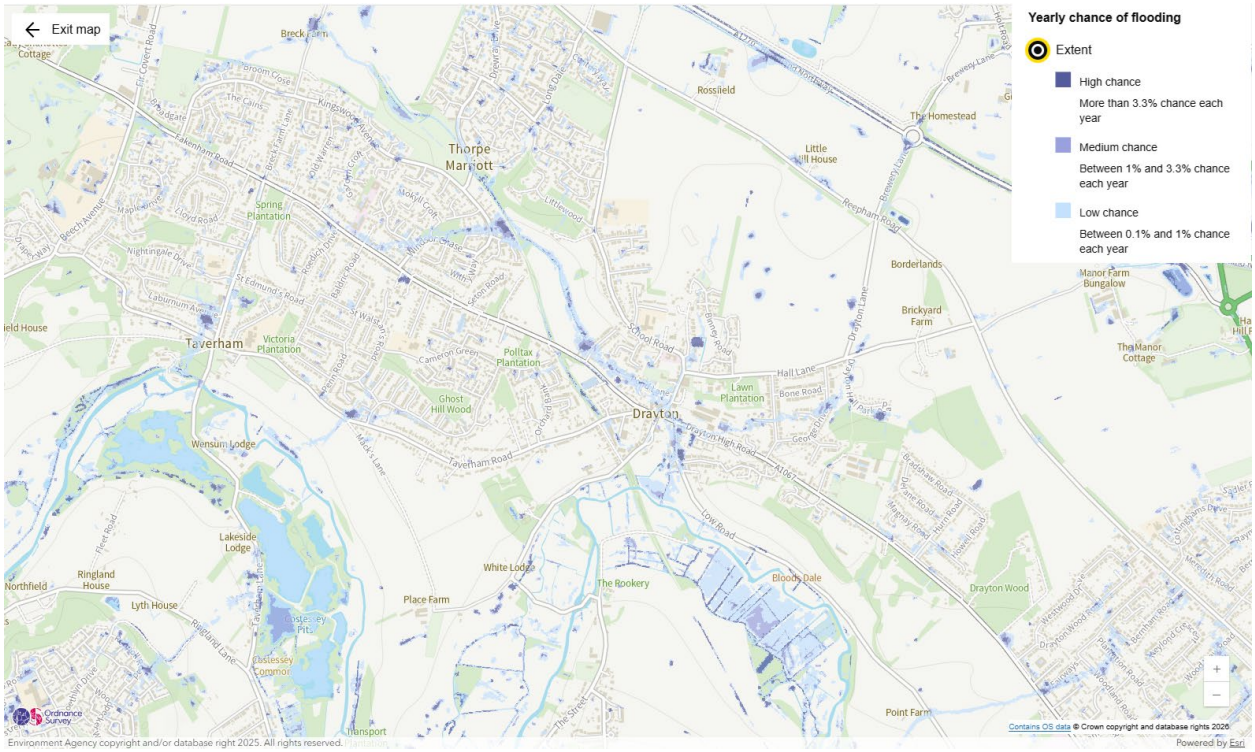
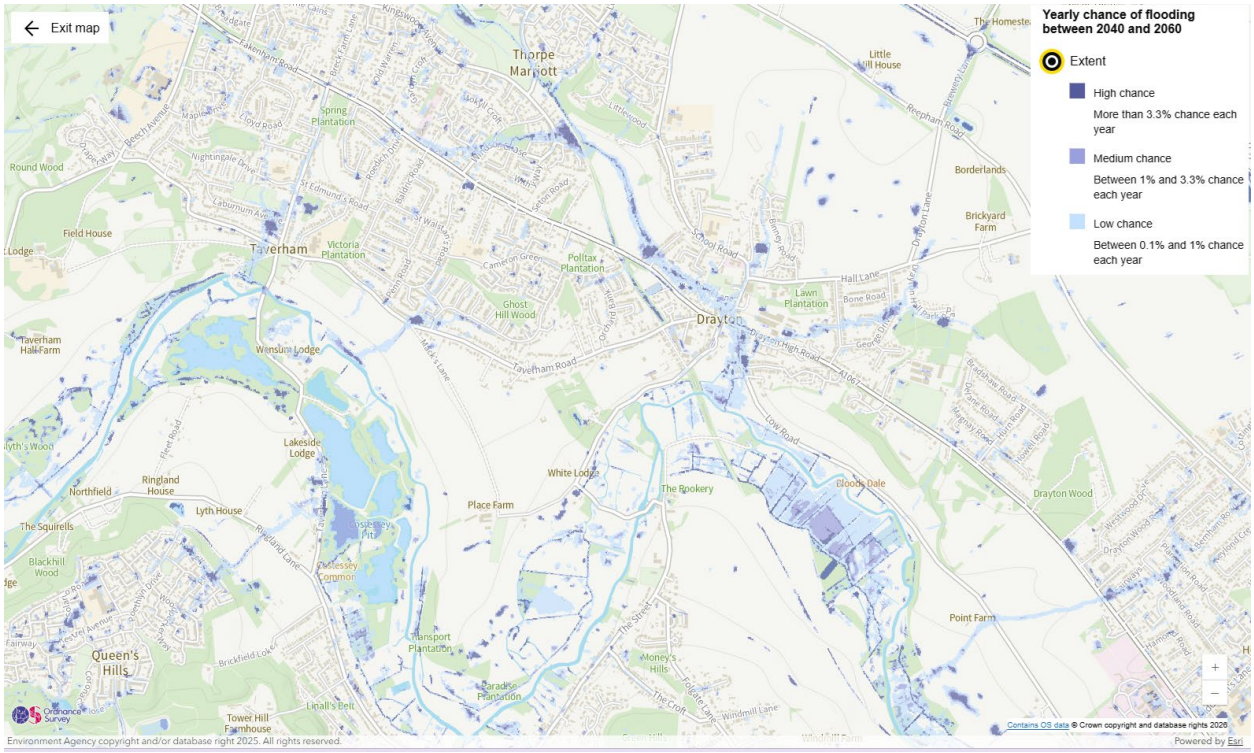


Figure 7: Surface water flood risk in Drayton in the future (yearly) - Environment Agency



15. Flood risk is managed through national planning policy, Environment Agency guidance, and Local Plan policies relating to sustainable drainage and flood risk management.

Historic Environment

16. The parish contains a number of heritage assets including:
    - 12 listed buildings
    - 2 scheduled monuments
    - approximately 80 recorded heritage assets.

Figure 8: Historic assets (Historic England)

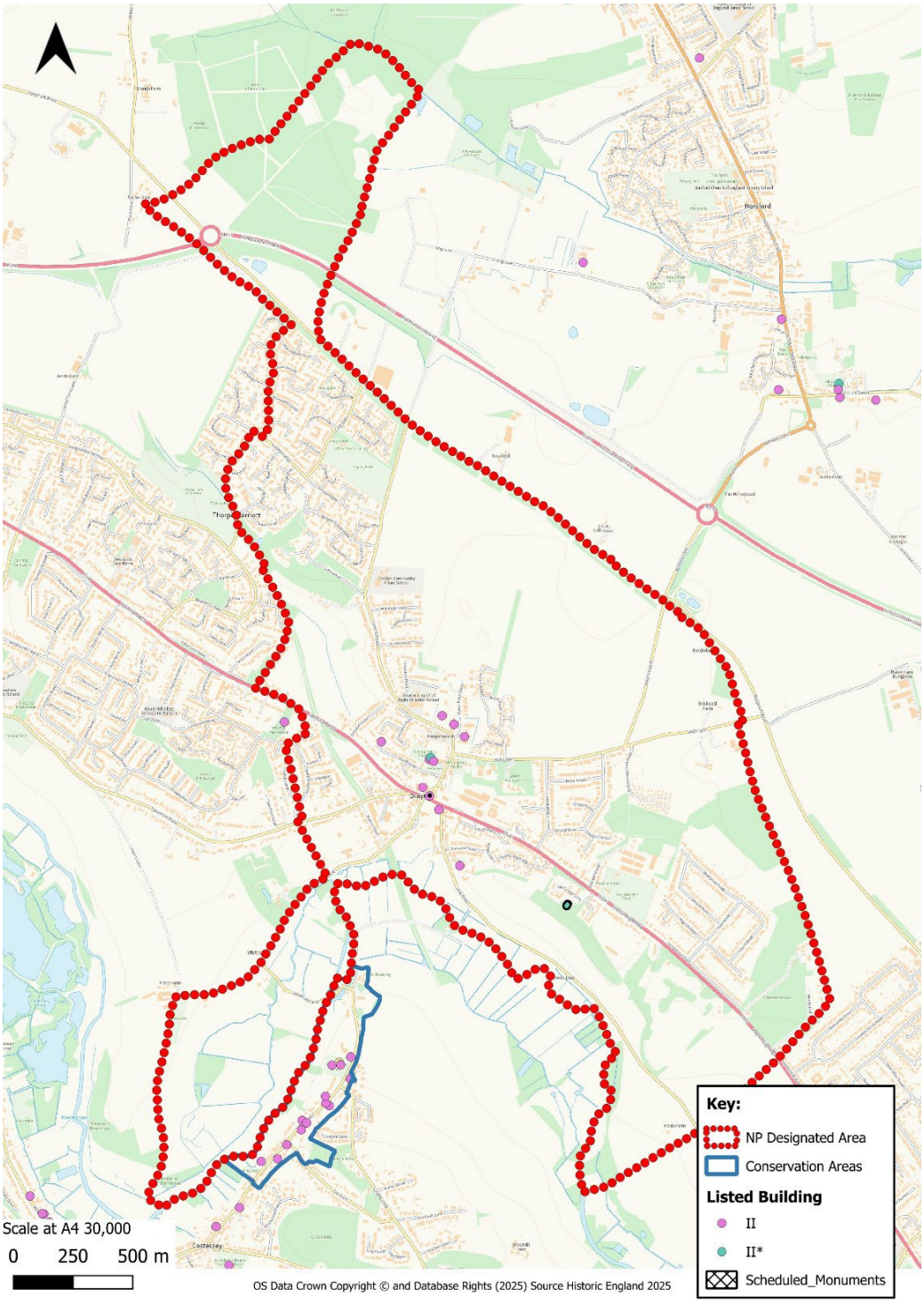
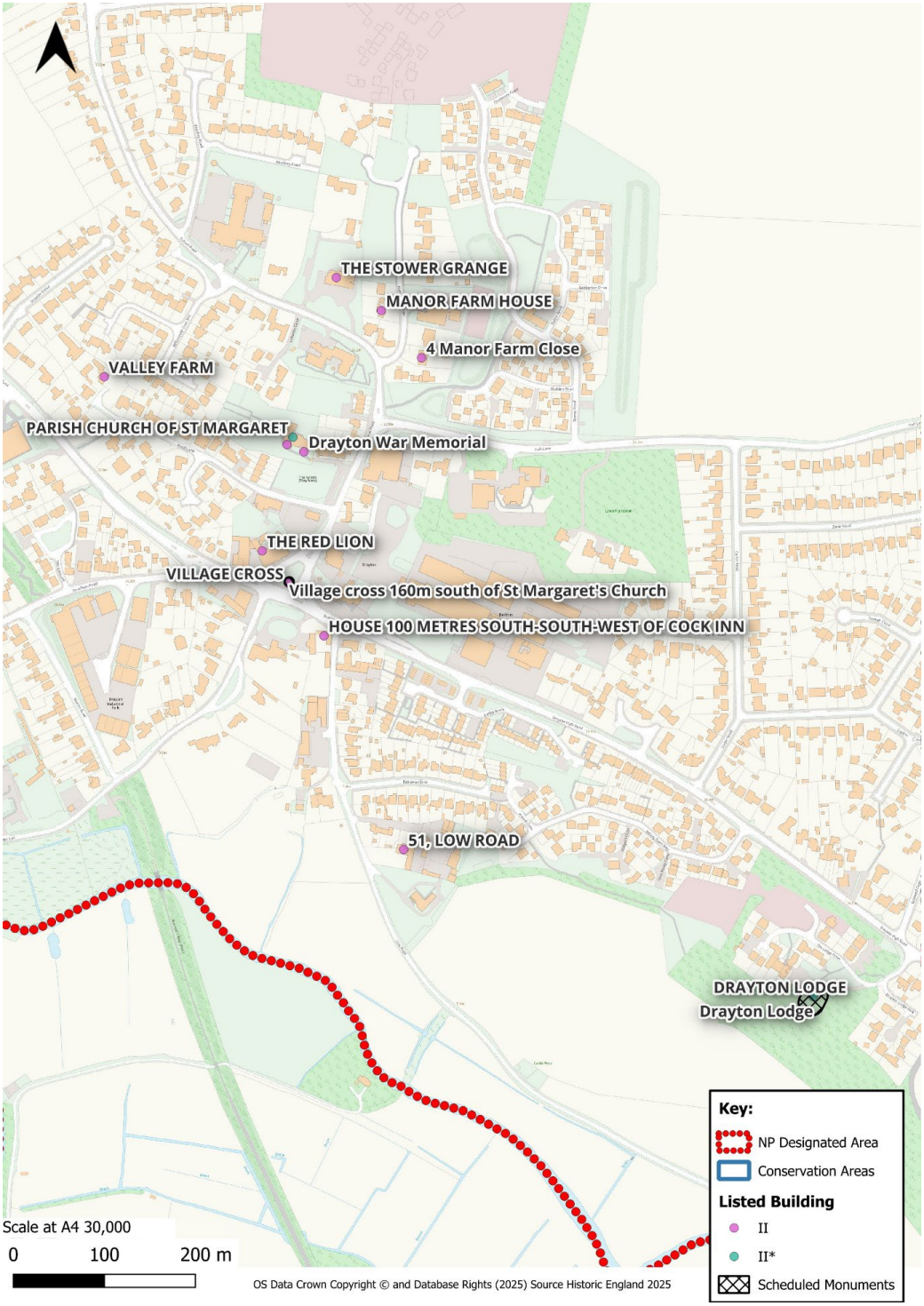


Figure 9: Drayton's listed buildings



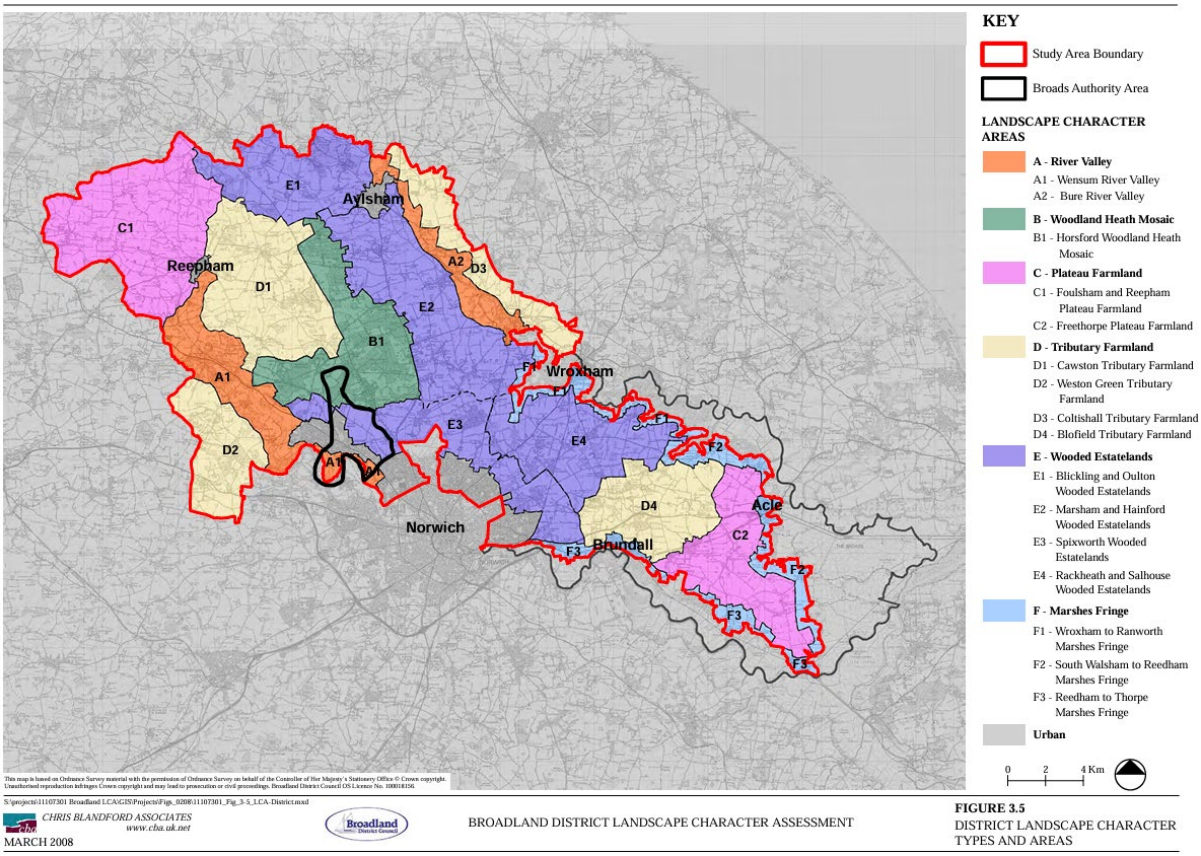
Landscape character

17. The parish lies within several landscape character areas including:
    - Wensum River Valley
    - Horsford Woodland Heath Mosaic

- Spixworth Wooded Estatelands
- Urban landscape character areas

18. The landscape is characterised by river valley environments, woodland areas and open farmland.
19. These landscapes contribute significantly to the rural setting of the settlement.

Figure 10 Broadland District Landscape Character Assessment Map (Chris Blanford 2008) rough location of Drayton shown in black outline



SEA Screening

Environmental Context

20. The evidence base for the Drayton Neighbourhood Plan identifies a number of environmental sensitivities within and around the parish, including:
    - areas of flood risk associated with the River Wensum and areas of surface water flooding;
    - designated heritage assets including scheduled monuments and listed buildings;
    - priority habitats and ecological networks including woodland and floodplain habitats; and

- internationally important ecological designations including the River Wensum Special Area of Conservation.

21. These environmental assets are already subject to protection through national planning policy, environmental legislation and policies contained within the Greater Norwich Local Plan. The presence of these environmental designations has been taken into account in the preparation of the neighbourhood plan and has informed the policies within it.
22. The neighbourhood plan does not allocate land for development and does not introduce development beyond that already established through the strategic planning framework.
23. The policies within the plan are therefore unlikely to result in significant environmental effects

Legislative Background

24. The European Directive 2001/42/EC1 is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English secondary legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 otherwise known as the SEA Regulations. A SEA would be required if the implementation of the contents of the Drayton Neighbourhood Plan is likely to cause significant environmental effects.
25. The screening assessment applies the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 when determining the likely significance of effects as shown in **Figure 11**[2].
26. **Figure 12** presents the flow diagram Application of the SEA Directive to plans and programmes which is taken from the Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005[3]. The table below assesses whether the Drayton Neighbourhood Plan will require a full SEA. The questions in the first column are drawn from **Figure 12** which sets out how the SEA Directive should be applied.
27. To fulfil the legal requirements if likely significant effects will occur with the implementation of a Neighbourhood Plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken.

[1] EUR-Lex - 32001L0042 - EN - EUR-Lex (europa.eu)
[2] The Environmental Assessment of Plans and Programmes Regulations 2004 (legislation.gov.uk)
[3] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

Figure 11 Schedule 1 Criteria for determining the likely significance of effects. Source: UK Environmental Assessment of Plans and Programmes Regulations 2004

SCHEDULE 1- CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to:

a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;

b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;

c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

d) environmental problems relevant to the plan or programme; and

e) the relevance of the plan or programme for the implementation of [retained EU law] on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

a) the probability, duration, frequency and reversibility of the effects;

b) the cumulative nature of the effects;

c) the transboundary nature of the effects;

d) the risks to human health or the environment (for example, due to accidents);

e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);

f) the value and vulnerability of the area likely to be affected due to—

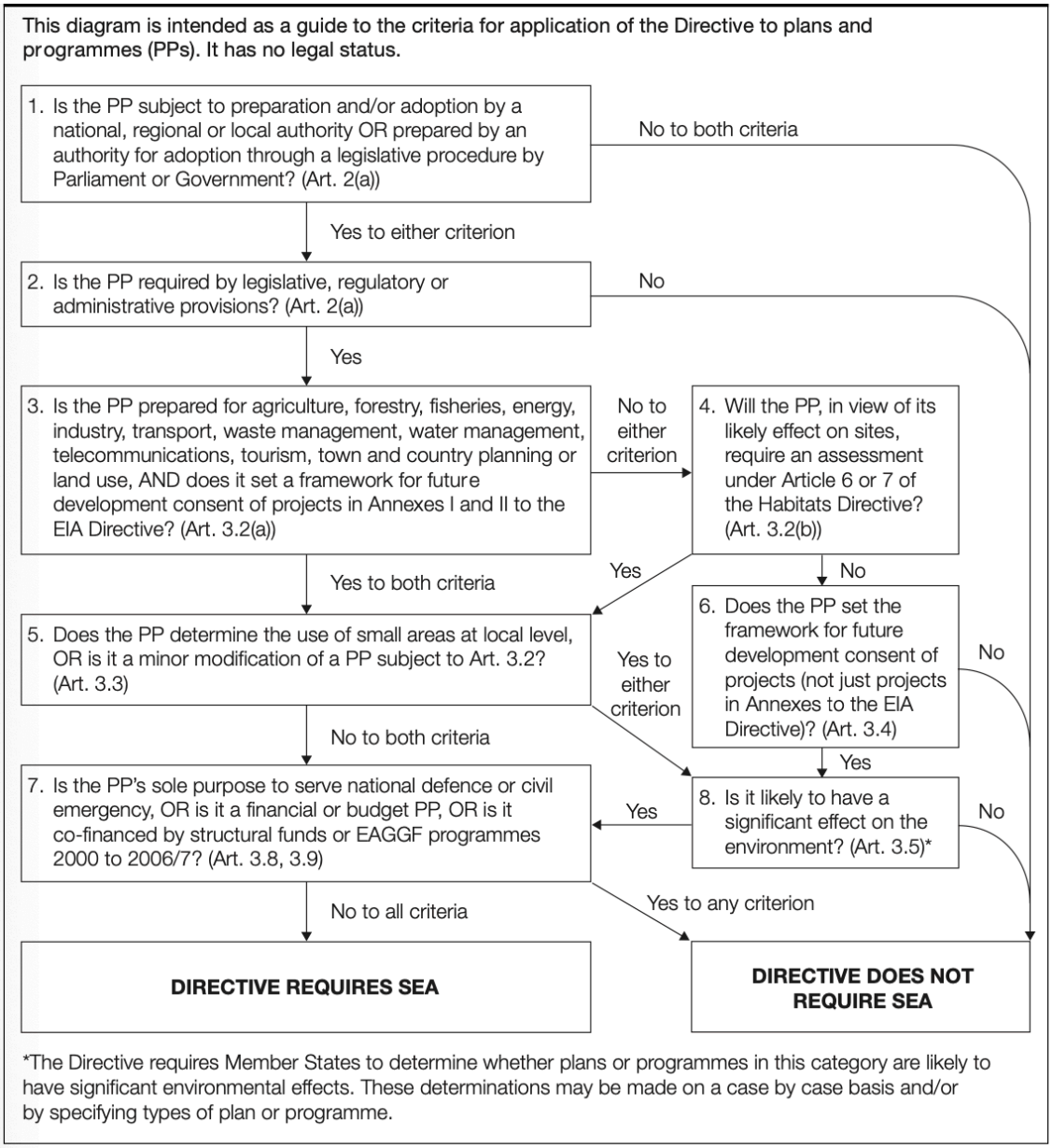
(i)special natural characteristics or cultural heritage;

(ii)exceeded environmental quality standards or limit values; or

(iii)intensive land-use; and

g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

Figure 12 Application of the SEA Directive to plans and programmes. Source: Practical Guide to the Strategic Environmental Assessment Directive, published in September 2005



SEA screening

28. The table below applies the screening questions derived from the SEA Directive guidance to determine whether the Drayton Neighbourhood Plan is likely to result in significant environmental effects.

	Stage	Y/N	Justification
1	Is the Neighbourhood Plan subject to preparation and/or	Y	The Neighbourhood Plan (NP) is being prepared by Drayton Parish Council who are reviewing their Neighbourhood Plan. The plan will be made

	Stage	Y/N	Justification
	adoption by a national, regional, or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government (Art. 2(a))		by Broadland District Council, subject to the Plan passing an independent examination and local community referendum. Preparation of the Drayton Neighbourhood Plan is allowed under primary legislation: The Town and Country Planning Act (1990) as amended by the Localism Act (2011). The preparation of NPs is subject to several relevant regulations as shown below (not intend to be a complete list): • The Neighbourhood Planning (General) Regulations 2012 • the Neighbourhood Planning (referendums) Regulations 2012 • the Neighbourhood Planning (General)(Amendment) Regulations 2015 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • the Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2017 **GO TO QUESTION 2**
2	Is the Neighbourhood Plan required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Y	Whilst it is not a requirement for a Parish to create a Neighbourhood Plan under the Town and Country Planning Act (1990) and Localism Act (2011), the NP will eventually be 'made' and form part of the Development Plan for Broadland District Council. This Authority is directed by legislative processes, and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether an SEA is required under the Directive. **GO TO QUESTION 3**
3	Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport,	Y	Developments that fall within Annex I are 'excluded' development for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as subsequently

	Stage	Y/N	Justification
	waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))		amended) and the Localism Act 2011 Schedule 9 Part 2 Para 7 Section 38 B (1)(b), (6). A Neighbourhood Plan is prepared for Town and Country Planning and Land use. The Drayton Neighbourhood Plan can include at a neighbourhood level, through different policy areas, the framework for development that would fall within Annex II of the EIA Directive. The Neighbourhood Plan is being prepared to set out a framework for town and country planning and land use within the parish of Drayton. The intention is to complement the higher order strategic framework that already exists for land use planning across the Broadland area. The Neighbourhood Plan seeks to align and be in general conformity with the strategic framework. The Neighbourhood Plan is not allocating any development but anticipates being one of the key tools to manage future development within Drayton. **GO TO QUESTION 5**
4	Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.3)	N	A Habitats Regulations Assessment (HRA) screening of the Neighbourhood Plan has been undertaken in the next section and has concluded that the Neighbourhood Plan is not likely to have a significant effect on any European site, either alone or in combination. **GO TO QUESTION 6**
5	Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	A Neighbourhood Plan can determine the use of small areas at a local level. The Drayton Neighbourhood Plan does not allocate any sites for development. However, proposes to include a variety of polices to create sustainable development through location, design, and environmental protections such as designating Local Green Spaces.

	Stage	Y/N	Justification
6	Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	Y	Although the Drayton Neighbourhood Plan does not allocate sites for development, it includes non-strategic policies against which proposals for development within the parish will be assessed when materially relevant. **GO TO QUESTION 8**
8	Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The Neighbourhood Plan: • does not allocate development sites; • does not set a framework for development beyond that established in the Local Plan; • contains primarily protective and design-related policies; • supports environmental protection and sustainable development objectives; and • does not introduce environmental effects beyond those already assessed at the strategic plan level. Any development proposals within Drayton will be determined through the development management process in accordance with national policy and the Local Plan. Given the policy-led nature of the neighbourhood plan and the absence of development allocations, the probability and magnitude of environmental effects arising directly from the plan are considered limited. No significant cumulative effects are anticipated beyond those already assessed through the Local Plan process.

SEA Screening Conclusion

29. The potential for effects on European sites has also been considered through the Habitats Regulations Assessment (HRA) screening undertaken in the following section of this report. That assessment concludes that the Drayton Neighbourhood Plan is not likely to have significant effects on any European site, either alone or in combination with other plans or projects.

30. Given that the neighbourhood plan does not allocate development sites and operates within the strategic framework established by the Greater Norwich Local Plan, the conclusions of the HRA screening support the finding that the plan is not likely to give rise to significant environmental effects.
31. Having regard to the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004, it is concluded that the Drayton Neighbourhood Plan is not likely to have significant environmental effects. A Strategic Environmental Assessment is therefore not required.

HRA Screening

Purpose of screening

32. A Habitats Regulations Assessment (HRA) is the process by which a 'competent authority' is required to assess the potential impacts of plans and projects (such as Local Plans, Neighbourhood Plans or development proposals put forward in planning applications) on International Sites in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)[4]. A competent authority, such as the Local Planning Authority, must determine if a plan or project may affect the protected features set out in the Conservation Objectives of an International habitat site before deciding whether to undertake, permit or authorise it.
33. There are three types of International Sites designations:
    - Ramsar**:** Ramsar sites are wetlands of international importance, designated under the Ramsar Convention on Wetlands[5].
    - Special Area of Conservation (SAC): Areas which have been given special protection for a variety of wild animals, plants and habitats.
    - Special Protection Area (SPA): Identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.
34. To fulfil the legal requirements, an initial screening assessment has been undertaken which is the first stage of the HRA process. If the initial screening determines that significant effects on International Sites are likely, then the screening is followed by an Appropriate Assessment (the second stage of the HRA process).
35. The purpose of the Screening stage is to:

[4] https://www.legislation.gov.uk/uksi/2010/490/contents/made

[5] The Ramsar Convention on Wetlands is an international treaty for the conservation and sustainable use of wetlands. It is named after the city of Ramsar in Iran, where the Convention was signed in 1971. It came into force in 1975.

- Identify all features of the Neighbourhood Plan that would have **no effect** on an International/ European site. These features can be eliminated from further consideration in respect of this and other plans.
- Identify all aspects of the Neighbourhood Plan that would **not be likely to have a significant effect** on an International/European site (i.e. would have some effect because of links/connectivity but the effect is not significant), either alone or in combination with other aspects of the same plan or other plans or projects. These do not require further assessment.
- Identify those aspects of the Neighbourhood Plan where it is **not possible to rule out the risk of significant effects** on a European site, either alone or in combination with other plans or projects. This provides a clear scope for the parts of the plan that will require Appropriate Assessment.

Interpretation of 'likely significant effects'

36. Relevant case law clarifies the meaning of likely significant effects under the Habitats Regulations (2017).
37. In the Landelijke Vereniging tot Behoud van de Waddenzee v Staatssecretaris van Landbouw, Natuurbeheer en Visserij, the Court confirmed that a plan must undergo appropriate assessment if it cannot be excluded, on the basis of objective information, that it may have a significant effect on a European site.
38. Further interpretation was provided in Peter Sweetman v An Bord Pleanála, which clarified that the requirement for effects to be significant establishes a practical threshold.
39. Screening must also be undertaken without taking mitigation into account, in accordance with People Over Wind and Sweetman v Coillte Teoranta.
40. This screening assessment therefore considers whether the Drayton Neighbourhood Plan, either alone or in combination with other plans or projects, could result in likely significant effects on any European site.

European sites relevant to screening

41. The River Wensum forms part of the southern boundary of the Drayton parish and is designated as the River Wensum Special Area of Conservation (SAC) due to its importance as a chalk river ecosystem.
42. The Wensum is a naturally enriched, calcareous lowland river and represents the largest chalk-fed river system in Norfolk. The upper reaches are fed by springs rising from chalk geology and nutrient-rich calcareous soils, creating conditions that support characteristic chalk stream plant communities. Further downstream, the underlying geology changes to boulder clay and river gravels, resulting in aquatic vegetation typical of slower flowing mixed-substrate rivers.

43. The river and its surrounding floodplain habitats support a mosaic of meadow, marsh and wetland environments which provide habitat for a wide range of plant and animal species.
44. The River Wensum is designated as a Special Area of Conservation under the Habitats Directive due to the presence of important habitats and species including:
    - watercourses with floating vegetation characteristic of chalk rivers
    - Desmoulin's whorl snail
    - white-clawed crayfish
    - brook lamprey (fish)
    - bullhead (fish)

45. Natural England has identified that parts of the River Wensum SAC are currently in unfavourable ecological condition, primarily due to historical river modifications, water quality issues and pressures on water flow. These factors continue to influence the ecological health of the river and are relevant considerations when assessing potential impacts on the SAC.
46. Because a European site lies partly within the Neighbourhood Plan area, Habitats Regulations screening is required to determine whether the Neighbourhood Plan could result in likely significant effects.
47. The screening assessment has considered whether land within the neighbourhood area could be functionally linked to European sites, including the River Wensum SAC. Functional linkage refers to land outside a designated site that may support the populations for which the site is designated.
48. Given that the Neighbourhood Plan does not allocate development sites or promote land-use change affecting undeveloped habitat, no pathways have been identified through which Neighbourhood Plan policies could affect functionally linked land. Strategic growth affecting land around Drayton is addressed through the Local Plan and its Habitats Regulations Assessment.
49. Accordingly, likely significant effects on functionally linked habitat can be ruled out.
50. European sites beyond the neighbourhood area have also been considered as part of this screening assessment. Given the absence of development allocations and the reliance on the Local Plan strategic framework, no pathways have been identified through which Neighbourhood Plan policies could affect more distant European sites.
51. Strategic growth and infrastructure development affecting the wider area have been assessed through the Local Plan Habitats Regulations Assessment.
52. Likely significant effects on European sites beyond the neighbourhood area can therefore be ruled out.

53. The policies contained within the Drayton Neighbourhood Plan have been reviewed to determine whether any policy could introduce pathways for likely significant effects on European sites. The policies are primarily protective or design-based in nature and do not allocate land for development or promote land-use change affecting sensitive habitats.
54. As a result, no policies have been identified that would give rise to likely significant effects on European sites either alone or in combination with other plans or projects.

HRA screening approach

55. In accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), this assessment considers whether the Drayton Neighbourhood Plan could result in likely significant effects on European sites.
56. The screening assessment has been undertaken without taking mitigation measures into account, in line with the judgment of the Court of Justice of the European Union in People Over Wind and Sweetman v Coillte Teoranta (Case C-323/17), which confirmed that mitigation cannot be relied upon when determining whether Appropriate Assessment is required.
57. Each European site is designated for specific ecological features (known as qualifying features), supported by conservation objectives that seek to maintain or restore those features at favourable conservation status.
58. European sites may be affected where there is a credible mechanism by which implementation of a plan could affect those qualifying features. These mechanisms are commonly referred to as impact pathways.
59. For the purposes of this screening assessment, the following potential impact pathways have been considered:
    - Habitat loss – physical loss or damage
    - Disturbance (including noise, vibration and light)
    - Air pollution
    - Recreational pressure
    - Changes to hydrology, including water quantity or quality
    - Urbanisation effects
60. These pathways provide the framework for determining whether the Neighbourhood Plan could result in likely significant effects on European sites.

HRA impact screening

61. Each potential pathway has been considered in relation to the neighbourhood plan policies.

Habitat loss	The plan does not allocate sites for development and therefore cannot result in direct habitat loss within the River Wensum SAC.

Disturbance	The plan does not promote development close to sensitive habitats and therefore is unlikely to increase disturbance.
Pollution	The plan does not introduce development beyond the scale already assessed through the Greater Norwich Local Plan.
Recreation	Population growth will be determined through strategic allocations already assessed through the Local Plan HRA.
Hydrology	The plan does not propose development affecting the hydrological regime of the River Wensum.
Urbanisation	The plan does not allocate sites for development and does not introduce development beyond that already planned through the Greater Norwich Local Plan. The plan therefore does not promote urban expansion or new development that could result in increased urban pressures on the River Wensum Special Area of Conservation.

In-Combination Effects

62. The neighbourhood plan sits within the framework of the Greater Norwich Local Plan which has already been subject to Habitats Regulations Assessment. That assessment considered the potential effects of strategic housing and infrastructure growth across the Greater Norwich area, including potential impacts on the River Wensum Special Area of Conservation.
63. The neighbourhood plan does not allocate additional development sites or increase the scale of development beyond that already provided for within the Local Plan. The neighbourhood plan therefore does not introduce additional pathways for effects on European sites beyond those already considered through the Local Plan HRA.

HRA Screening conclusion

On the basis of this screening assessment and having regard to the Conservation of Habitats and Species Regulations 2017 (as amended), the Drayton Neighbourhood Plan is not likely to have significant effects on any European site, either alone or in combination with other plans or projects. Appropriate Assessment is therefore not required.

Drayton Neighbourhood Plan Review

Evidence Base Paper

September 2026

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Introduction

The Neighbourhood Plan area (**Figure 1**) was designated on the 14 November 2013 by Broadland District Council, and the Plan was adopted on 26 July 2016. The Plan is now undergoing a review.

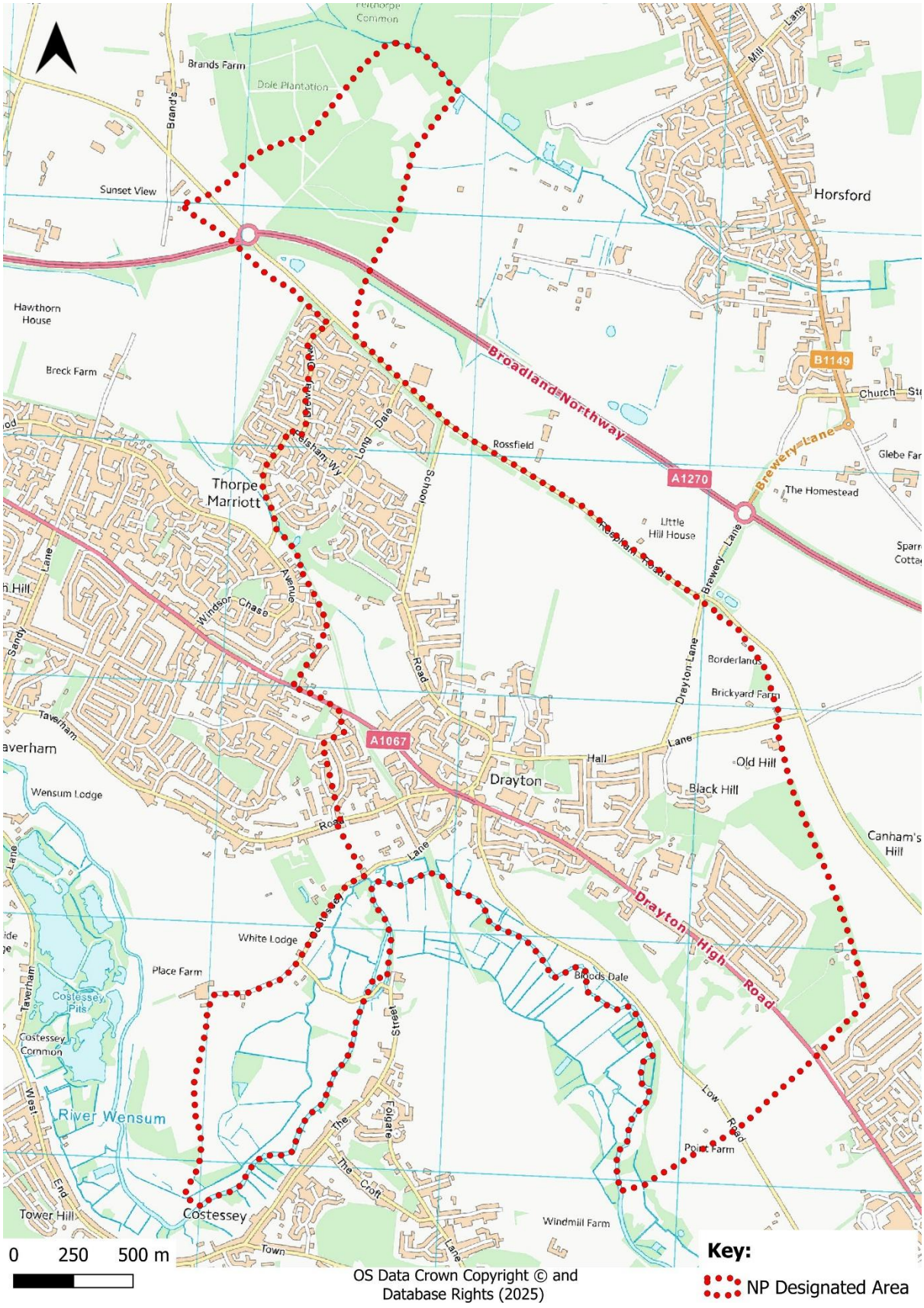
This evidence base is a live document in the sense that it will be updated as new evidence emerges during the development of the Neighbourhood Plan. It primarily draws on secondary data and information that is available on the internet, such as local government data or information. The evidence base utilises both quantitative and qualitative data to build a rich picture of the local area. Most of the data is quantitative and is therefore in the form of data and statistics, such as the number of residents or the number of three bedroomed homes. Some of the evidence is qualitative, such as a description of the services and facilities that exist in the parish.

The purpose of the evidence base is to identify planning issues and provide the justification for the planning policies that will make up the neighbourhood plan. Some evidence is very clearly useful for developing policies. For example, if there is a lack of smaller dwellings (2 or 3 bedroomed) then the neighbourhood plan can have a policy that requires more smaller dwellings. The document doesn't include all available information. The aim is to include only data and information that will be utilised for the neighbourhood plan. For example, there is data on CO2 emissions from buildings, but planning can have little bearing on this because it falls under the Building Regulations regime, which deals with the environmental performance of new buildings such as the level of insulation or the use of solar panels.

Whilst the neighbourhood plan should be made up of planning policies, these policies should not repeat what is already set out in national planning policies or policies in the local plan, though it can sometimes have a distinctive local version. There are some policy areas that are generally already covered by these national or local plan policies. For example, the protection given to landscape protection areas (National Landscapes, National Parks etc). Although a neighbourhood plan has little role to play in the protection of national landscape designations, it is still worth including such evidence as it is useful context that helps people to gain a greater understanding of their area.

There is a glossary provided at the end of the document to help to explain any technical terms used in the evidence base. Where there are definitions used by government or other regulatory bodies that are relevant to planning, we have included them in the glossary. For example, how flood risk zones are defined and categorised or the Government’s definition of affordable housing.

Figure 1:Neighbourhood Plan Area



Summary and Points to Consider

Summary	Points to consider
Population characteristics • The number of people living in the parish remains similar to a decade ago, according to Census data. • The age profile of the area has shifted slightly in the past ten years. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the16-24 age groups. The 65-74 age group has remained static. • Approximately half of Drayton parish residents are of working age.	• Future housing should cater for a mix of age groups, including first-time buyers, families, and older people. This approach could encourage younger people to settle in the parish and help to provide suitable accommodation for older residents.
Housing • Most households in Drayton either own their homes outright or have a mortgage. • Most households are single-family units, most commonly comprising two people. • Most households have three or more bedrooms. • Market sales data from Rightmove indicates that most properties sold or bought have been larger homes at a high price. • Over 81% of households have at least one spare bedroom, indicating that most residents live in homes larger than their household size requires (e.g., one person living in a three-bedroom house). • A small number of individuals or households in the parish experience deprivation in one or more areas, such as health, housing, education, or employment. • The overall health of residents in the area is generally good or very good. However, a small number of disabled people or those with poor health are receiving care from others. • There is one site allocation in Drayton which is currently being built out. • A total of 206 net housing completions are planned between 2013 and 2025. The majority of these will come from two sites allocated in the Local Plan: Land off Drayton High Road (PR 20170212) and Land at Manor Park (PR/ 20200640). • There are approximately 220 affordable homes within the parish. • Currently, 25 households living in Drayton are on the housing register.	• Future housing should address the need for a mix of household sizes, potentially increasing the limited supply of smaller homes (two bedrooms or fewer). This is particularly relevant given the ageing population, the prevalence of one or two-person households, and the potential for such properties to be more affordable than those currently on the market, thereby assisting first-time buyers or those looking to downsize. • There is a need for more affordable housing in the area, especially as 25 Drayton households are currently on the housing register.
Accessibility to Employment, Local Services and Transport Links • Drayton has a reasonable range of local facilities and services, including schools, healthcare,	• New development can help support the continued viability of existing local facilities and

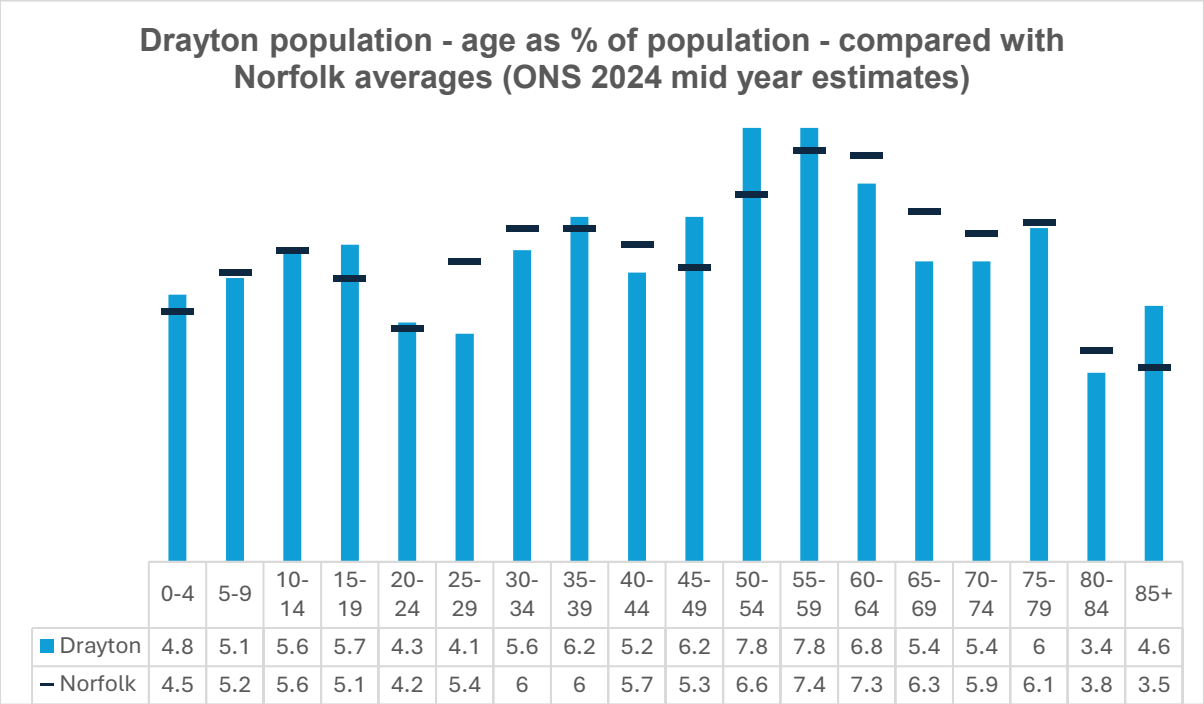
community facilities, recreation spaces, shops and local businesses. • Most households have access to at least one car or van, although around 10% have no car or van. • Drayton has regular bus connections to Norwich and other destinations, as well as access to Marriott's Way for walking and cycling. • Public Rights of Way are relatively limited beyond Marriott's Way, and some roads and routes lack continuous pavements or safe walking and cycling provision. • In 2021, 30% of employed residents worked mainly from home, while 57% of residents aged 16 and over reported travelling 30 km or less to work.	services and, where appropriate, contribute to new or improved provision. • Opportunities should be taken to improve walking and cycling connections, particularly where routes are fragmented or lack safe and continuous provision. • Maintaining access to public transport and key local destinations is important, particularly for households without access to a car.
Natural Environment and Flood Risk • The River Wensum is the principal statutory nature conservation designation within the parish and is designated as both a Special Area of Conservation and Site of Special Scientific Interest. • Six County Wildlife Sites lie within Drayton parish, with a further six located nearby or adjoining the parish. • Priority habitats within the parish include coastal and floodplain grazing marsh, deciduous woodland and lowland heathland. • The parish contains veteran trees and habitat network areas that contribute to ecological connectivity and provide opportunities for habitat creation and enhancement. • Most of the parish lies within Flood Zone 1, with Flood Zones 2 and 3 associated principally with the River Wensum corridor. • Surface water flood risk affects a number of locations within the parish and Drayton has previously been identified as an area with critical drainage issues. • Norfolk County Council records two incidents of internal flooding and nine external or anecdotal flooding incidents within the parish in its datasets covering 2011 onwards. • The parish contains ordinary watercourses as well as the River Wensum Main River, and part of Drayton lies within the Norfolk Rivers Internal Drainage Board area.	• Development should avoid harm to the River Wensum, County Wildlife Sites, priority habitats and ecological networks, while taking opportunities to strengthen habitat connectivity and support nature recovery. • Flood risk should be considered from all relevant sources, including rivers, surface water and groundwater, with particular attention to locations already affected by drainage or flooding issues. • Development should not increase flood risk elsewhere and should incorporate appropriate sustainable drainage and water management measures. • Opportunities to protect and enhance watercourses, habitat networks and green infrastructure should be considered alongside flood risk and climate resilience.
Landscape Character • Settlement within the 2026 Architectural and Landscape Character of Broadland and is influenced by the A1 Wensum River Valley, B1	• Development should respond positively to the characteristics and design principles of the

Horsford Woodland Heath Mosaic and E3 Spixworth Wooded Estatelands landscape character areas. • The parish retains a semi-rural character shaped by the River Wensum valley, woodland, farmland, mature planting and areas of openness. • The Drayton settlement profile identifies important local characteristics including green infrastructure corridors, Drayton Wood and Canham's Hill, mature planting and views along School Road and across open agricultural land near Fakenham Road.	relevant landscape character area. • Particular consideration should be given to woodland and hedgerows, landscape setting, locally important views, green corridors, openness and sensitive settlement edges. • Development should reinforce Drayton's semi-rural character and integrate sensitively with the surrounding landscape.
Historic Environment • The parish contains 12 listed buildings, most of which are Grade II. • There are two Scheduled Monuments. • According to Norfolk Heritage Explorer there are 80 recorded instances of historic artefacts, structures, buildings, and landscape markings within the area.	• Development could potentially harm the historic character of the parish, particularly within the central built-up area, if inappropriate alterations or replacement materials are used. • The design of new development should respect the existing historic character.

Population Characteristics

According to the 2024 ONS mid year estimates which are based in turn on the 2021 Census, the total resident population of Drayton is 5,567 which has stayed broadly stable since the 2011 Census when the population was 5,489 (increase of 1.4%). Census data shows that Drayton's age profile differs from the rest of Norfolk, with above an average proportion of the population aged 0-4, 15-19, 45-59 and 85+, and below average proportion aged 25-34, 40-44, 60-79.

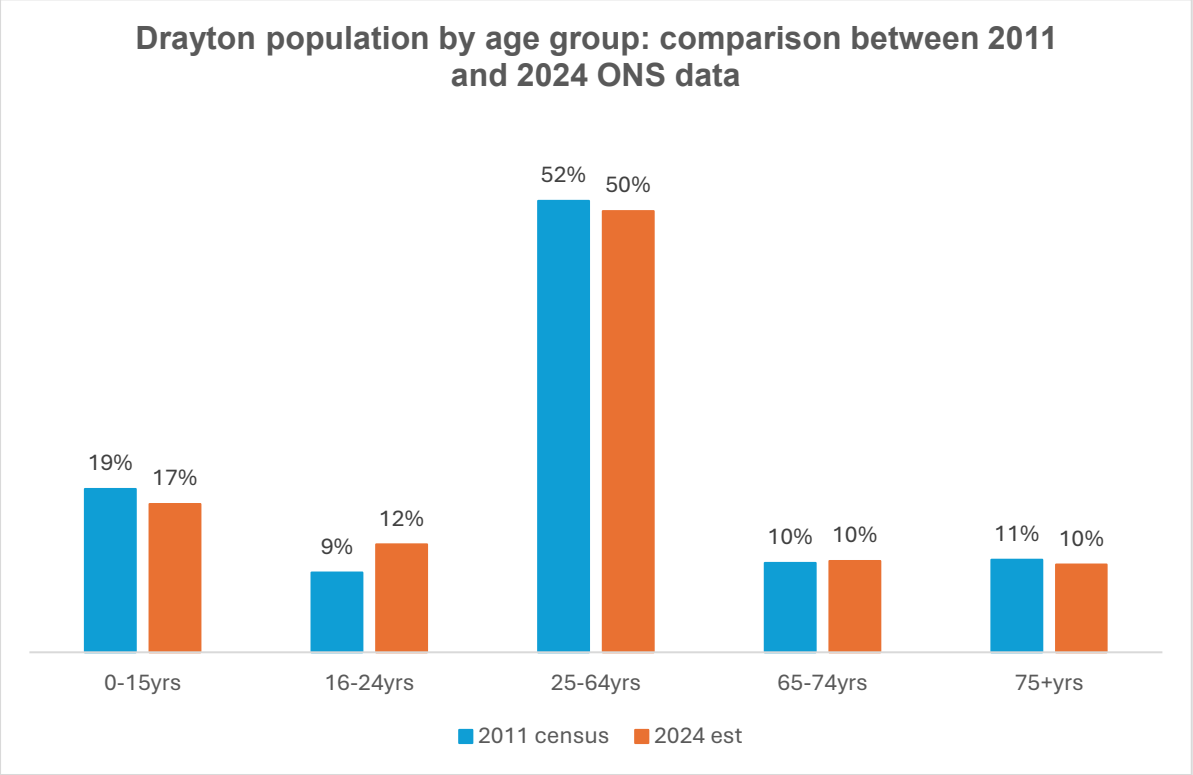
Figure 2 Drayton Population (Office of National Statistics 2025)



	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
Drayton	4.8	5.1	5.6	5.7	4.3	4.1	5.6	6.2	5.2	6.2	7.8	7.8	6.8	5.4	5.4	6	3.4	4.6
Norfolk	4.5	5.2	5.6	5.1	4.2	5.4	6	6	5.7	5.3	6.6	7.4	7.3	6.3	5.9	6.1	3.8	3.5

Over the years since the 2011 Census, there have been some changes in Drayton's age profile which can be seen in the chart below. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the16-24 age groups. The 65-74 age group has remained static.

Figure 3 Drayton Population by age group 2011 vs 2024



The data indicates a mix of age groups in the parish so suitable housing must cater to all age groups and offer flexibility. This includes smaller homes to help people enter the housing market, enable older residents to downsize or move to more suitable/adaptable housing, and provide homes for current or growing families.

Summary:

- **The number of people living in the parish remains similar to a decade ago, according to Census data.**
- **The age profile of the area has shifted slightly in the past ten years. There has been a small reduction in the 0-15, 25-64 and 75+ age groups and an increase in the16-24 age groups. The 65-74 age group has remained static.**
- **Approximately half of Drayton parish residents are of working age.**

Points to consider

- **Future housing should cater for a mix of age groups, including first-time buyers, families, and older people. This approach could encourage younger people to settle in the parish and help to provide suitable accommodation for older residents.**

Housing

Housing Profile

The 2021 Census indicates there are 2,300 households in the parish. This figure represents homes with usual (or permanent) residents. In 2011, there were 2,278 households with at least one usual resident, showing little change in the area over the last decade. The data presented below outlines the housing profile of these 2,300 households in Drayton as of 2021.

Drayton

According to the 2021 Census, 75% of residents either owned their home outright or had a mortgage. Social renting accounted for 8%, while 17% of the parish privately rented or lived rent-free. Approximately 97% of Drayton households do not have a second address, and over 99% have central heating.

Regarding household composition, the majority in Drayton are single-family households (68%). These include households comprising couples, or couples with children (dependent or non-dependent). Furthermore, 28% of households are single occupancy/one-person households, 39% consist of two people, 15% have three people, and 18% comprise four or more.

Figure 4-Number of bedrooms in Drayton (Census 2011 and 2021)



	1 bed	2 bed	3 bed	4+ bed
2011	6.5	26.4	40.2	26.6
2021	5.9	26.5	38.9	28.7

Drayton has a lower percentage of smaller homes (one or two bedrooms) and a higher percentage of larger homes (three bedrooms or four+ bedrooms) compared to the district averages. This trend is consistent with 2011 statistics, which also showed the majority of households were larger. **Figure 3** provides the breakdown of homes

by bedroom size in 2011 and 2021. This shows that in both years, three-bedroom properties were most common, followed by four+ bedroom and two-bedroom properties. There are very few one-bedroom properties.

The occupancy rating for bedrooms in Drayton indicates that 82% of households have one or more spare bedrooms. The majority (46%) have two or more spare bedrooms than required for their household size. This suggests that most households living in larger properties do so by personal choice rather than due to family size. There are potentially a few households (1%) living in situations where they do not have enough bedrooms for their household size.

Regarding deprivation, around 51% of households are not deprived in any dimension. However, 36% are deprived in one dimension, and 13% are deprived in two or more dimensions. The dimensions of deprivation include education, employment, health, and housing[1]. This could indicate that a household may be deprived if a member is unemployed, has poor health limiting their daily activities, the household is overcrowded, lives in a shared dwelling, lacks central heating, or if no one has at least a Level 2 education.

Looking at health and wellbeing in Drayton, 82% of all people are considered to have very good or good health. 14% have fair health, and 4% have very bad or bad health. The majority of households are not disabled (81%), but around 19% of all people are disabled under the Equality Act. Approximately 5% of all people aged five years or above provide 19 hours or less of unpaid care a week, and 4% provide 20+ hours of unpaid care a week. This data highlights that while the majority of the area does not suffer from poor health, some households require support. This should be factored into future housing considerations, particularly as the area's population is ageing, and these statistics could increase.

Housing Growth

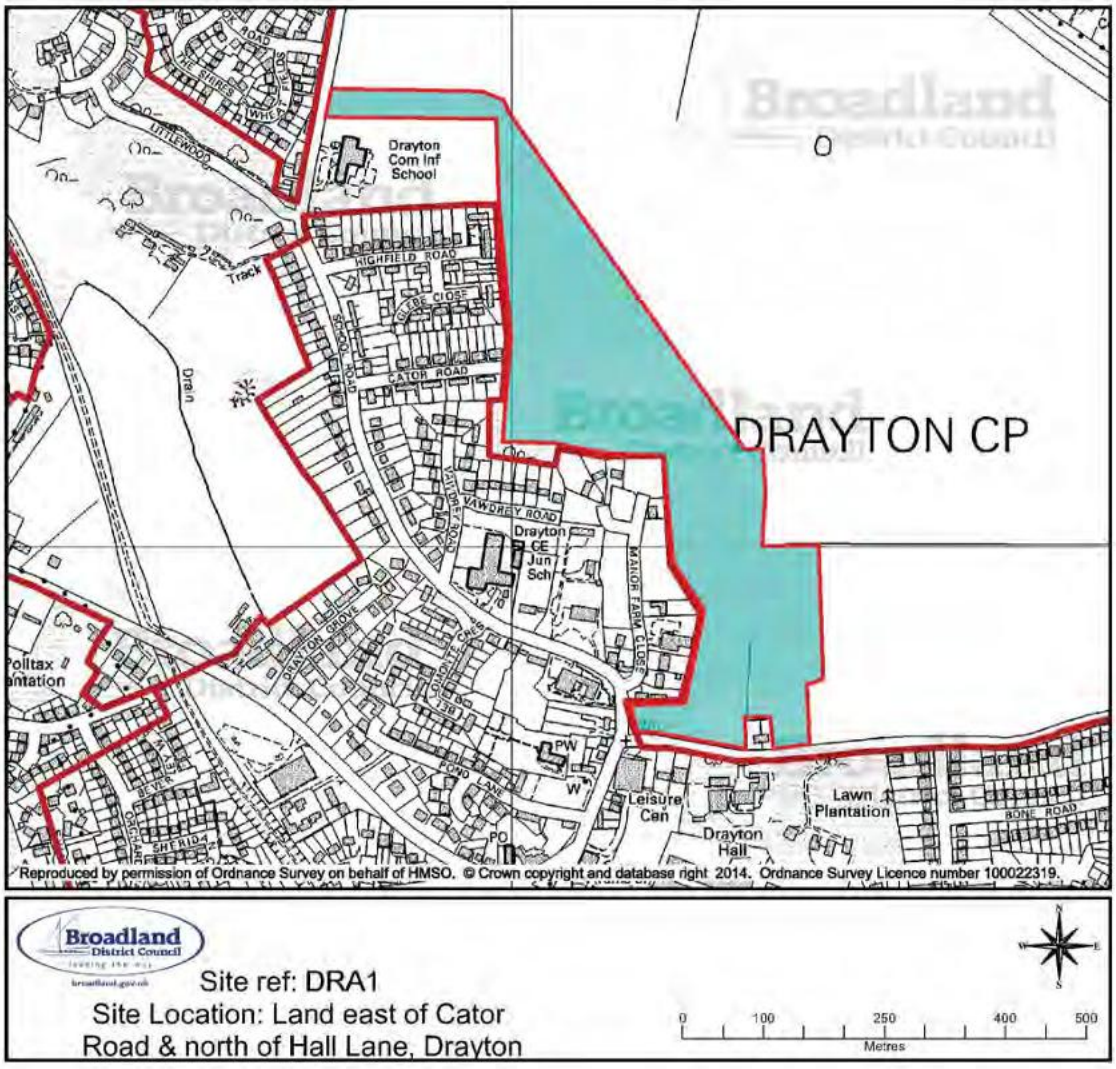
The Local Plan documents relevant to Drayton are the Greater Norwich Local Plan (GNLP), adopted in March 2024, and the Broadland Development Management Policies Document, adopted in August 2015. The GNLP is a joint Local Plan that covers Broadland District Council, South Norfolk Council, and Norwich City Council. Together, these documents form the district's local development plan. They are used to assess planning applications and guide development proposals, ensuring the delivery of high-quality, sustainable developments across Broadland.

In the now superseded Joint Core Strategy and Broadland Site Specific Allocations Policies Document (2015), Drayton was located within the Norwich Policy Area. It was identified as a Fringe Parish in the Settlement Hierarchy and had one allocation: DRA1, 'Land east of Cator Road and North of Hall Lane,' for a minimum of 200 homes, allotments, and open space (**Figure 4**). This site was subsequently carried forward as allocation B.DR.1 for up to 250 dwellings in the GNLP. Construction on

[1] Household deprivation variable: Census 2021 - Office for National Statistics

this site has begun, with roads already established under Planning Reference 20200640. The development is being delivered by Hopkins Homes and is called Church Farm.

Figure 5-Location of DRA1 Allocation in Drayton in the Superseded Broadland Site Specific Allocations and Policies DPD 2015 (Hopkins Homes – Church Farm development



As outlined in Policy 1 of the GNLP, the settlement hierarchy comprises four sections: the Norwich Urban Area, Main Towns, Key Service Centres, and Village Clusters. Housing growth is distributed according to this hierarchy to ensure good access to services, employment, and infrastructure. Drayton is part of the Norwich Urban Area (Norwich and Norwich Fringe), which will account for the largest proportion of total housing growth across the GNLP area.

According to the 2021 Census, housing prices in Broadland have risen between March 2024 and 2025. The average house price, prices for homes bought with mortgages, costs for first-time buyers, and private rent costs all increased. The rise across all options was between 3% and 8% higher than the previous year, indicating that the cost of owning or renting a home is increasing. The average house price

was £302,000 in May 2025 (provisional), the average price paid by first-time buyers was £260,000 in May 2025 (provisional), and private rents rose to an average of £894 in June 2025[2].

A search on Rightmove was carried out to identify property sale prices in the parish over the last five years (2020-2025). Drayton's house prices had an overall average of £319,885 last year. Most properties sold during this period were detached, averaging £421,833. Semi-detached properties sold for an average of £274,304, while terraced properties fetched £216,976. Overall, historical sold prices in Drayton over the last year were 4% down on the previous year and 5% down on the 2022 peak of £336,622.

Broadland District Council (BDC) shared a list in July 2025 of planning permissions that have been granted, started, or completed in Drayton between 2013-2025. This data is available in full in **Appendix A.** The data shows a net gain of 22 residential dwellings from 17 completed planning permissions between 2016 and 2024.

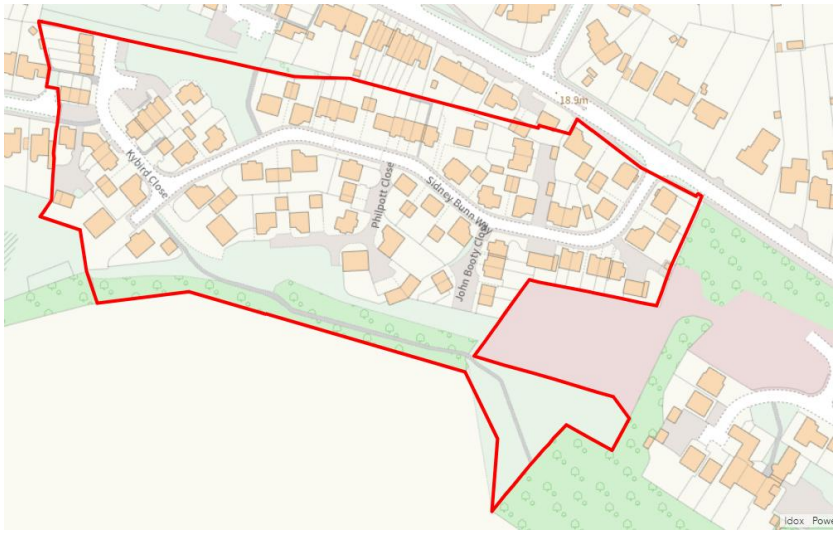
Additionally, 13 planning permissions have been partially completed or have commitments to complete dwellings under granted permissions. Three of these permissions, granted in 2022, have now lapsed. Of the 14 applications that have not lapsed, there is a net commitment of a further 184 dwellings in Drayton, all of which have started construction and are due to be built out by 2025.

The two largest sites that have commenced construction and account for most of these dwellings are:

- Norfolk Homes, Wensum View development - land off Drayton High Road, Drayton, Norwich, NR8 6AG (PR- 20170212- Erection of 71 dwellings, with garages, open space, vehicular access and ancillary works). **This site has predominately been built out.**

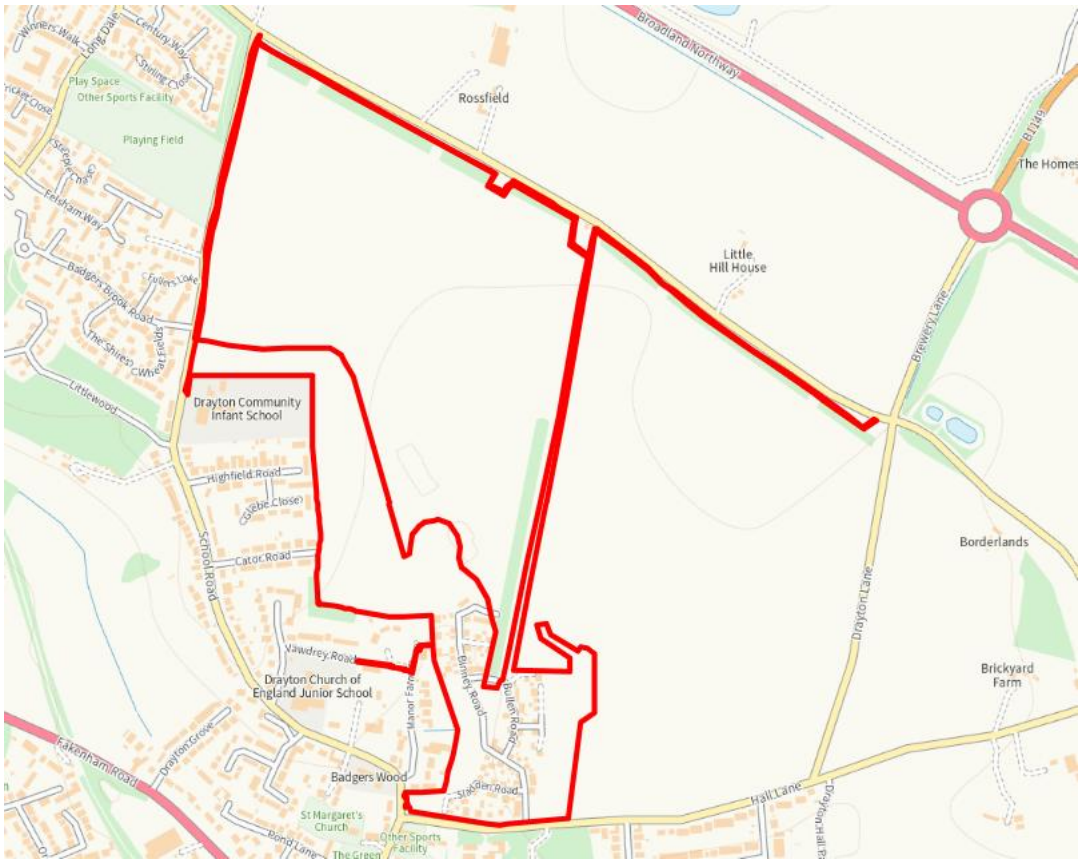
Figure 6- Planning Reference 20170212 Location Boundary (Source Broadland District Council August 2025)

[2] Housing prices in Broadland



- Hopkins Homes, Church Farm development - land at Manor Park, Drayton, Norwich, NR8 6DP (PR- 20200640-Erection of 267 dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links). 99 out of the 267 dwellings have started and are expected to be completed in this period. The remaining168 dwellings are expected to be built out beyond this period. **This site is allocated in the GNLP**.

Figure 7- Planning Reference 20200640 Location Boundary (Source Broadland District Council August 2025)



In total there are planned to be 206 net completions within the period of 2013- 2025.

Affordable Housing

As defined in the National Planning Policy Framework (August 2026), affordable housing is housing for sale or rent for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership and/or is for essential local workers or national military housing needs. The NPPF identifies the following types of affordable housing:

- Social Rent
- other affordable housing for rent
- discounted market sales housing
- other affordable routes to home ownership
- military affordable housing

Some of these options offer a more affordable route to home ownership, and over the years Governments have introduced several initiatives to help people secure their first home, whether to rent or buy.

A data request was submitted to the District Council in July 2025. Historic and recent affordable housing stock data indicate that, with recent deliveries, there are approximately 220 affordable homes within the parish. These homes are held by Registered Providers and comprise various property types (including bungalows, flats, and houses) and tenures within Drayton. This affordable housing stock includes homes for social and affordable rent, as well as affordable home ownership properties (such as shared ownership or shared equity).

The following table shows the total affordable homes delivered between 2014/15-2024/25 in Drayton:

Figure 8- Affordable Housing Data Table (Source: District Council 2025)

Year	Planning permission ref no	Site	Number of new build homes	Tenure
2014-15			Zero	
2015-16	20130539	The Crescent, Drayton	1	Rent
2016-17			Zero	
2017-18			Zero	
2018-19			Zero	
2019-20			Zero	
2020-21			Zero	
2021-22			Zero	
2022-23	20200640 20170212	Land at Manor Park, Hall Lane Land of Drayton High Road, Low Farm,	9 2 8	Rent Rent S/O
2023-24	20200640	Land at Manor Park, Hall Lane	8 5	Rent S/O

2024-25	20170212 20200640	Land of Drayton High Road, Low Farm, Land at Manor Park, Hall Lane	10 3 10 2	Rent S/O Rent S/O
2025-26	20200640 20210951	Land at Manor Park, Hall Lane Drayton Old Lodge, 146 Drayton High Road	Next units expected 2026 S/E Units expected end 2025	
Total Affordable Delivery Drayton 2014-2024			**58**	**(All tenures)**

S/O = Shared Ownership

S/E – Shared Equity

Housing List Data at July 2025

The housing list extract for Drayton shows 25 households registered on the list who are current residents of Drayton and therefore have a local connection to the Parish. We note that there will be additional households who work or have close family within the parish, but we are unable to extract these figures. The breakdown of the local housing need figures based on the above is:

Figure 9- Housing Register List July 2025 (Source District Council)

Property Needed	Number on Housing Register
1 bedroom	13
2 bedrooms	7
3 bedrooms	2
4+ bedrooms	3

Summary:

- **Most households in Drayton either own their homes outright or have a mortgage.**
- **Most households are single-family units, most commonly comprising two people.**
- **Most households have three or more bedrooms.**
- **Market sales data from Rightmove indicates that most properties sold or bought have been larger homes at a high price.**

- **Over 81% of households have at least one spare bedroom, indicating that most residents live in homes larger than their household size requires (e.g., one person living in a three-bedroom house).**
- **A small number of individuals or households in the parish experience deprivation in one or more areas, such as health, housing, education, or employment.**
- **The overall health of residents in the area is generally good or very good. However, a small number of disabled people or those with poor health are receiving care from others.**
- **There is one site allocation in Drayton which is currently being built out.**
- **A total of 206 net housing completions are planned between 2013 and 2025. The majority of these will come from two sites allocated in the Local Plan: Land off Drayton High Road (PR 20170212) and Land at Manor Park (PR/ 20200640).**
- **There are approximately 220 affordable homes within the parish.**
- **Currently, 25 households living in Drayton are on the housing register.**

<u>Points to consider</u>

- **Future housing should address the need for a mix of household sizes, potentially increasing the limited supply of smaller homes (two bedrooms or fewer). This is particularly relevant given the ageing population, the prevalence of one or two-person households, and the potential for such properties to be more affordable than those currently on the market, thereby assisting first-time buyers or those looking to downsize.**
- **There is a need for more affordable housing in the area, especially as 25 Drayton households are currently on the housing register.**

Accessibility to Employment, Local Services and Transport Links

Drayton offers good access to local services and community facilities. These include a Tesco superstore, Drayton Church of England (CofE) Junior School, nursery school, Drayton medical practice, care homes (Badgers Wood and Brooklands), village hall, public houses (The Old Mill, Red Lion and Cock Inn), St Margaret's church and graveyard, Drayton Methodist Church, 1st Drayton Scout Group, King George V Playing Field, Longdale Playing Field/3G Pitch and sports, Littlewood space and various open green spaces and play areas. Businesses are located throughout the parish, including a taxi service, hair salon, car repair services and home-based businesses. Residents have noted that over a number of years businesses have closed or moved out of Drayton, citing the closure of 5 units on the industrial estate and the closure of the butchers, pharmacy and bank.

As of July 2025, Drayton CofE Junior School has 326 pupils enrolled and a capacity of 360. The ages range for pupils is 7 to 11yrs[3]. With further housing proposed within the area over the next 15 years, additional students may enrol.

Drayton Parish Council owns and manages the 3G pitch at Longdale in Drayton. This community facility can be hired for various sports as well as access to the Pavilion for toilets and changing facilities, as well as floodlights for use in the dark[4]. King George V Playing Field is also used for recreational activities such as football for youth and adult teams, cricket hire, and group hire of the field space. Additionally the hall can be hired by the community[5].

The Village Hall provides a space for various groups to gather. Several clubs and groups use this facility, including exercise classes, coffee mornings, reading and puzzles (books & jigsaws), a rabbit club, and "Facing It Together" sessions. People can also rent the hall for parties and meetings[6]. The Bob Carter Centre, located on the School Road/Hall Lane junction, offers a large sporting hall where sports including badminton, table tennis, short mat Bowls, pétanque and indoor football can be played. There are also squash courts and bar/restaurant open to members and guests and bookable function space[7].

Facilities and services located in Thorpe Marriott include: Trinity Ecumenical Church, a playground and skatepark, and various local businesses. Thorpe Marriott village hall provides additional community space and rooms for hire. Regular events include sports and leisure classes including martial arts, dance, Pilates and short

[3] Drayton CofE Junior School - GOV.UK
[4] Clubspark / Drayton Parish Council - Longdale 3G Pitch / 3G Pitch Hire
[5] Drayton Parish Council | Home
[6] Facebook
[7] https://bobcartercentre.org/

mat Bowls. Uniformed organisations meet at the village hall and community events such as quiz nights and plant sales are hosted there.

Figure 10: Longdale Playing Field Image Source: Parish Council Website



Drayton is a reasonable distance from other large settlements including Norwich City Centre (approximately 5 miles or a 20 minute drive). The parish offers several public transport options. Along Fakenham Road and Drayton High Road, residents can find bus stops for services towards Norwich and Thorpe Marriott. Bus services 28, X29, 30A, and 58 all pass through the parish.

The 28 and X29 First Bus Service runs between Fakenham and Norwich passing through Drayton and stopping at The Cock Inn. Both services are frequent, running from early morning until late at night and stop in Drayton approximately every 10-20 minutes[8]. These services offer a sustainable option for residents who may not have access to a car.

The 30A Konect Bus Service travels from Lyng towards Norwich City Centre, departing Drayton hourly. It stops at various bus stops throughout the settlement, including School Road, Fakenham Road, and Drayton High Road. This service is less frequent than others, operating only during the middle of the day, typically between 10 am and 3pm[9].

The 58 Sanders Coaches Bus Service is a college bus running between Taverham and Easton College. This service is available to all members of the public and

[8] FEC-Network_Norwich-Yellow_Line_28_29_X29-Bus_Times_from_23-07-23_Upd09-24.pdf
[9] 30A - Lyng to Norwich City Centre | konectbus

passes through Drayton, stopping at The Cock Inn at 8:08 am. This bus is particularly useful for students needing to access Easton College on college days[10].

The long-distance walking and cycling route Marriott's Way runs through the parish, providing a 26 mile off road path between Aylsham and Norwich following the routes of disused railway lines. Part of Marriott's Way that runs through Drayton forms part of SUSTRANS National Cycle Route 1 national cycle route[11]. Besides Marriott's Way there are not many Public Rights of Way that run through the parish and this may be an area for future development as part of the Neighbourhood Plan process. The existing Public Rights of Way are shown on the map below.

[10] 58 (College Bus) | Sanders Coaches
[11] https://www.norfolk.gov.uk/article/42986/Marriotts-Way

Figure 11-Public Rights of Way Source Norfolk County Council 2025

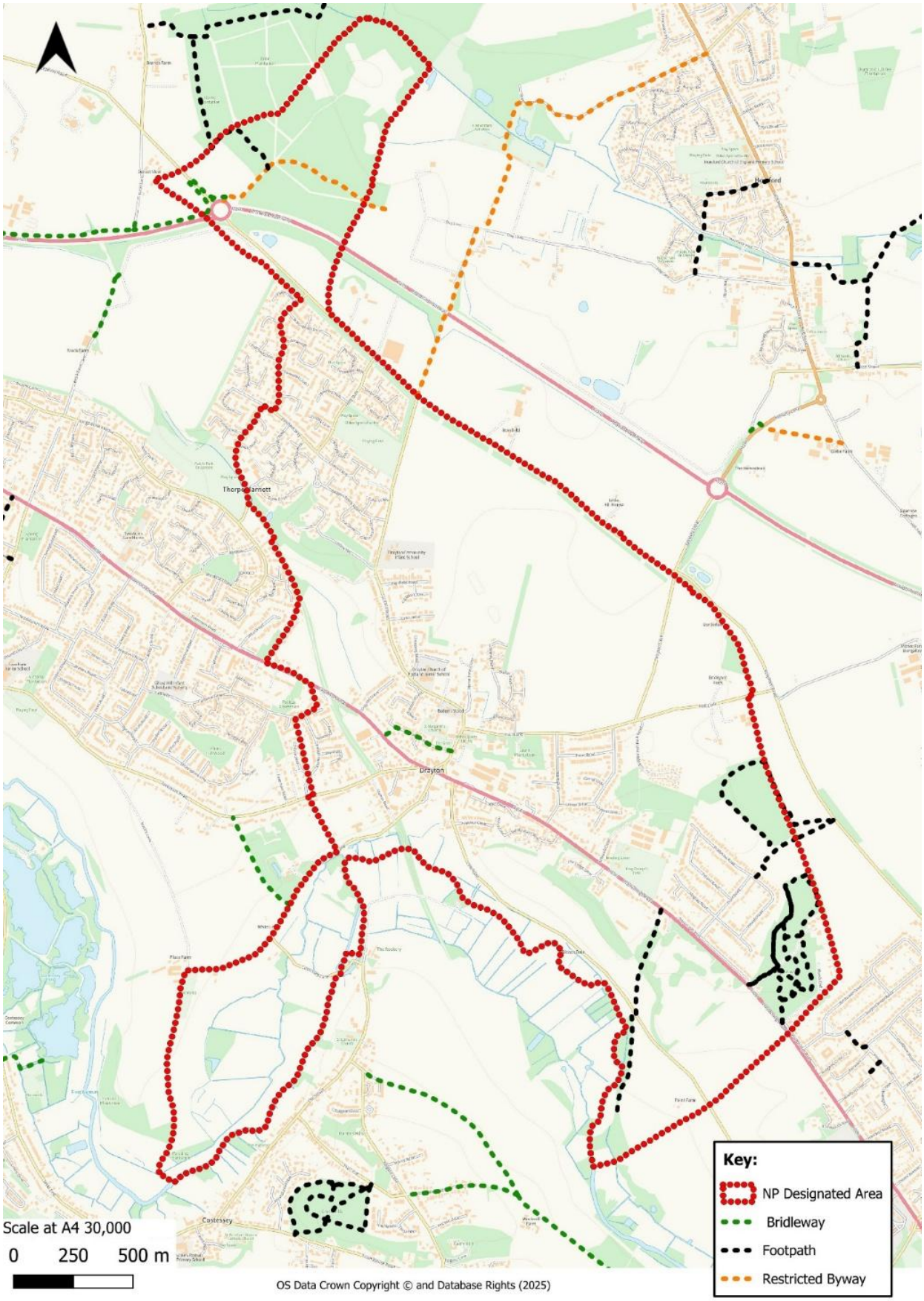


Figure 12-Public Rights of Way to the north. Source Norfolk County Council 2025

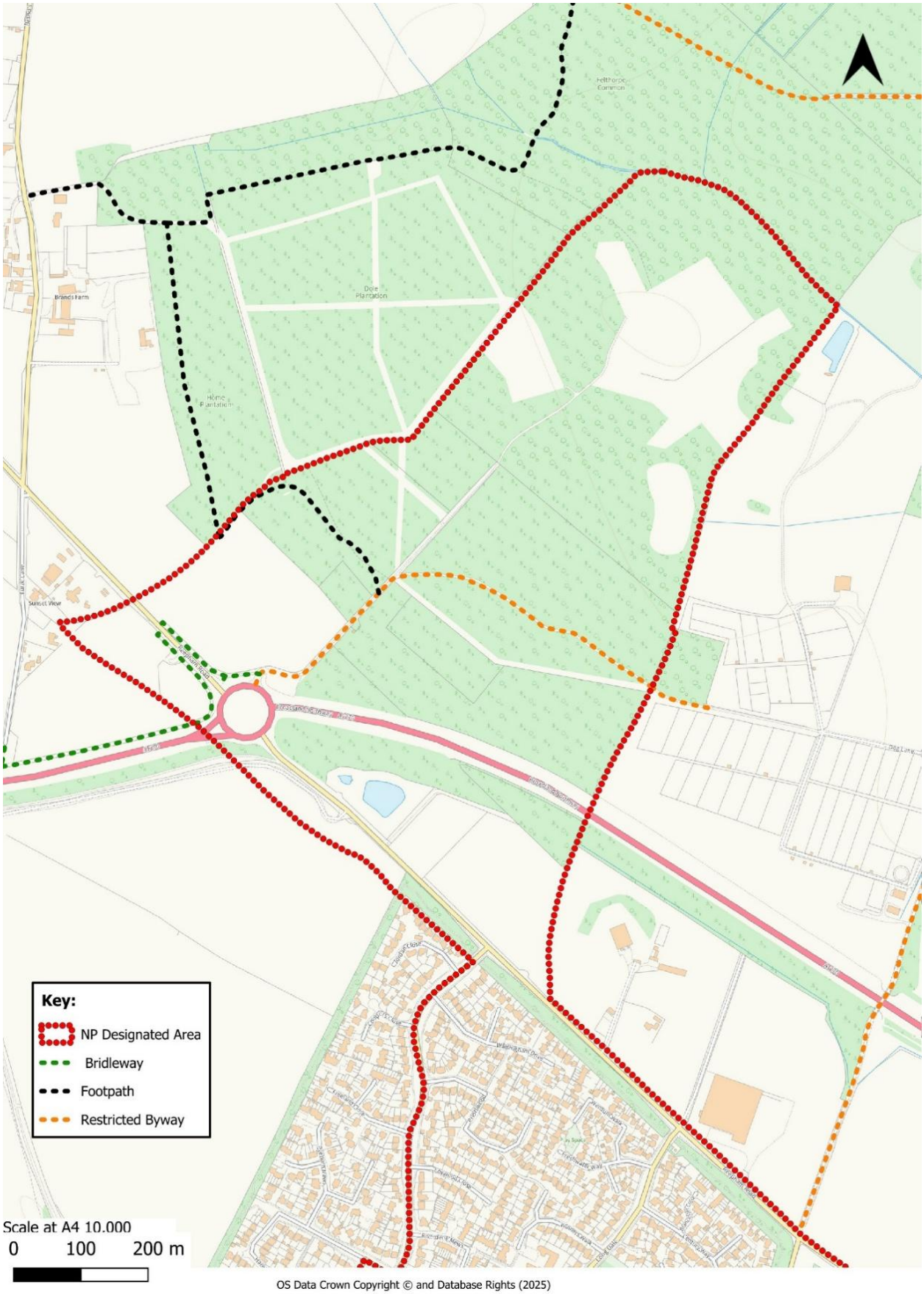
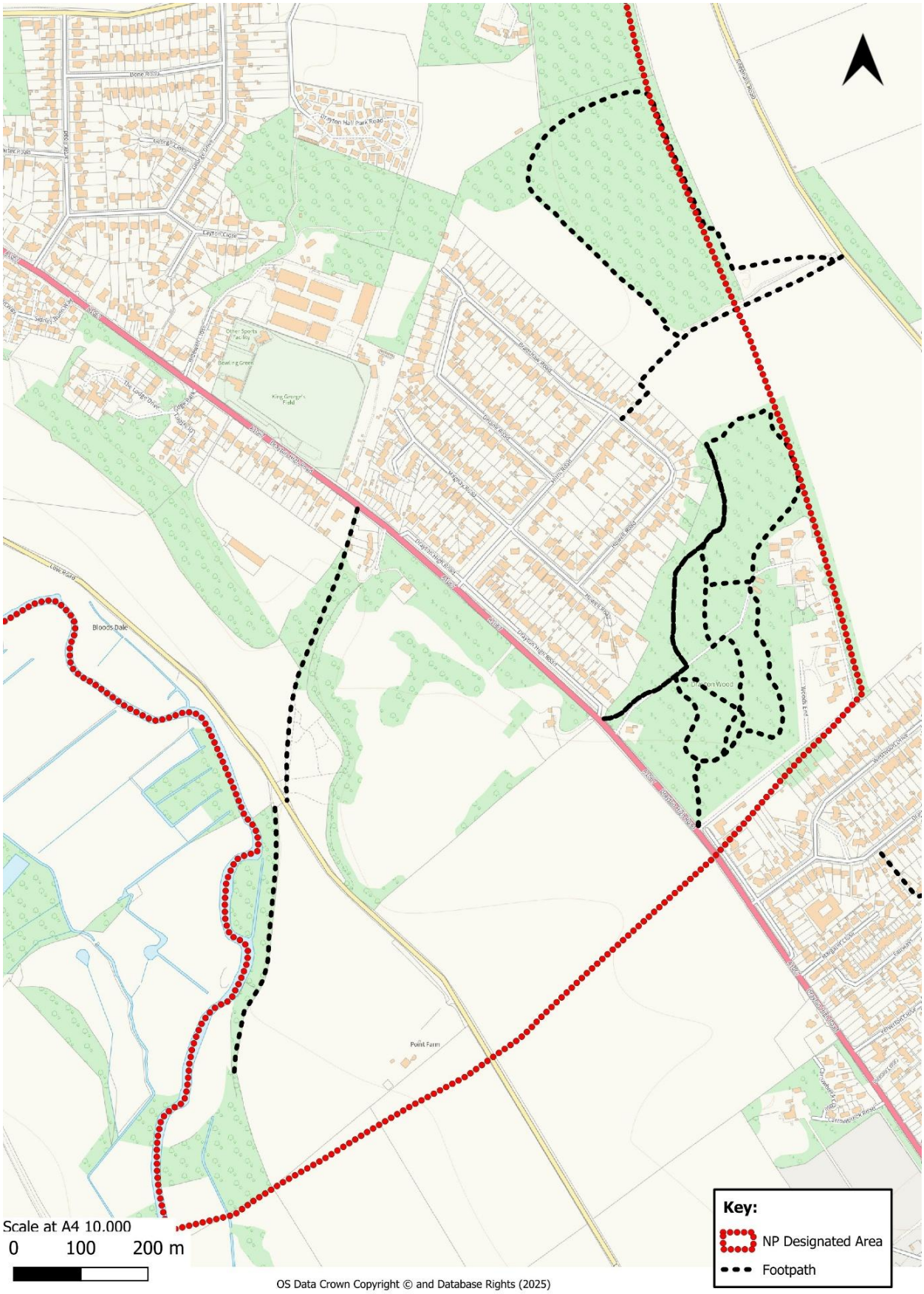


Figure 13- Public Rights of Way to the east Source Norfolk County Council 2025



Within the built-up part of Drayton there is a network of kerbed pavements and road crossings, providing safe access to various local services and facilities. In places pavements are just on one side of the road or are entirely absent, such as along Low Rd.



Image: Examples of footpaths and crossings in the area along School Road, Fakenham Road and Hall Ln Source: Google Maps 2025

When walking away from the settlement, pedestrians might need to step onto grass verges to avoid walking directly in the road as traffic passes, for example, along Costessey Lane or Hall Lane. When entering the built-up area from other settlements (such as Costessey Lane or Hall Lane), the speed limit reduces from 60

mph to 30 mph in residential areas (now 30mph all along Hall Lane). Lower speed limits within the built-up area can help create more favourable conditions for cycling, although the community survey identified a number of locations where cycling safety remains a concern.

Figure 14: Cycle passing area along Hall Ln Source: Google Maps 2025



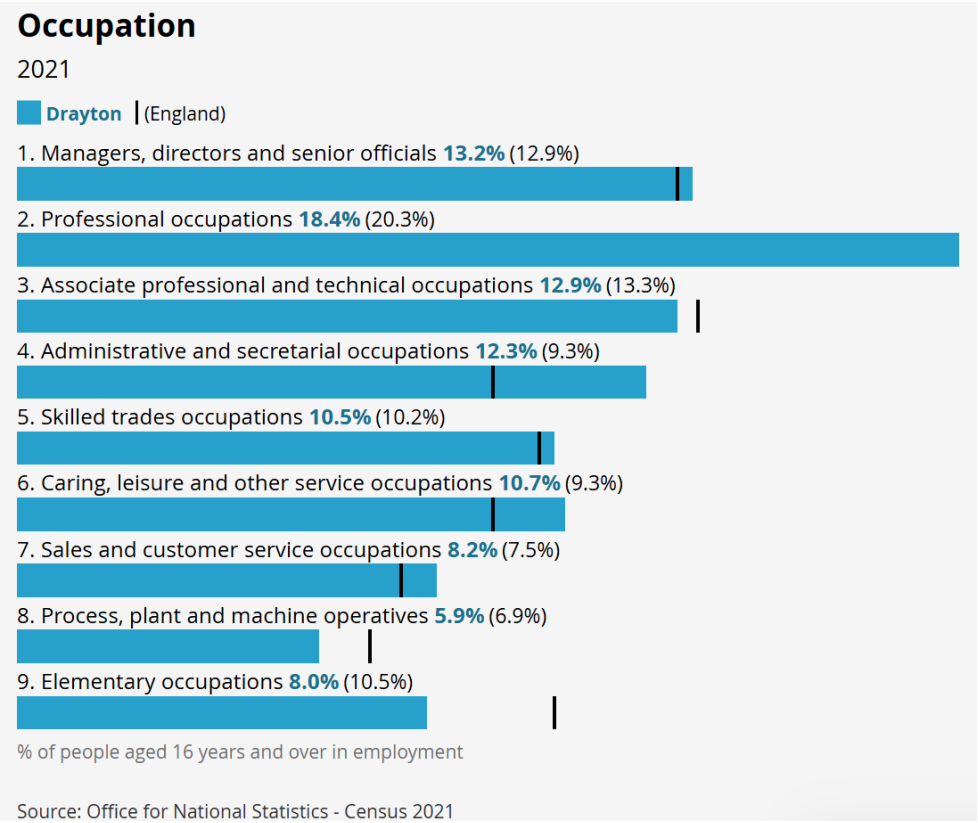
The Census 2021 provides a breakdown of employment status for Drayton residents. It should be noted that the Census was conducted during the Covid-19 pandemic.

In Drayton, in 2021, over half of residents were in employment (58%). Approximately 40% were economically inactive (e.g., retired), and 2% were unemployed. Regarding Drayton's employment history, of those who answered 'not in employment', around 11% had worked in the last 12 months, 17% had never worked, and 72% had not worked in the last 12 months, which could include elderly residents. For those in employment, most work full-time, equating to 31-48+ hours per week (66%), while 34% work part-time (0-30 hours per week).

Around 83% of the parish population has qualification levels of an apprenticeship/NVQ Level 1 or higher, and 18% have no qualifications. The occupation types within the parish vary (**Figure 14**), with a large majority working in professional or managerial positions.

17% of people aged 5 years or over in Drayton are schoolchildren or full-time students. This compares to 20% in England.

Figure 15: Occupation in Drayton (Census 2021)



At the time of the 2021 Census, 57% of Drayton residents aged 16 and over reported travelling 30 km or less to work, and 30% worked from home. This indicates that most people were employed locally within the parish or district. Of those who commuted, a large majority (59%) travelled by private car or van, either as a driver or a passenger. All other transport options, such as bus, bicycle, or walking, accounted for less than 4% each.

The Census data indicates that the majority of households in Drayton own either one or two cars or vans. A small percentage of residents (10%) do not own a car in the area. However, this figure is higher than in other rural settlements in Norfolk, most likely due to Drayton's good access to public transport. Compared to the rest of England, more people in the parish own three or more cars or vans (**Figure 15**).

Figure 16-Numbers of cars or vans in Drayton compared to England (Census 2021)

No cars/vans	*Drayton*	*England*
None	10.4%	23.5%
1 car or van	42.7%	41.3%
2 cars/vans	34.8%	26.1%
3 or more cars/vans	12%	9.1%

Summary:

- **Drayton has a reasonable range of local facilities and services, including schools, healthcare, community facilities, recreation spaces, shops and local businesses.**
- **Most households have access to at least one car or van, although around 10% have no car or van.**
- **Drayton has regular bus connections to Norwich and other destinations, as well as access to Marriott's Way for walking and cycling.**
- **Public Rights of Way are relatively limited beyond Marriott's Way, and some roads and routes lack continuous pavements or safe walking and cycling provision.**
- **In 2021, 30% of employed residents worked mainly from home, while 57% of residents aged 16 and over reported travelling 30 km or less to work.**

<u>Points to consider</u>

- **New development can help support the continued viability of existing local facilities and services and, where appropriate, contribute to new or improved provision.**
- **Opportunities should be taken to improve walking and cycling connections, particularly where routes are fragmented or lack safe and continuous provision.**
- **Maintaining access to public transport and key local destinations is important, particularly for households without access to a car.**

Natural Environment and Flood Risk

There is one Natural England statutory designated site in the parish: the River Wensum. The River Wensum is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The river passes through the parish to the south and the general site character is made up of:

- Inland water bodies (Standing water, Running water) (42%)
- Bogs, Marshes, Water fringed vegetation, Fens (12%)
- Humid grassland, Mesophile grassland (40%)
- Broad-leaved deciduous woodland (6%)

The Wensum is a naturally enriched, calcareous lowland river. It is the largest chalk fed river in Norfolk. The upper reaches are fed by springs that rise from the chalk and by run-off from calcareous soils rich in plant nutrients. This environment supports beds of submerged and emergent vegetation characteristic of a chalk stream. Further downstream, the chalk is overlaid with boulder clay and river gravels, leading to aquatic plant communities more typical of a slow-flowing river on a mixed substrate. Much of the adjacent land is managed for hay crops and grazing, and the resulting mosaic of meadow and marsh habitats provides niches for a wide variety of specialised plants and animals.

The River Wensum has been designated a Special Area of Conservation (SAC) because it supports important habitats and species listed in the European Union's Habitats Directive, which is incorporated into UK law. The purpose of this designation is to help protect:

- Water courses with floating vegetation: This refers to the specific type of plant life found in the river.
- Desmoulin's whorl snail: A rare type of snail.
- Freshwater crayfish: A native species.
- Brook lamprey: A type of fish.
- Bullhead: Another type of fish[12]

The Wensum is a naturally enriched, chalk-fed lowland river, making it a unique and important habitat. It supports characteristic plant life, even though parts of the river are regulated by weirs.

Another key reason for its SAC designation is the presence of the White-Clawed Crayfish. The Wensum is an important eastern English example of populations of this native species. However, these crayfish populations face significant threats from non-native crayfish species, and a disease called crayfish plague. The SAC

[12] River Wensum Special Area of Conservation Evidence Pack First published August 2022, revised June 2024 Natural England Technical Information Note TIN201. Source: ttps://publications.naturalengland.org.uk/file/6143313649074176

designation provides the highest possible level of protection for these vulnerable populations[13].

Over the last few years, Natural England has raised concerns about the unfavourable ecological condition of the River Wensum. This is due to extensive historical modifications, ongoing water quality issues, and pressures on water flow, all of which continue to affect the health of this chalk river system. Without significant intervention, the Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) will remain in an unfavourable state, leading to further loss of ecological function and resilience.[14]

There are a number of valued local green spaces in the parish. Drayton Green Lanes is a valued local nature reserve allowing access to the River Wensum for watersports/leisure e.g. kayaking and paddleboarding. Following the development of the David Rice Hospital site for new housing there will be a green space on the site that remains accessible to the public. Drayton Drewray (also known as the Mystical Woods) is a small woodland situated directly off the Broadland Northway road. It is characterized by old, twisted trees. The site has no marked paths, allowing visitors to explore freely. There are no roadside nature reserves or ancient woodland sites in the parish.

There are six County Wildlife Sites (CWS) that fall within Drayton parish as shown in **Figure 17**:

- Drayton Drewray
- Littlewood Drayton
- Marriott's Way
- Canham's Hill
- Drayton Wood
- Wensum Mount Farm

Detail on these CWS is provided in **Figure 16.**

There are six County Wildlife Sites (CWS) adjacent or near Drayton parish as shown in **Figure 17**:

- Carr's Hill Wood
- Costessey Pits (East)
- Low Road Meadow
- Pyehurn Lane Woodland
- Taverham Mill
- Whinny Hills & Common

[13] River Wensum - Special Areas of Conservation
[14] River-Wensum-SSSI-River-Condition-Assessment-2024-Summary-Report.pdf

Figure 17- CWS and Citation Detail (Source Norfolk County Council Norfolk Biodiversity Information Service 2025)

County Wildlife Site (CWS)	**CWS Citation**
Drayton Drewray (2268) Area 20.51ha Woodland, Grassland and Fen	This area of registered common land (CLU 328) is exceptional diverse, with extensive broadleaved woodland, both wet and dry, some coniferous and mixed wood and a central open area of acid grassland, with some marshy grassland, fen meadow and relict heath. The soils are mainly acidic, with some peaty deposits on the eastern side. A fast flowing, narrow stream forms the boundary with CWS 1352 to the north, lying within extensive alder *Alnus glutinosa* carr. Beneath the alders, remote sedge *Carex remota* dominates with occasional rough meadow-grass *Poa trivialis*, water mint *Mentha aquatica*, bittersweet *Solanum dulcamara*, rare yellow pimpernel *Lysimachia nemorum* and patches of wood sorrel *Oxalis acetosella*. To the east and south, the woodland is drier and lighter soils, with silver birch *Betula pendula*, locally frequent bracken *Pteridium aquilinum* and occasional thyme-leaved speedwell *Veronica serpyllifolia*. Silver birch woodland on the south-eastern edge of the large grassland has ground flora including pill sedge *Carex pilulifera*, green-ribbed sedge *Carex binervis*, climbing corydalis *Ceratocapnos claviculata*, wood sage *Teucrium scorodonia*, heather *Calluna vulgaris*, heath rush *Juncus squarrosus*, creeping soft-grass *Holcus mollis*, tormentil *Potentilla erecta*, common bent-grass *Agrostis capillaris* and the moss Juniper hair-cap *Polytrichum juniperinum*. Hard fern *Blechnum spicant* grows in several places in an old wheel rut. The block of woodland to the south has Scots pine dominating, with a ground flora of abundant mosses, scattered bracken, occasional broad buckler fern *Dryopteris dilatata* and rare heath bedstraw *Galium saxatile*. The southern and western boundaries are delineated with a bank which has veteran oak *Quercus robur*, including one magnificent old pollard, and some beech *Fagus sylvatica*. The western boundary bank has birch and rowan *Sorbus aucuparia* growing along the edge, with a footpath beyond which has some muddy areas with water-pepper *Persicaria hydro-piper*. in the south east corner is an unusual area of silver birch woodland over sphagnum moss. Bracken is frequent where the grassland and woodland grade into each other; gorse *Ulex europaeus* occurs here in the south-east. A line of oak and silver birch sub-divides the big block of open, acid grassland on light, sandy soils, which has short, rabbit-grazed turf. Species found include sheep's sorrel *Rumex acetosella*, thyme-leaved speedwell, common bent-grass and ragwort *Senecio jacobaea* and common centaury *Centaurea erythraea*. Aspen *Populus tremula* edges the wood in the north. The southern edge of the plot is damper and shadier, with abundant germander speedwell *Veronica chamaedrys* and some common bird's-foot trefoil *Lotus pedunculatus* among the lusher vegetation. Bracken dominates at the

County Wildlife Site (CWS)	CWS Citation
	southern end, with plants such as sweet vernal-grass *Anthoxanthum odoratum*, common centaury, self-heal *Prunella vulgaris,* lesser stitchwort *Stellaria graminea* and Yorkshire fog *Holcus lanatus* growing in open land amongst the bracken. Crested dog's-tail *Cynosurus cristatus* and locally abundant smooth tare *Vicia tetrasperma* also occur. False oat-grass *Arrhenatherum elatius* and common nettle *Urtica dioica* dominate in shadier places on the edge. Small to medium areas of fen meadow occur along the eastern side of the woodland, amongst damp-wet alder and grey willow *Salix cineria* woodland. The vegetation is tall and species-rich, varying slightly between the different areas. An area in the east has sharp-flowered rush *Juncus acutiflorus*, blunt-flowered rush *Juncus subnodulosus*, southern marsh orchid *Dactylorhiza praetermissa*, hybrid orchids, marsh pennywort *Hydrocotyle vulgaris*, lady fern *Athyrium filix-femina*, narrow buckler fern *Dryopteris carthusiana*, water horsetail *Equisetum fluviatile*, marsh valerian *Valeriana dioica*, meadowsweet *Filipendula ulmaria*, brown sedge *Carex disticha*, ragged robin *Silene flos-cuculi*, lesser spearwort *Ranunculus flammula*, lesser stitchwort *Stellaria graminea*, fen bedstraw *Galium uliginosus*, marsh thistle *Cirsium palustre* and marsh horsetail *Equisetum palustre*. Another area in the north-west is less rich but has similar rushes, with water mint, water dock *Rumex hydrolapathum*, marsh thistle and Yorkshire fog, with sanicle *Sanicula europaea* on the edge. A runnel of damp species-rich grassland occurs on the eastern side of the large open block. Species present include silverweed *Potentilla anserina*, oval sedge *Carex ovalis*, lesser spearwort, marsh bedstraw *Galium palustre*, tufted forget-me-not *Myosotis laxa*, common sedge *Carex nigra*, common spike-rush *Eleocharis palustris*, marsh foxtail *Alopecurus geniculatus*, jointed rush *Juncus articulatus*, common yellow sedge *Carex demissa* and greater bird's-foot trefoil Lotus pedunculatus, with common spotted-orchid *Dactylorhiza fuchsii* and red bartsia *Odontites vernus* nearby and very frequent marsh thistle on the edges of the damper ground. The runnel becomes more like a shallow ditch to the north-east, still supporting common fleabane *Pulicaria dysenterica*, jointed rush, greater bird's-foot trefoil and lesser spearwort. **Additional notes not from the CWS citation:** This area was notified in 2015 as a County Wildlife Site based on the high wildlife value of the habitats present including wet woodland, lowland acid grassland and fen. Considering Drayton Drewray history, the Norfolk Wildlife Trust Drayton Drewray Management Plan 2015-2020 states it is likely the site has been used for grazing for several centuries with some management of trees. The land became Drayton Poor Allotment in 1813 part of the Drayton, Hellesdon and Felthorpe Inclosure Act being put a side for grazing, fuel or rent. An indenture for the site was made on the 18 July 1838 between the

County Wildlife Site (CWS)	CWS Citation
	Right Reverend Father in God Edward Lord Bishop of Norwich (Lord of the Manor of Drayton with Taverham), The Reverend Thomas John Blofield of Draytoni in the County of Norfolk, Clerk (Rector of the Rectory of Hellesdon with Drayton), Robert Blyth the Churchwarden and William Moore the overseer of the poor of the parish of Drayton. This can be read in **Appendix B.** The land remains the property of Drayton Poor Relief Charity.
Littlewood Drayton (2332) Area 5.31ha Woodland	The greater part of the woodland appears to be semi-natural with localised areas of plantation woodland. Soils range from wet peaty soils at the far north west where alder *Alnus glutinosa* is dominant to sandy free draining loamy soils in the remaining areas and where oak *Quercus robur* is dominant. Across the woodland a number of ancient woodland indicator species occur as well as four very old oak pollards. The far north western part, west of the pond adjoins Marriott's Way CWS 2176 and supports hazel *Corylus avellana*, hawthorn *Crataegus monagyna*, alder, holly *Ilex aquifolium*, and wild cherry *Prunus avium* in the higher areas. North of the ditch where lower lying the ground is damp and dominated by alder and many fallen trees occur across the area. A dense understory occurs in places with holly, wild privet *Ligustrum vulgare* spindle *Euonymus europaeus* and field maple *Acer camprestris.* Across the area bluebell *Hyacinthoides non-scripta* is locally abundant, moschatal *Adoxa moschatellina* and lords and ladies *Arum machulatum* are locally frequent, and redcurrant *Ribes rubrum* is abundant. The pond contains curled leaved pondweed *Potamogeton crispus* and supports a diverse marginal plant community which includes yellow flag iris *Iris pseudacorus*, greater pond sedge *Carex riparia* great willowherb *Epilobium hursutum*, lesser water parsnip *Berula erecta*, and watermint *Mentha aquatica*. South east of the pond the land rises to the north east and oak is dominant in the higher areas. In the lower lying areas young elm sp. Ulmus sp. is dominant and here the understory is dense with frequent hazel, hawthorn, and holly. Moschatal and herb Robert *Geranium Robertianum* are frequent, bluebell and red campion *Silene dioica* locally frequent, and lords and ladies occasional. Where the woodland narrows there is a glade on a south facing slope where bracken *Pteridium aquilinum* is locally abundant, Yorkshire fog *Holcus lanatus* frequent, and bluebell, red campion, and foxglove Occasional. To the east of the glade the woodland is formed of two areas north and south of the road. The area to the south is the most mature area of woodland and is dominated by oak and sycamore *Acer peudoplatinus.* Beech *Fagus sylvaticus*, silver birch *Betulus pendula* , Norway maple *Acer platanoides*, large leaved lime *Tilia platyphyllos,* common lime

County Wildlife Site (CWS)	CWS Citation
	Tilia x europaea, and scot's pine *Pinus sylvestris* also occur. The understory is more development in the east half and is dominated by holly. Within the ground flora bluebell is locally abundant and three nerved sandwort *Moehringia trinervia*, ivy, herb Robert, lords and ladies, and wavy bittercress *Cardamine flexuosa* locally frequent, and spurge laurel is rare. North of road horse chestnut *Aesculus hippocastanum* and sycamore are the dominant trees followed by Scot's pine. Common lime is locally frequent and Norway maple, sweet chestnut *Castanea sativa*, and oak are rare. The understory is sparse and includes bird cherry, hazel, hawthorn, wild plum *Prunus domestica*, and holly. Herb Robert, red campion, moschatal, ivy, lords and ladies, and hedge garlic *Alliaria petiolata* are locally frequent and bluebell is occasional.
Marriott's Way (2176) Area 69ha	Marriott's Way follows a disused railway line which closed finally in 1985, and is now used by walkers, cyclists and horse-riders. A firm track has been laid along its whole length. There are numerous access points with steps to the track and small roadside parking bays. This citation covers the 35km from Hellesdon to Aylsham, via Reepham, though the path does continue into Norwich city centre. The central track is generally unvegetated. However, the track edges present one type of habitat and each side of the track up to the railway fence offers another. These aspects all vary along the path, with cuttings and embankments, different soils and the influence of water on the vegetation. The arrival of the railway was an imposition on the land, with some watercourses being piped under the track but other, smaller, ones being left to create wet areas alongside the embanked track. In some places, the track sliced through woodlands, as in Attlebridge Woods and New Plantation, Reepham. In others it has cut off the corner of a field, which has since become scrub. Cuttings and embankments often have a more diverse flora: possibly as relics of a woodland flora with plants such as sanicle *Sanicula europaea,* yellow archangel *Lamiastrum galeobdolon*, bluebell *Hyacinthoides non-scripta* and moschatel *Adoxa moschatellina,* or wetland plants and trees which may grow in damp or wet ground, often at the base of an embankment, such as grey willow *Salix cinerea,* common reed *Phragmites australis,* great horsetail *Equisetum telmateia* and hemp agrimony *Eupatorium cannabinum.* Often loose stones, cinders and coal lie on embankment slopes, and in places fallen trees and shrubs help in the diversification of woodland habitats. Trees and scrub are the dominant vegetation along Marriott's Way, forming an almost continuous corridor as far as Reepham, with a more scattered coverage eastward to Aylsham. Oak *Quercus robur* and hawthorn *Crataegus monogyna* occur all the way along the path, with occasional other locally frequent species such as sweet chestnut

County Wildlife Site (CWS)	CWS Citation
	Castanea sativa in the woods at Attlebridge, or alder *Alnus glutinosa* at Whitwell Common, and other species occurring with varying frequency. New Plantation at Reepham is included within the County Wildlife Site. It is a semi-natural broadleaved woodland of ash *Fraxinus excelsior,* sycamore *Acer pseudoplatanus* and sweet chestnut with a ground flora including common twayblade *Listera ovata,* yellow archangel, wood anemone *Anemone nemorosa,* bluebell and dog's mercury *Mercurialis perennis.* Grassland and forbs growing within it form the greatest component of the vegetation. Much of Marriott's Way is on acidic ground, with light, sandy soil but plants also found in neutral and basic soils seem to occur alongside one another. Species such as greater knapweed *Centaurea scabiosa,* field scabious *Knautia arvensis,* mouse-ear hawkweed *Pilosella officinarum* and wild carrot *Daucus carota* are characteristic of basic grassland; these occur alongside neutral grassland species such as germander speedwell *Veronica chamaedrys,* common sorrel *Rumex acetosa,* knapweed *Centaurea nigra* and false oat grass *Arrhenatherum elatius* and acidic grassland plants including bracken *Pteridium aquilinum,* wood sage *Teucrium scorodonia* and creeping cinquefoil *Potentilla reptans.* Some less common plants that occur along Marriott's Way include yellow archangel, basil thyme *Clinopodium acinos*, wild marjoram *Origanum vulgare*, hellebores along the track edge, moschatel, maidenhair spleenwort *Asplenium trichomanes ssp quadrivalens* and locally abundant sanicle. Badger setts occur and bats are known to roost beneath bridges and use the route for commuting and foraging.
Canham's Hill (1335) Area 7.81ha Woodland	Canham's Hill is an area of rough unmanaged ground, a mixture of self-seeded mature woodland, some bracken *Pteridium aquilinum* and a small open area of unimproved neutral grassland to the south. A permissive path runs the north-eastern boundary, and the site is broadly bordered by mixed agricultural land. The south-east end has historically been used for dumping rubble and there is current evidence of significant recreational use. Regeneration is predominantly sycamore *Acer pseudoplatanus*. Most of the hill is covered by recent woodland, a tall mixture of oak *Quercus robur* and silver birch *Betula pendula* with frequent sycamore and very occasional beech *Fagus sylvatica* and rare conifers. The shrub layer is not well developed with occasional hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, elder *Sambucus nigra* and grey willow *Salix cinerea* in the north-west. The wood grades into thick mature scrub and bracken at its edges, and a patchy layer of bracken, nettle *Urtica dioica* and bramble *rubus fruticosus sp*. is found throughout the site. A few mature and over mature trees are present on the site, mainly associated with old boundaries.

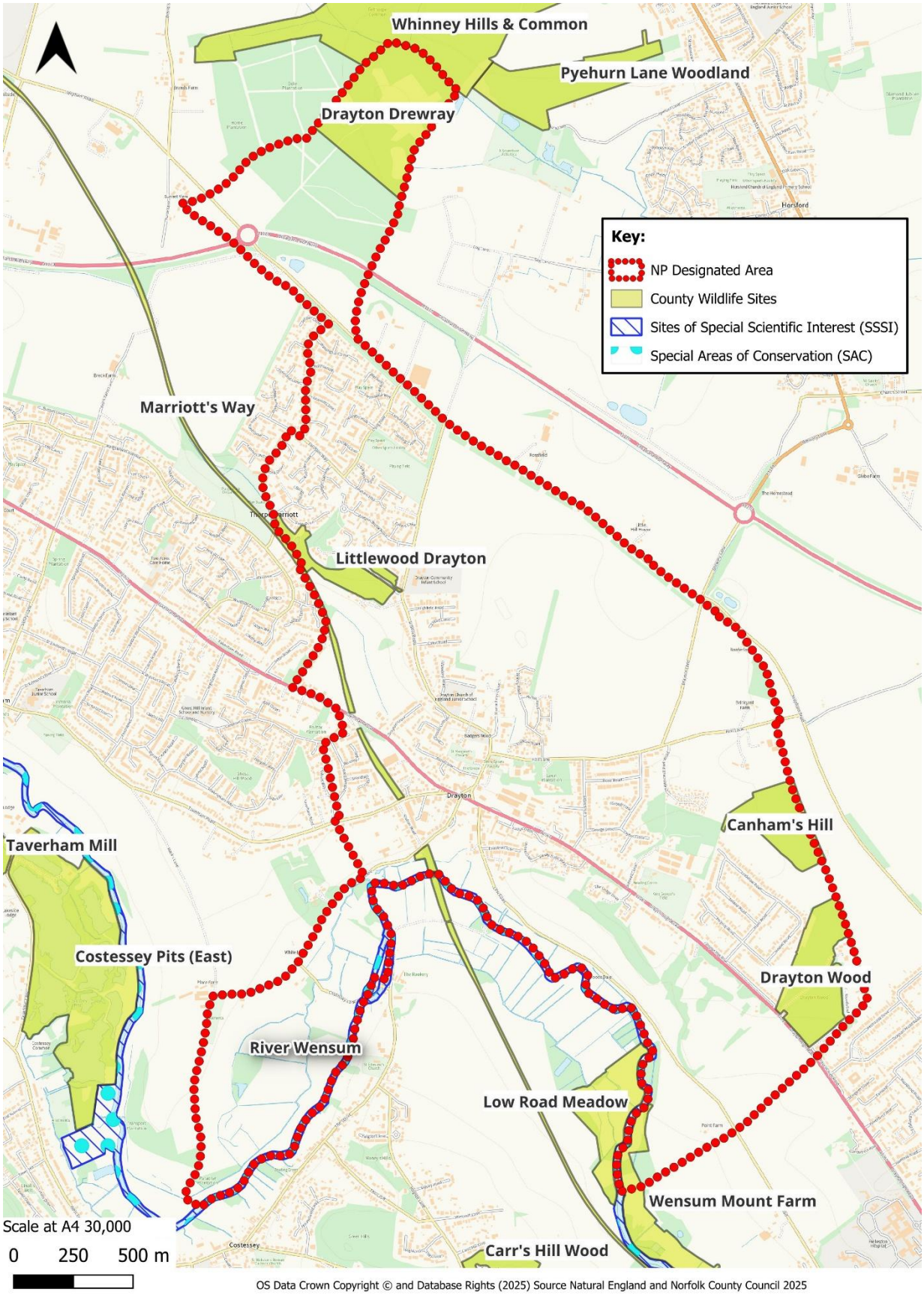
County Wildlife Site (CWS)	CWS Citation
	Woodland ground flora is even but sparsely represented by herb-Robert *Geranium robertianum*, wood avens *Geum urbanum*, common dog-violet *Viola riviniana*, Dog's mercury *Mercurialis perennis* and Lords and Ladies *Arum maculatum*. Open grassland to the south is a mixture of tussocky false oat-grass *Arrhenatherum elatius* and Yorkshire fog *Holcus lanatus* with red fescue *Festuca rubra* and common bent *Agrostis capillaris*. Herbs including most prominently wild parsnip *Pastinaca sativa*, common bird's-foot trefoil *Lotus corniculatus* (neither picked up in 2021 survey) and creeping cinquefoil *Potentilla reptans* with also ribwort plantain *Plantago lanceolata*, wild privet *Ligustrum vulgare* and yarrow *Achillea millefolium*. Areas lying over disturbed rubble and sand have now rare viper's bugloss *Echium vulgare*, bugloss *Anchusa arvensis* and common cudweed *Filago vulgaris* (note not all species were refound in 2021 survey). The southern bank also contains garden escapes and invasives, including *buddleia* sp., peony *Paeonia sp., verbascum* sp. and Japanese knotweed *Fallopia japonica*. On the western bank is a swathe of abundant green alkanet *Pentaglottis sempervirens*, and locally abundant spring beauty *Claytonia perfoliata* under even-aged oak and occasional sycamore. Particularly in the north western tip, where the understorey is more developed, there are locally frequent patches of moschatel *adoxa moschatellina*. Towards the east, the oak canopy becomes more mature, with rare, possibly old pollards. The north east comprises even-age birch and oak over bracken, but sycamore regeneration dominates, particularly near the north-eastern stretch of track.
Drayton Wood (2022) Area 10.9ha	Mixed, semi-natural woodland situated on the parish boundary between Drayton and Hellesdon. It is a proposed Local Nature Reserve owned by Norwich City Council. There is open access, with an extensive network of informal footpaths throughout. A surfaced footpath leads from Drayton High Road to the residential dwelling at the rear of the wood. There has been little recent management intervention and the wood is predominantly high forest. An area in the southeastern corner has been clear-felled and replanted with native broad-leaved trees. Limited thinning has also been undertaken. The wood is generally dry in character, lying on light, acidic, sandy soils. It is interspersed with numerous ornamental shrubs and herbaceous plants which were planted up earlier this century as an extension to the garden which is adjacent to the wood's eastern boundary. Yellow archangel, subspecies *argentatum*, in particular is abundant and has become naturalised.

County Wildlife Site (CWS)	CWS Citation
	The wood comprises a predominantly even-aged canopy with areas dominated by sycamore (*Acer pseudoplatanus*), oak (*Quercus robur*) and scots pine (*Pinus sylvestris*). Silver birch (*Betula pendula*), ash (*Fraxinus excelsior*), douglas fir (*Pseudotsuga menziesii*) and European larch (*Larix decidua*) are also frequent. A line of mature limes (*Tilia* x *vulgaris*) demarcates the eastern boundary of the wood. The density and composition of the shrub layer varies and in some parts it is poorly-developed or absent. Elder (*Sambucus nigra*) is abundant in places, with frequent hawthorn (*Crataegus monogyna*) and sycamore. Several other species are interspersed throughout including holly (*Ilex aquifolium*), spindle (*Euonymus europaeus*) and gorse (*Ulex europaeus*). An area in the northern section of the wood is lower in stature, consisting of fairly short oak standards with an understorey of dense hawthorn and occasional crab apple (*Malus sylvestris*). The ground flora includes areas dominated by nettle (*Urtica dioica*), ivy (*Helix hedera*), bracken (*Pteridium aquilinum*) and yellow archangel (*Lamiastrum galeobdolon* ssp. *argentatum*). Lords-and-ladies (*Arum maculatum*), wood avens (*Geum urbanum*), three-nerved sandwort (*Moehringia trinervia*), wood sage (*Teucrium scorodonia*), red campion (*Silene dioica*), and stinking iris (*Iris foetidissima*) also occur. Moschatel (*Adoxa moschatellina*) and common twayblade (*Listera ovata*) are also known to occur. Heavily shaded areas support a poorly-developed ground flora and there are patches of bare woodland-floor litter and soil. Brown bent (*Agrostis vinealis*) occurs infrequently within the plantation area. A narrow strip of well-drained neutral grassland forms part of the southeastern boundary, adjacent to the surfaced access track.
Wensum Mount Farm (2106) Area 9.2ha	Low-lying river valley floodplain, wet grassland and fen, adjacent to the River Wensum SSSI and cSAC. The site is predominantly species-rich to moderately species-rich marshy grassland with impeded drainage over peaty soils, divided into fenced compartments, with two small patches of alder (*Alnus glutinosa*) woodland adjacent to the river and scattered alder, white willow (*Salix alba*), grey willow (*Salix cinerea*) and hybrid black-poplars (*Populus* x *canadensis*). A wide carrier-drain delimiting the northeastern boundary of the site is fed by a number of heavily vegetated lateral drains and there is a small pond towards the southern end. The grassland sward, which is topped mechanically and sheep-grazed, varies in structure and composition across the site with increasing height and homogeneity towards the northern end and a shorter area of greater species-richness within the central compartments. This latter area supports a rich herb component that includes abundant greater bird's-

County Wildlife Site (CWS)	CWS Citation
	foot-trefoil (*Lotus pedunculatus*) with common fleabane (*Pulicaria dysenterica*), common marsh- (*Galium palustre*) and fen bedstraws (*Galium uliginosum*), marsh stitchwort (*Stellaria palustris*), meadow buttercup (*Ranunculus acris*), lesser spearwort (*Ranunculus flammula*), meadow vetchling (*Lathyrus pratensis*), ragged-Robin (*Lychnis flos-cuculi*), red clover (*Trifolium pratense*), square-stalked St. John's-wort (*Hypericum tetrapterum*), tufted vetch (*Vicia cracca*) and water mint (*Mentha aquatica*) and occasional southern marsh-orchid (*Dactylorhiza praetermissa*), common meadow-rue (*Thalictrum flavum*) and brown sedge (*Carex disticha*). Hard (*Juncus inflexus*), soft- (*Juncus effusus*) and blunt-flowered rushes (*Juncus subnodulosus*) are abundant at the southeastern end of the site and areas of saturated soil with standing surface water support patches of marsh horsetail (*Equisetum palustre*), jointed rush (*Juncus articulatus*), common spike-rush (*Eleocharis palustris*), floating sweet-grass (*Glyceria fluitans*) and water-crowfoot (*Ranunculus*). The sward becomes taller and ranker towards the northern end of the site where homogeneous stands of tall herbs, grasses and sedges are dominant and include reed canary-grass (*Phalaris arundinacea*), Yorkshire-fog (*Holcus lanatus*), common nettle (*Urtica dioica*), great willowherb (*Epilobium hirsutum*) and creeping thistle (*Cirsium arvense*), with monospecific stands of reed sweet-grass (*Glyceria maxima*) and pond-sedges (*Carex*). Common valerian (*Valeriana officinalis*) and hogweed (*Heracleum sphondylium*) are scattered throughout. The main carrier drain supports open water with submerged macrophytes as well as emergent and marginal vegetation that includes yellow iris (*Iris pseudacorus*), branched bur-reed (*Sparganium erectum*), water-plantain (*Alisma plantago-aquatica*), water-starwort (*Callitriche*), water-violet (*Hottonia palustris*) and water-crowfoot, with hemp-agrimony (*Eupatorium cannabinum*), meadowsweet (*Filipendula ulmaria*), purple-loosestrife (*Lythrum salicaria*) and other tall herbs along the margins. The lateral drains are more heavily vegetated and are dominated in places by branched bur-reed and greater pond-sedge (*Carex riparia*). Greater tussock-sedge (*Carex paniculata*) occurs within the patches of alder woodland.

These wildlife sites are not legally protected by statute, but they do receive some protection through the planning process and are often recognised in district local plans. Therefore, their protection depends on the commitment of local authorities and public bodies.

Figure 18: Wildlife Designations Source Natural England 2025; Norfolk County Council 2025

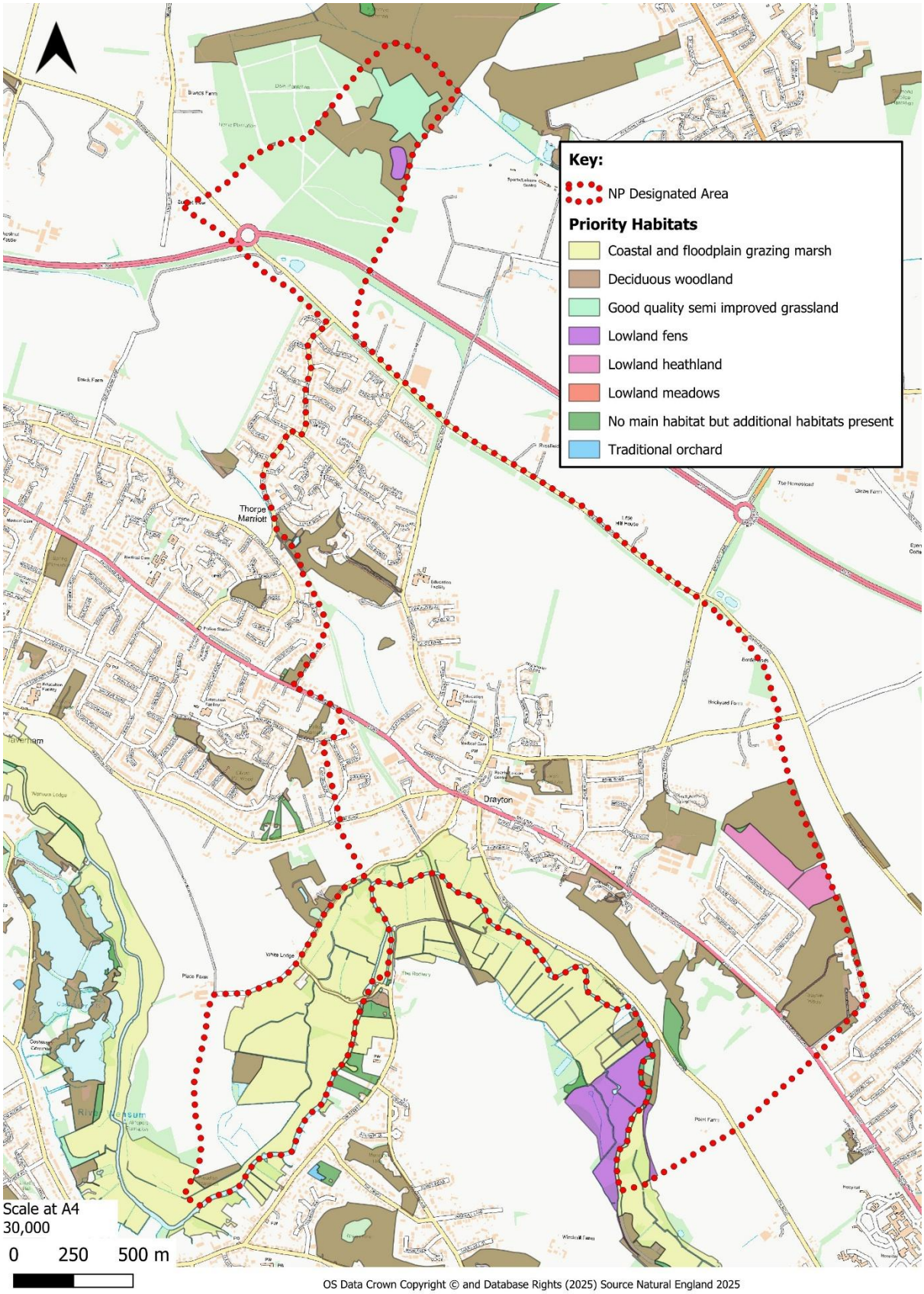


The parish also contains priority habitats, also known as Habitats of Principal Importance for biodiversity conservation. These are habitats that are most threatened, in greatest decline, or for which the UK holds a significant proportion of the world's total population. There are three main types of priority habitat in the parish (see **Figure 18**): coastal and floodplain grazing marsh, deciduous woodland, and lowland heathland. There is also a site with no main habitat, but with additional habitats present. Deciduous woodland accounts for 39% of the total priority habitat resource in England[15], making it the largest proportion of any habitat group, and it is the most visible priority habitat in the parish.

Priority habitats can be designated as Sites of Special Scientific Interest (SSSI), which provides them with national protection. However, the priority habitat sites in Drayton do not fall within any SSSIs. Nevertheless, these habitats can be sensitive to development and should be considered during growth planning to avoid negative impacts.

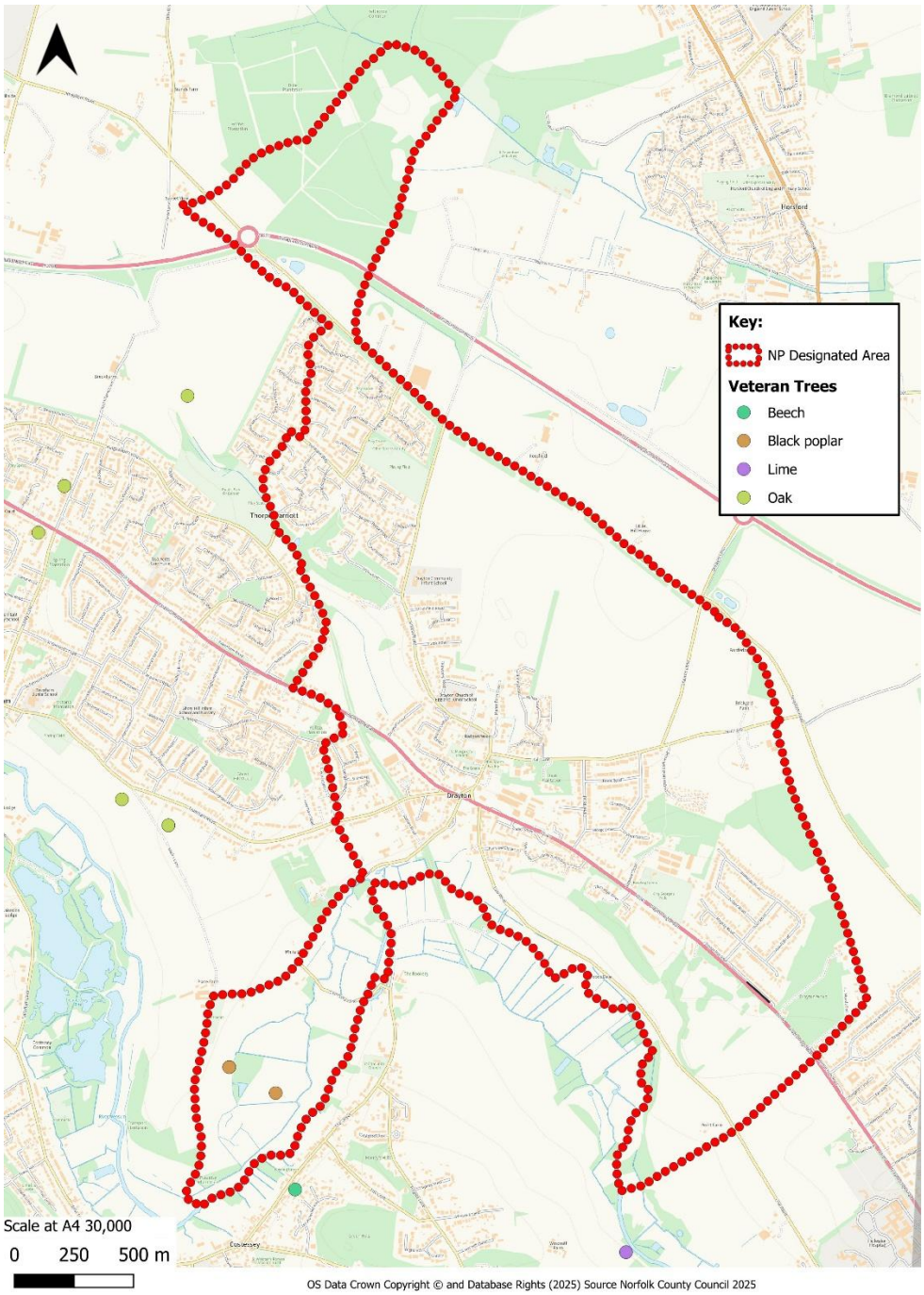
[15]https://assets.publishing.service.gov.uk/media/654df579c0e06800101b2d2b/2a_Extent_and_condition_of_priority_habitats.pdf

Figure 19:Priority Habitats Map



As shown in **Figure 20**, there are two veteran trees within the parish. These are both Black Polar. Veteran trees are survivors that have developed some of the features found on ancient trees. However, veteran trees are usually only in their second or mature stage of life. Although veteran trees aren't as old or complex as ancient trees, they still provide holes, cavities and crevices which are especially important for wildlife[16].

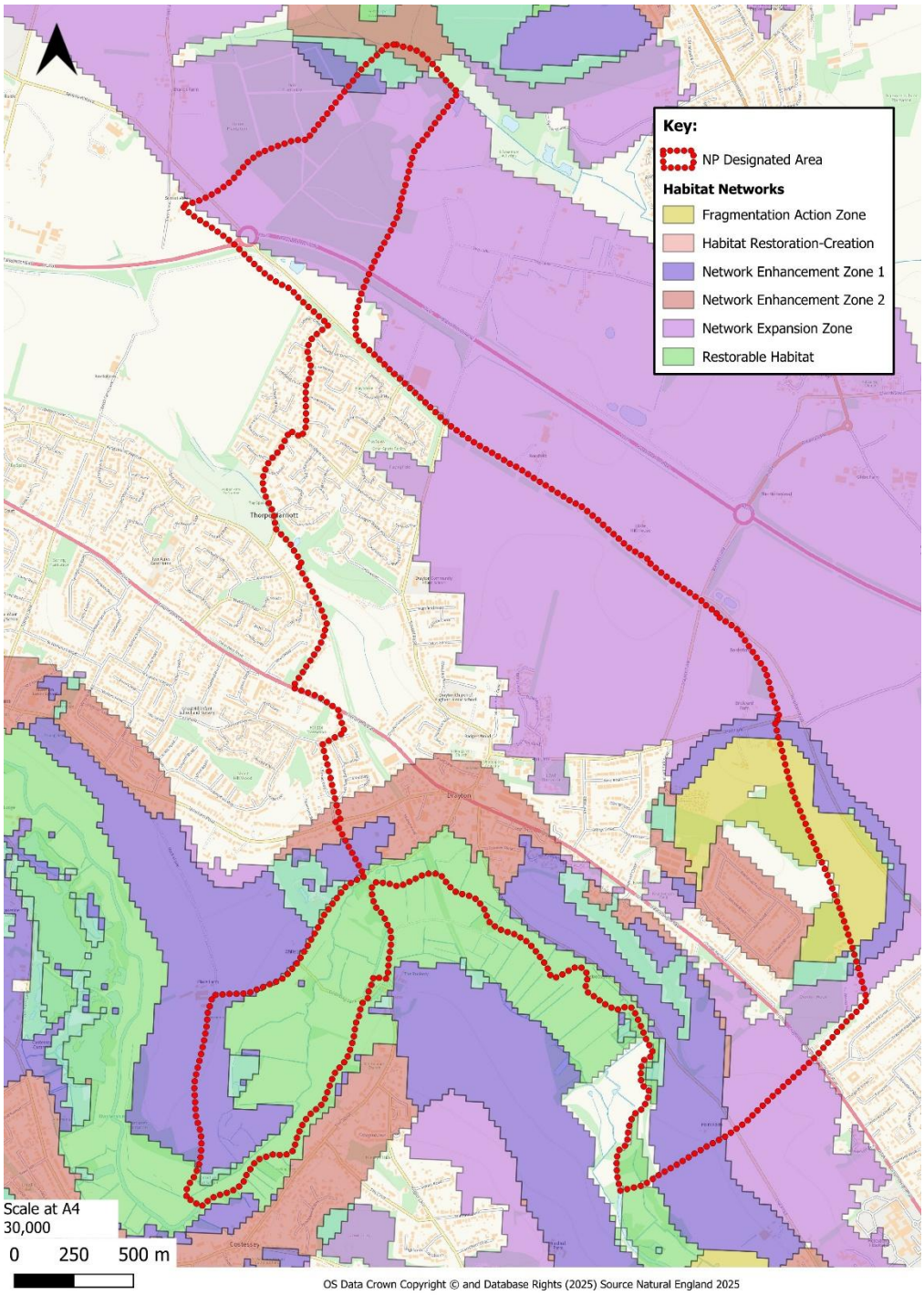
Figure 20- Veteran Trees



[16] What is a veteran tree? - Ancient Tree Inventory

As shown in **Figure 21,** the parish contains habitat network zones. These habitat networks are within close proximity of sites that are suitable for habitat creation such as areas with existing priority habitats. These areas could be used to connect and link up networks across the landscape such as through wildlife corridors[17]. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 21- Habitat Networks Source Natural England 2025

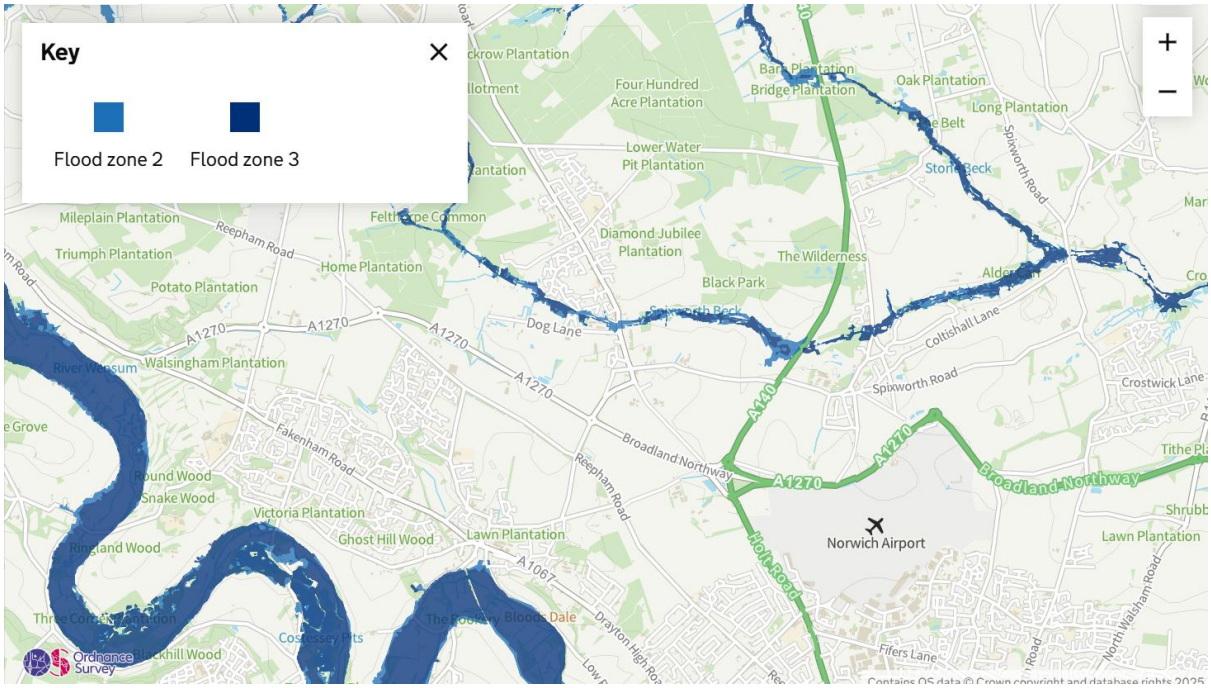


[17] Habitat Networks (England) - data.gov.uk

According to the Environment Agency, most of the parish is located within Flood Zone 1, indicating a low risk of flooding from rivers or the sea. However, Flood Zones 2 and 3 are present in the north, where the Spixworth Beck flows, and in the south, following the River Wensum and nearby water bodies (**Figure 22**). National policy prioritises locating new development in areas least prone to flooding.

The Environment Agency's future flood risk modelling shows a low (1 in 1000), medium (1 in 100), and high (1 in 30) risk of surface water flooding (ponding) in various areas of the parish. This includes existing buildings, roads, gardens, open landscapes, and water bodies. The figures below indicate that this primarily affects land near existing water sources, such as the River Wensum, drainage ditches, ponds, or even 'ghost ponds,' as well as agricultural land and green open spaces/woodland. Some roads and residential areas are also affected by high-risk surface water flooding, including areas around parts of Fakenham Road, Drayton High Road, and Low Road[18]. Additionally, residents report regular flooding occurs on Costessey Lane during wet weather.

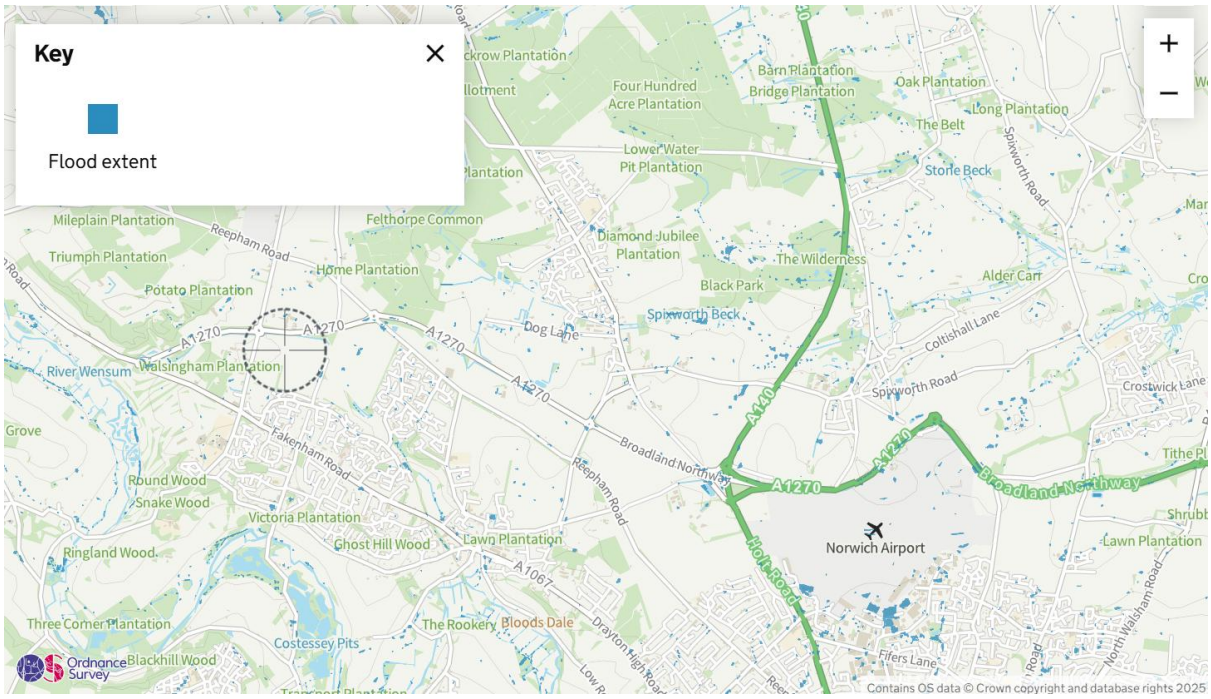
Figure 22- Flood Risk from Rivers and Sea Source GOV



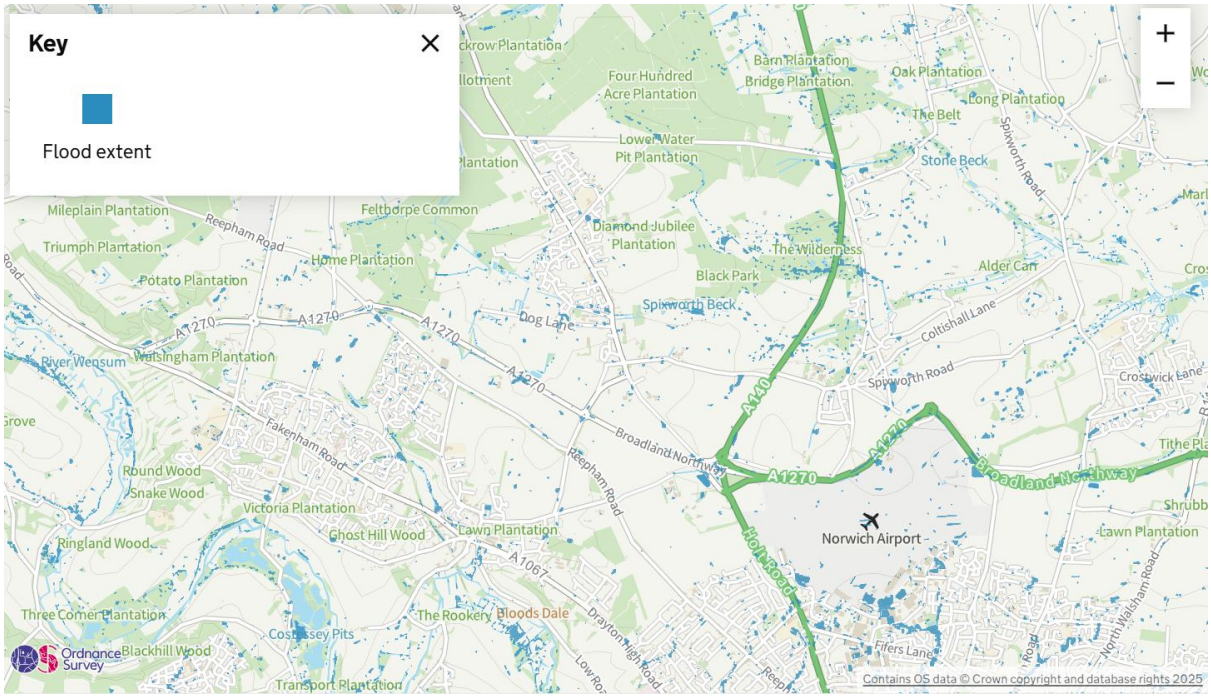
[18] Map – Flood map for planning – GOV.UK

Figure 23- Surface Water Flood Risk Maps (Source: GOV 2025[19])

1 in 30



1 in 100



[19] Map – Flood map for planning – GOV.UK

1 in 1000



Norfolk County Council, as Lead Local Flood Authority (LLFA), records two incidents of internal flooding and nine external or anecdotal flooding incidents within Drayton parish in its datasets covering 2011 to the present day. The LLFA notes that the external incidents are anecdotal and have not been subject to formal investigation. Completed flood investigation reports are published by Norfolk County Council.

The GNLP Strategic Flood Risk Assessment 2017 Level 1 Report[20] references Drayton in a few locations. It suggests that the Risk of Flooding from Surface Water (RoFfSW) dataset indicates that surface water predominantly follows the topographical flow paths of existing watercourses or dry valleys, with some isolated ponding in low-lying areas. The 2012 Surface Water Management Plan, prepared for the Norwich urban area, identified Drayton as one of three areas with the greatest risk of surface water flooding due to critical drainage issues, with approximately 75 properties at risk. More recent Environment Agency datasets also identify areas of localised surface water ponding and surface water flow paths within the parish.

A number of ordinary watercourses are also present within the parish, some of which fall within the Norfolk Rivers Internal Drainage Board area, together with the River Wensum, which is designated as a Main River. Most of Drayton lies within Flood Zone 1, although a small area associated with the River Wensum lies within Flood Zones 2 and 3.

The Environment Agency defines groundwater flooding as occurring when the water table (water under the ground) rises to the surface. Underground rooms, such as

[20] GNLP Strategic Flood Risk Assessment 2017 Report. Source: JBA Consulting Report Template 2015

cellars and basements, are particularly vulnerable. Groundwater flooding is more likely where chalk is present beneath the ground (the bedrock) and can also occur in areas with sand and gravel, such as river valleys. Groundwater levels are not monitored across all parts of England, making predictions difficult. Norfolk County Council's Local Flood Risk Management Strategy (2015) states that "The extent of groundwater flood risk is not currently understood," and that effective means of investigating groundwater flooding risk across Norfolk are needed[21]. The Environment Agency describes the signs of groundwater flooding as water emerging through the ground or floor rather than through doors. It typically occurs slower than river flooding, often days, weeks, or even months after heavy rain, and can last for weeks or months. Furthermore, the water does not always appear where one might expect it to.[22]

Summary:

- **The River Wensum is the principal statutory nature conservation designation within the parish and is designated as both a Special Area of Conservation and Site of Special Scientific Interest.**
- **Six County Wildlife Sites lie within Drayton parish, with a further six located nearby or adjoining the parish.**
- **Priority habitats within the parish include coastal and floodplain grazing marsh, deciduous woodland and lowland heathland.**
- **The parish contains veteran trees and habitat network areas that contribute to ecological connectivity and provide opportunities for habitat creation and enhancement.**
- **Most of the parish lies within Flood Zone 1, with Flood Zones 2 and 3 associated principally with the River Wensum corridor.**
- **Surface water flood risk affects a number of locations within the parish and Drayton has previously been identified as an area with critical drainage issues.**
- **Norfolk County Council records two incidents of internal flooding and nine external or anecdotal flooding incidents within the parish in its datasets covering 2011 onwards.**
- **The parish contains ordinary watercourses as well as the River Wensum Main River, and part of Drayton lies within the Norfolk Rivers Internal Drainage Board area.**

Points to consider:

- **Development should avoid harm to the River Wensum, County Wildlife Sites, priority habitats and ecological networks, while taking opportunities to strengthen habitat connectivity and support nature recovery.**
- **Flood risk should be considered from all relevant sources, including rivers, surface water and groundwater, with particular attention to locations already affected by drainage or flooding issues.**

[21] Norfolk County Council - Norfolk Local Flood Risk Strategy (2015)
[22] UK government groundwater flooding guidance

- **Development should not increase flood risk elsewhere and should incorporate appropriate sustainable drainage and water management measures.**
- **Opportunities to protect and enhance watercourses, habitat networks and green infrastructure should be considered alongside flood risk and climate resilience.**

Landscape Character

There are no National Landscape Areas (also known as Areas of Outstanding Natural Beauty), National Nature Reserves or Local Nature Reserves within the Parish.

The Architectural and Landscape Character of Broadland (Broadland District Council, May 2026) provides the current character assessment for the district. It identifies Drayton as an Urban Fringe Settlement and places the parish within a wider landscape context that includes:

- A1 Wensum River Valley
- B1 Horsford Woodland Heath Mosaic
- E3 Spixworth Wooded Estatelands

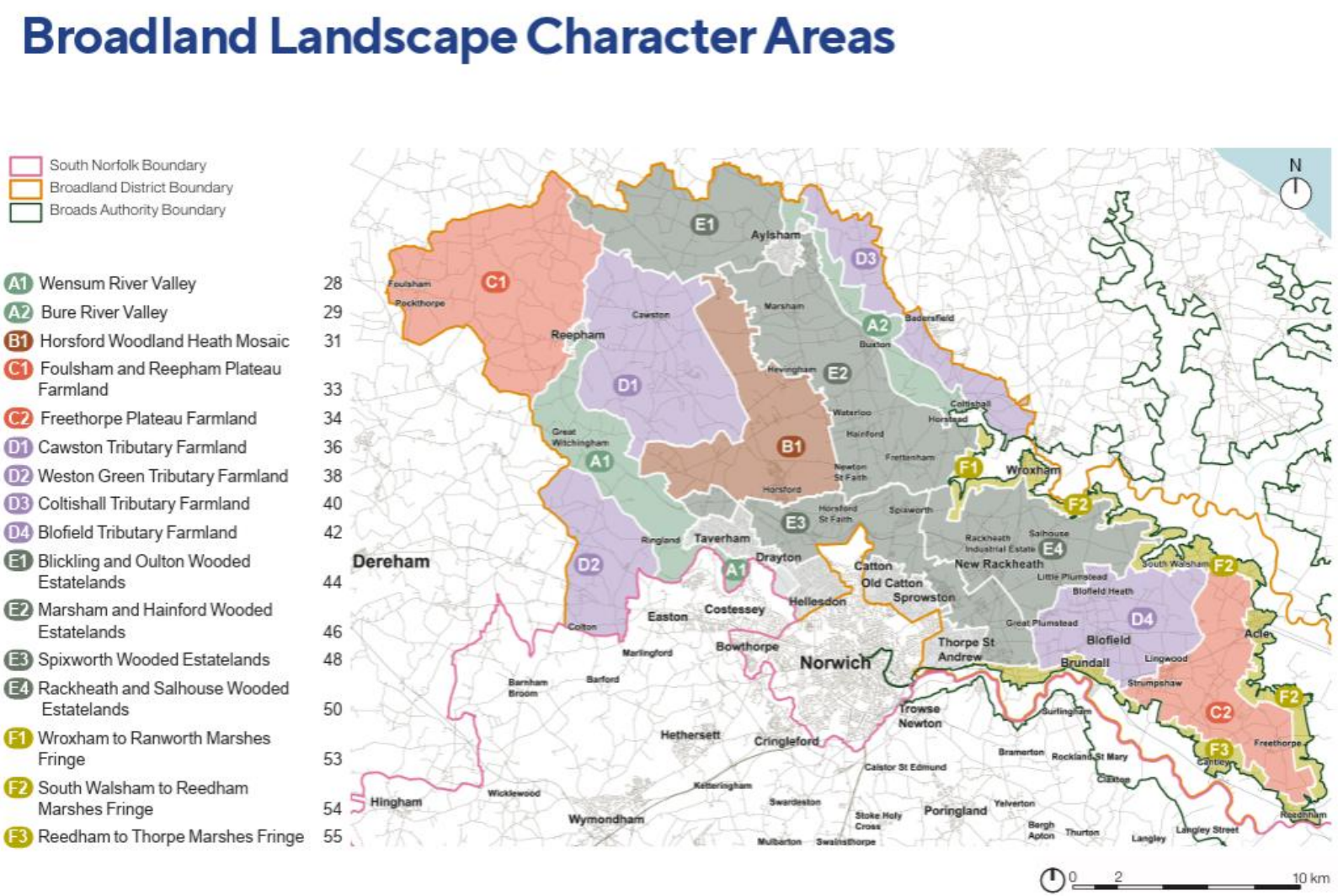
The assessment identifies both the defining characteristics of these landscape areas and design principles for new development.

As shown in the table below, several inherent landscape sensitivities have been identified within each character area, with corresponding planning guidelines for applicants to consider. These points could be further evaluated when gathering evidence to formulate landscape policies for the Neighbourhood Plan.

Character area	Key considerations relevant to Drayton
A1 Wensum River Valley	Predominantly rural river valley; wooded slopes and skyline; openness and long views along the valley floor; green corridor function; sensitive settlement edges.
B1 Horsford Woodland Heath Mosaic	Extensive woodland and plantations; sparse settlement pattern; strong sense of enclosure; woodland setting; careful integration of development.
E3 Spixworth Wooded Estatelands	Semi-rural urban fringe; woodland, tree belts and hedgerows; importance of green space between Norwich and neighbouring villages; need to integrate development and avoid harsh settlement edges.

The 2026 assessment provides a specific settlement profile for Drayton. It describes Drayton as retaining a semi-rural character and identifies important characteristics including the River Wensum and Norwich-Reepham-Aylsham green infrastructure corridors, Drayton Wood and Canham's Hill, mature tree planting, low-density residential development in parts of the settlement and important views along School Road and across open agricultural land near Fakenham Road. These characteristics are particularly relevant to the Neighbourhood Plan's approach to design, landscape character, green infrastructure and locally important views.

Figure 24 Broadland Landscape Character Areas (The Architectural and Landscape Character of Broadland, Broadland District Council 2026)



Summary:

- **Drayton is identified as an Urban Fringe Settlement within the 2026 Architectural and Landscape Character of Broadland and is influenced by the A1 Wensum River Valley, B1 Horsford Woodland Heath Mosaic and E3 Spixworth Wooded Estatelands landscape character areas.**
- **The parish retains a semi-rural character shaped by the River Wensum valley, woodland, farmland, mature planting and areas of openness.**
- **The Drayton settlement profile identifies important local characteristics including green infrastructure corridors, Drayton Wood and Canham's Hill, mature planting and views along School Road and across open agricultural land near Fakenham Road.**

Points to consider:

- **Development should respond positively to the characteristics and design principles of the relevant landscape character area.**
- **Particular consideration should be given to woodland and hedgerows, landscape setting, locally important views, green corridors, openness and sensitive settlement edges.**
- **Development should reinforce Drayton's semi-rural character and integrate sensitively with the surrounding landscape.**

Historic Environment

There are 12 listed buildings within the parish as shown in **Figure 24**. All these listings are within the built-up area situated around School Road, Pound Lane, Low Road and Drayton High Road (**Figure 25**). The majority of listed buildings are Grade II. There are two Grade II* buildings which are St Margarets Church and Drayton Lodge. There are two Scheduled Monuments within the parish being Drayton Lodge and the Village Cross 160m south of St Margaret's Church.

Figure 25- Historic Assets Source Historic England 2025

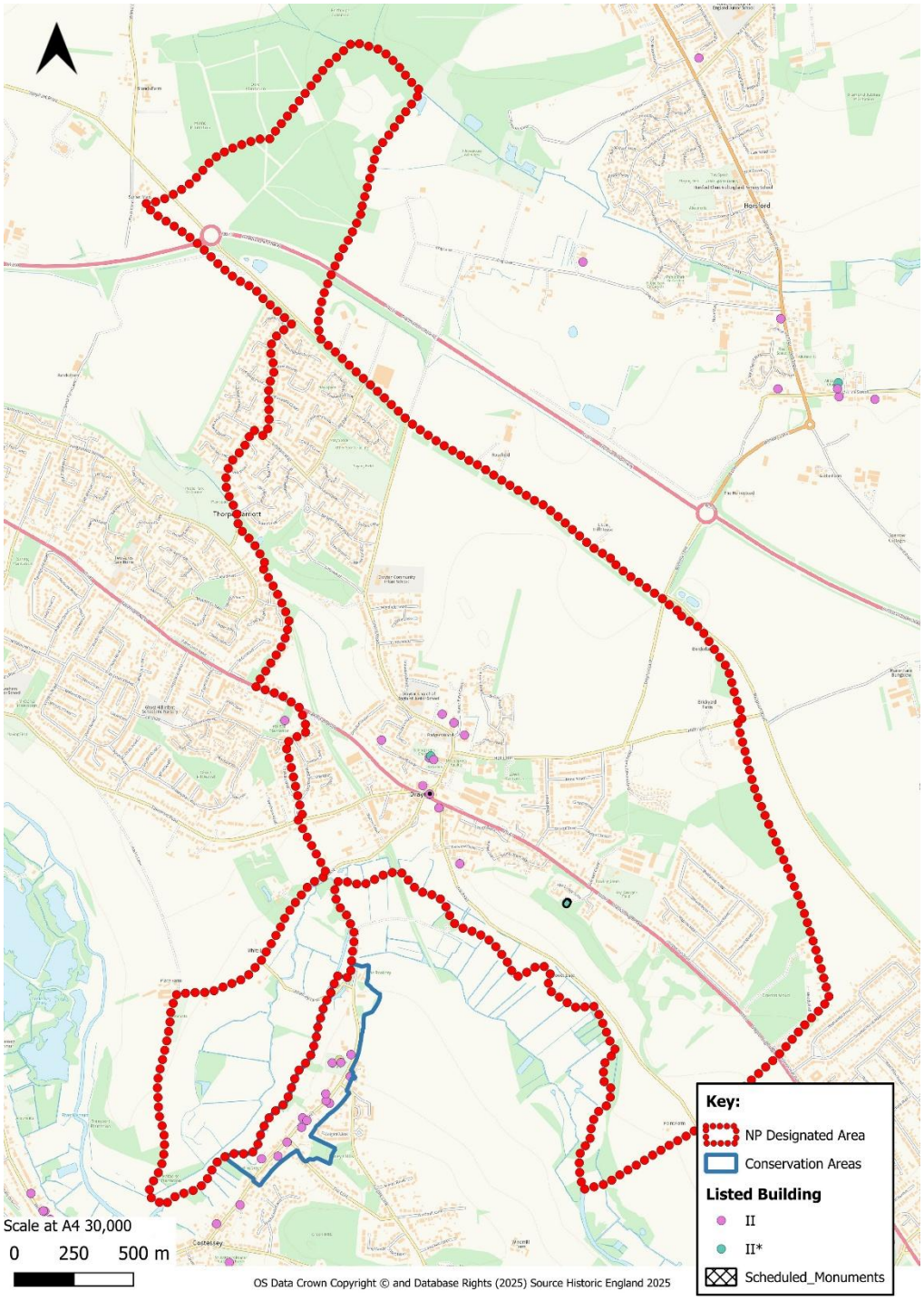
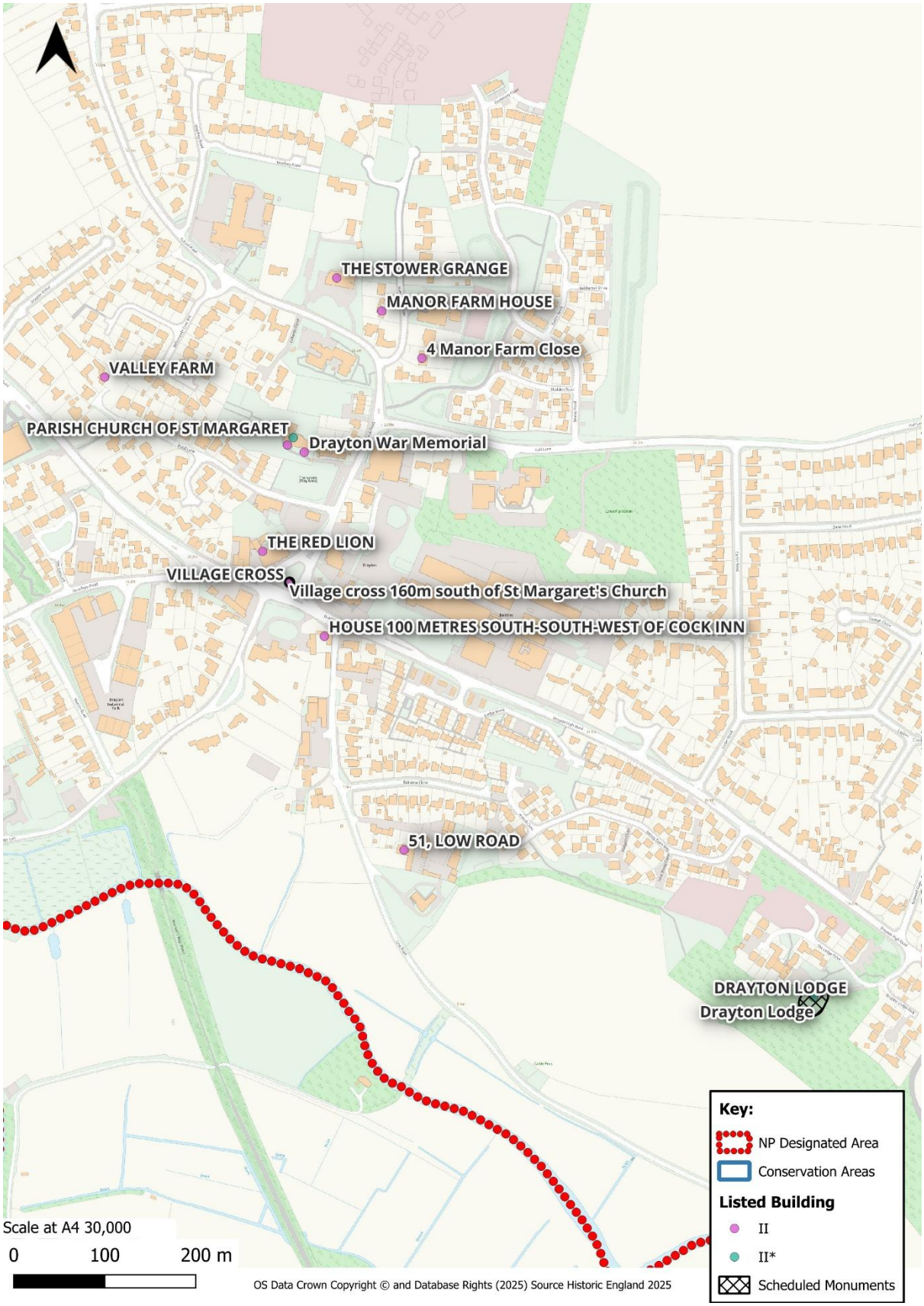


Figure 26- Drayton Listed Buildings Source Historic England 2025

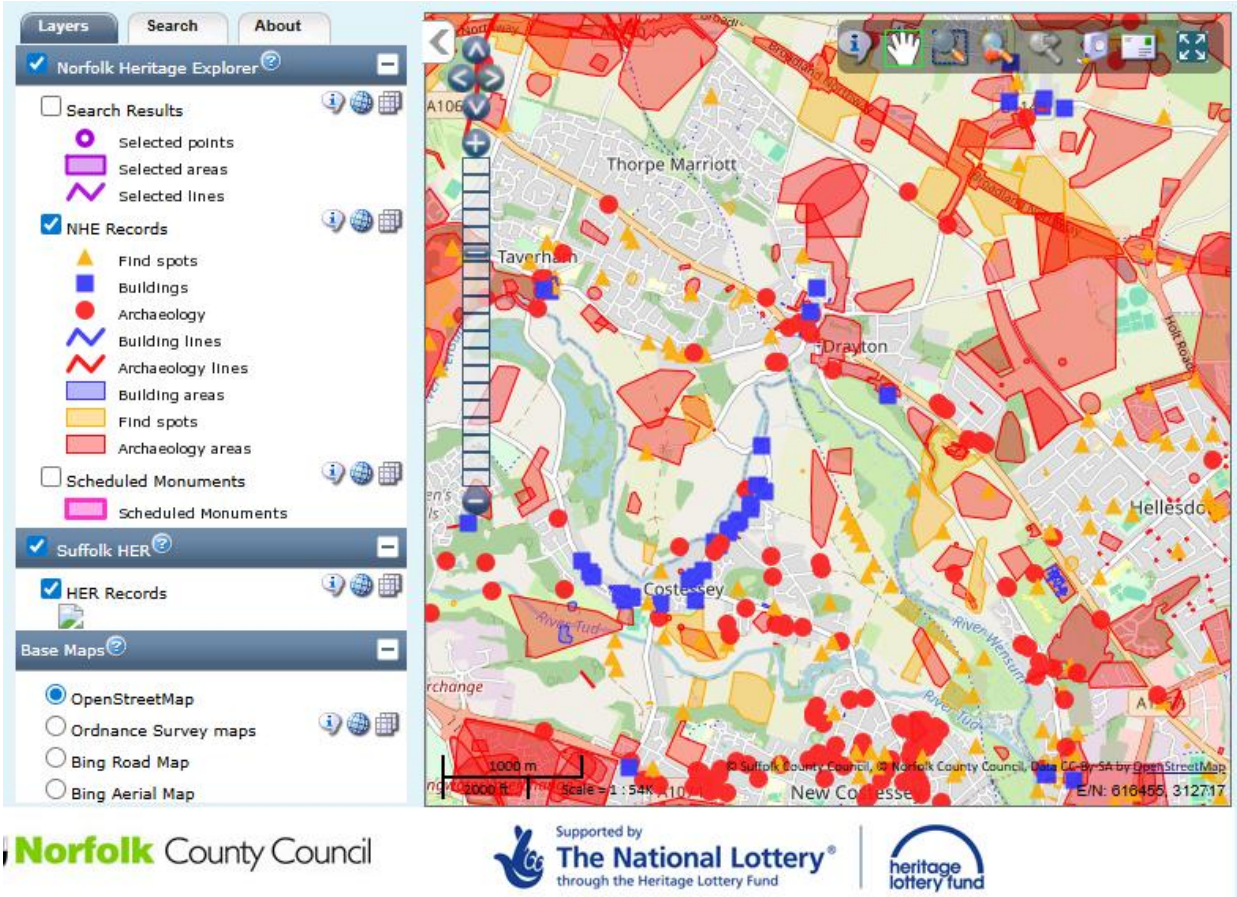


There are no Battlefields, Conservation Areas, Registered Parks and Gardens, World Heritage Sites, or other historic designations within the parish. However, to the south of the designated area is the adjacent parish Costessey where there is a Conservation Area and numerous listed buildings.

According to Norfolk Heritage Explorer[23] there are a total of 80 records of historic artefacts, structures, buildings, and markings in the landscape. These include assets from multiple time periods including the Neolithic Age, Prehistoric, Early and Late Saxon, Roman, Medieval, and post-medieval, 20th century/World War Two.

Finds have included, but are not limited to, brooches, coins, flint blades/flakes, copper and metal objects, air raid shelters, and military sites. Discoveries also include sites of historic buildings such as the former Drayton School, The Red Lion, Manor Farm House, Stower Grange Hotel, buildings on Low Road, and Valley Farm.

Figure 27- Norfolk Heritage Explorer Map Search for Drayton (Norfolk Heritage Explorer 2025[24])



Summary:

- **The parish contains 12 listed buildings, most of which are Grade II.**

[23] Your Search Results - Norfolk Heritage Explorer
[24] Map Selection - Norfolk Heritage Explorer

- **There are two Scheduled Monuments.**
- **According to Norfolk Heritage Explorer there are 80 recorded instances of historic artefacts, structures, buildings, and landscape markings within the area.**

Points to consider:

- **Development could potentially harm the historic character of the parish, particularly within the central built-up area, if inappropriate alterations or replacement materials are used.**
- **The design of new development should respect the existing historic character.**

Appendix A- Broadland District Council Housing Data July 2025

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
	Completions																
20130539	The Crescent, Drayton, Norwich, NR8 6RF	Demolition of 6 No. Dwellings and Erection of 10 No. Replacement Dwellings, Associated Vehicular Access and Landscaping	07/08/2016	24/03/2015	22/03/2016	10	6	4	10	4	10	4	0	0	0	Full	COMPLETED
20131783	42, Radcliffe Road, Drayton, Norwich, NR8 6XZ	Demolition of Garage & Erection of Two Storey Dwelling	11/02/2017	01/04/2015	01/04/2015	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20140186	35, School Road, Drayton, Norwich, NR8 6EG	Erection of 3 No Dwellings - Plots 2, 3 & 4 (Reserved Matters)	02/04/2017	29/07/2016	23/10/2019	3	0	3	3	3	3	3	0	0	0	Reserved Matters	COMPLETED
20140846	10, Station Road, Drayton, Norwich, NR8 6SA	Erection of Detached Dwelling	26/06/2017	08/06/2015	20/01/2016	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20181218	11 Station Road, Drayton, Norwich, NR8 6SA	Erection of Detached Dwelling	02/10/2021	12/12/2017	19/01/2021	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20150539	35, School Road, Drayton,	4 Bedroom Detached Dwelling with Associated	22/06/	31/08/	15/12/	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
0741	Norwich, NR8 6EG	Garages and Landscaping	2018	2015	2017												
2015/0947	Drayton Wood, Drayton High Road, Drayton, Norwich, NR8 6BL	Erection of 4 No Dwellings & Garages	09/06/2019	01/04/2019	17/03/2025	4	0	4	4	4	4	4	0	0	0	Full	COMPLETED
2016/0938	68, School Road, Drayton, Norwich, NR8 6EG	Sub-Division of Plot & Change of Use of Garage into 1 Residential Dwelling with Single Storey Rear Extension & Dormer Windows to Front & Rear	19/07/2019	21/11/2016	15/03/2022	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
2016/1135	46, Howell Road, Drayton, Norwich, NR8 6BU	Demolition of Existing Bungalow and Erection of Detached House with Garage Car Port	15/08/2019	02/04/2019	04/04/2019	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
2018/0448	Plot 5,Rear of Firbanks, 35 School Road, Drayton, Norwich, NR8 6EF	Erection of Detached Dwelling and Garage - Revised	15/05/2021	29/05/2018	22/09/2020	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
2016/1832	Plot 6,Rear of Firbanks,, 35 School Road, Drayton,	Erection of Dwelling and Associated Garage	16/03/2020	21/05/2018	27/10/2020	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

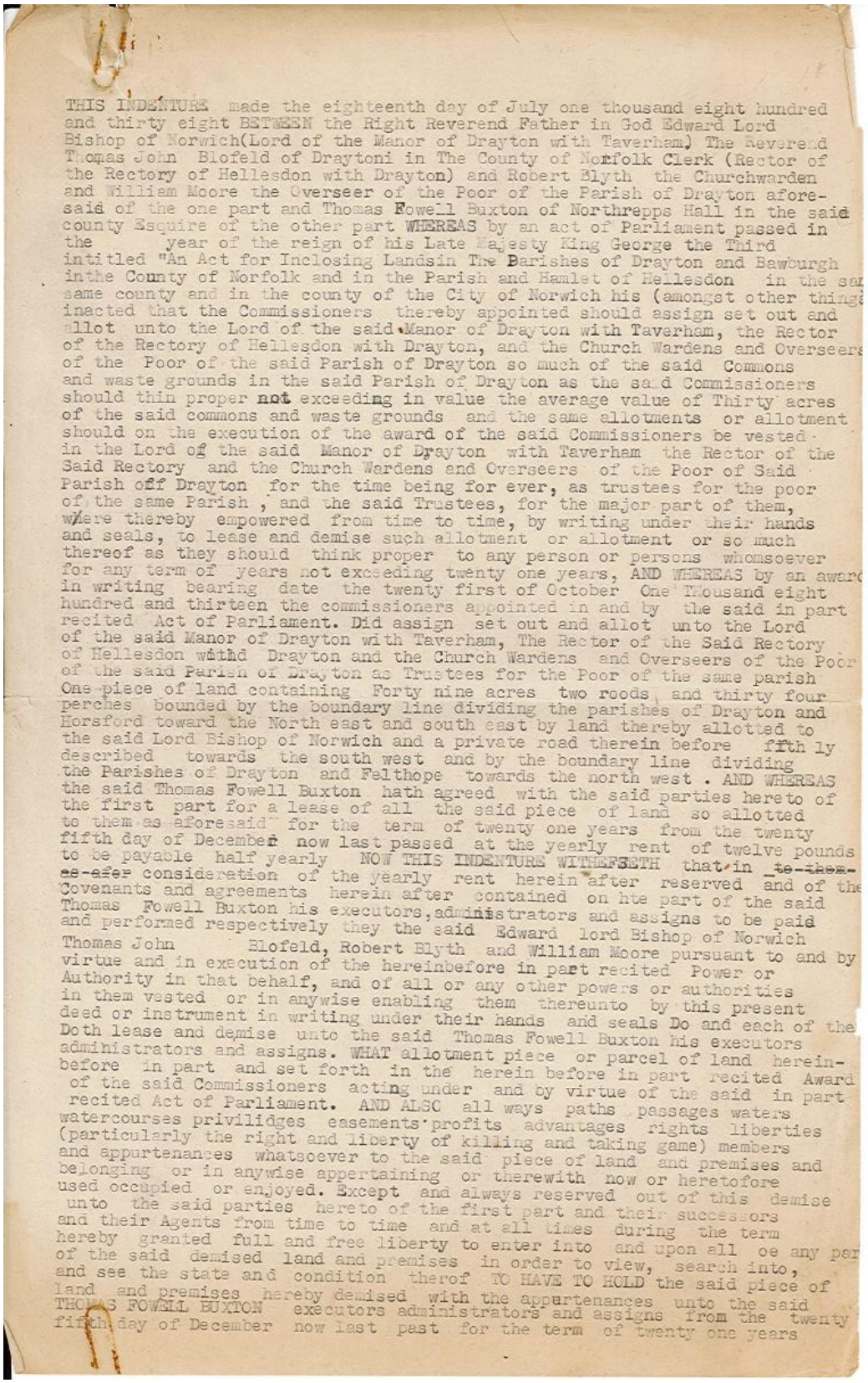
PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
	Norwich, NR8 6EF																
20 17 08 89	16 Station Road, Drayton, Norwich, NR8 6SA	Demolition of Existing Bungalow and Erection of Replacement Chalet Bungalow and Shed and Associated Works	14/ 07/ 2020	27/ 09/ 2018	21/ 11/ 2019	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
20 20 13 25	46 Taverham Road, Drayton, Norwich, NR8 6RY	Demolition of bungalow and garage and erection of two storey dwelling	08/ 10/ 2023	01/ 10/ 2023	12/ 12/ 2024	1	1	0	1	0	1	0	0	0	0	Full	COMPLETED
20 21 00 17	44 Taverham Road, Drayton, Norwich, NR8 6RY	Subdivision of rear garden and erection of detached bungalow and garage served off existing access drive	25/ 02/ 2024	12/ 03/ 2024	12/ 03/ 2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20 21 18 93	Plot 1, Manor Farm, Drayton, Norwich, NR8 6EE	2 Storey detached house with detached garage	10/ 12/ 2024	17/ 03/ 2022	22/ 05/ 2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20 21 06 25	46 Taverham Road, Drayton, Norwich, NR8 6RY	Sub-division of rear garden for new detached bungalow & garage	10/ 12/ 2024	26/ 01/ 2022	12/ 03/ 2024	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED
20 19 12 40	80 Drayton High Road, Drayton, Norwich, NR8 6AG	Sub-Division of Garden & Erection of Detached Two Storey Dwelling, Shared Garage &	25/ 11/ 2022	11/ 11/ 2022	11/ 11/ 2022	1	0	1	1	1	1	1	0	0	0	Full	COMPLETED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
		Formation of New Vehicular Access															
	Partially complete and Commitments																
2020 1185	Former David Rice Hospital Site, Drayton High Road, Drayton, Norwich, NR8 6BN	Reserved Matters Application following Outline Planning Permission 20212012 for 29 Dwellings and Discharge of Condition 27 (footpaths)	11/03/2025			29	0	29	0	0	0	0	0	0	0	Reserved Matters	GRANTED
2021 2315	Plot 15, Manor Farm Close, Drayton, Norwich, NR8 6EE	New self build residential dwelling to include access, layout and scale	15/02/2025			1	0	1	0	0	0	0	0	0	0	Outline	GRANTED
2021 2316	Plot 16, Manor Farm Close, Drayton, Norwich, NR8 6EE	New self build residential dwelling	15/02/2025			1	0	1	0	0	0	0	0	0	0	Outline	GRANTED
2021 2330	Plot 2, 5 Manor Farm Close, Drayton, NR8 6EE	Proposed dwelling, double garage, parking and site works	09/07/2027			1	0	1	0	0	0	0	1	0	1	Full	GRANTED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
2023/3115	Land Adj Brick Farm, School Road, Drayton	Proposed new dwelling, drive and residential amenity	29/08/2027			1	0	1	0	0	0	0	1	0	1	Full	GRANTED
2023/3135	Stower Grange Hotel, 40 School Road, Drayton, Norwich, NR8 6EF	Alterations to existing hotel to convert into 3 x residential units	10/10/2027			3	0	3	0	0	0	0	3	0	3	Full	GRANTED
2017/0212	Land off Drayton High Road, Drayton, Norwich, NR8 6AG	Erection of 71 dwellings, with garages, open space, vehicular access and ancillary works	05/03/2021	18/11/2019		71	0	71	70	70	70	70	1	1	0	Full	STARTED
2018/0934	56 Taverham Road, Drayton, Norwich, NR8 6RY	Demolition of Existing Chalet Bungalow and Erection of Replacement Chalet Bungalow	16/08/2021	27/09/2021		1	1	0	0	0	0	0	0	1	0	Full	STARTED
2020/1019	94 Fakenham Road, Drayton, Norwich, NR8 6PY	Sub-Division of Residential Plot and Erection of Five Additional Detached Dwellings & Re-Positioning of Access (Reserved Matters)	24/08/2023	01/07/2023		5	0	5	0	0	0	0	5	5	0	Reserved Matters	STARTED
2021	Drayton Old Lodge, 146 Drayton High	Variation of Conditions 2, 3, 14 & 21 of planning permission 20180236 -	07/09/	04/03/		38	0	38	15	15	15	15	23	1	22	Full	STARTED

PP Ref	Address	Description	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Gross Comps	Net Comps	Comp in Period	Net Comp in Period	Net Commitments	Uncommenced	Not started	Application Type	Current Status
0951	Road, Drayton, Norwich, NR8 6AN	amendments to approved plans	2024	2020													
2020 0640	Land at Manor Park, Drayton, Norwich, NR8 6DP	Erection of 267 Dwellings with associated vehicular access, landscaping, open space, car parking and pedestrian links	12/08/2024	14/03/2023		267	0	267	99	99	99	99	168	0	168	Full	STARTED
2020 0456	23 Taverham Road, Drayton, Norwich, NR8 6RY	Erection of two new residential dwellings	15/07/2023	15/07/2023		2	1	1	0	0	0	0	1	1	1	Full	STARTED
2020 2401	94 Fakenham Road, Drayton, Norwich, NR8 6PY	Erection of detached dwelling & cart lodge	05/07/2024	01/07/2024		1	0	1	0	0	0	0	1	1	0	Full	STARTED
											Totals:	**206**	**204**				

Appendix B- Drayton Drewary Indenture 1838



THIS INDENTURE made the eighteenth day of July one thousand eight hundred and thirty eight BETWEEN the Right Reverend Father in God Edward Lord Bishop of Norwich(Lord of the Manor of Drayton with Taverham) The Reverend Thomas John Blofeld of Draytoni in The County of Norfolk Clerk (Rector of the Rectory of Hellesdon with Drayton) and Robert Blyth the Churchwarden and William Moore the Overseer of the Poor of the Parish of Drayton aforesaid of the one part and Thomas Fowell Buxton of Northrepps Hall in the said county Esquire of the other part WHEREAS by an act of Parliament passed in the year of the reign of his Late Majesty King George the Third intitled "An Act for Inclosing Landsin The Parishes of Drayton and Bawburgh inthe County of Norfolk and in the Parish and Hamlet of Hellesdon in the sa same county and in the county of the City of Norwich his (amongst other thing inacted that the Commissioners thereby appointed should assign set out and allot unto the Lord of the said Manor of Drayton with Taverham, the Rector of the Rectory of Hellesdon with Drayton, and the Church Wardens and Overseers of the Poor of the said Parish of Drayton so much of the said Commons and waste grounds in the said Parish of Drayton as the said Commissioners should thin proper not exceeding in value the average value of Thirty acres of the said commons and waste grounds and the same allotments or allotment should on the execution of the award of the said Commissioners be vested in the Lord of the said Manor of Drayton with Taverham the Rector of the Said Rectory and the Church Wardens and Overseers of the Poor of Said Parish off Drayton for the time being for ever, as trustees for the poor of the same Parish , and the said Trustees, for the major part of them, where thereby empowered from time to time, by writing under their hands and seals, to lease and demise such allotment or allotment or so much thereof as they should think proper to any person or persons whomsoever for any term of years not exceeding twenty one years, AND WHEREAS by an award in writing bearing date the twenty first of October One Thousand eight hundred and thirteen the commissioners appointed in and by the said in part recited Act of Parliament. Did assign set out and allot unto the Lord of the said Manor of Drayton with Taverham, The Rector of the Said Rectory of Hellesdon withd Drayton and the Church Wardens and Overseers of the Poor of the said Parish of Drayton as Trustees for the Poor of the same parish One piece of land containing Forty nine acres two roods and thirty four perches bounded by the boundary line dividing the parishes of Drayton and Horsford toward the North east and south east by land thereby allotted to the said Lord Bishop of Norwich and a private road therein before fifth ly described towards the south west and by the boundary line dividing the Parishes of Drayton and Felthope towards the north west . AND WHEREAS the said Thomas Fowell Buxton hath agreed with the said parties hereto of the first part for a lease of all the said piece of land so allotted to them as aforesaid for the term of twenty one years from the twenty fifth day of December now last passed at the yearly rent of twelve pounds to be payable half yearly NOW THIS INDENTURE WITNESSETH that in ~~to them as afer~~ consideration of the yearly rent herein after reserved and of the Covenants and agreements herein after contained on hte part of the said Thomas Fowell Buxton his executors,administrators and assigns to be paid and performed respectively they the said Edward lord Bishop of Norwich Thomas John Blofeld, Robert Blyth and William Moore pursuant to and by virtue and in execution of the hereinbefore in part recited Power or Authority in that behalf, and of all or any other powers or authorities in them vested or in anywise enabling them thereunto by this present deed or instrument in writing under their hands and seals Do and each of the Doth lease and demise unto the said Thomas Fowell Buxton his executors administrators and assigns. WHAT allotment piece or parcel of land hereinbefore in part and set forth in the herein before in part recited Award of the said Commissioners acting under and by virtue of the said in part recited Act of Parliament. AND ALSO all ways paths passages waters watercourses privilidges easements profits advantages rights liberties (particularly the right and liberty of killing and taking game) members and appurtenances whatsoever to the said piece of land and premises and belonging or in anywise appertaining or therewith now or heretofore used occupied or enjoyed. Except and always reserved out of this demise unto the said parties hereto of the first part and their successors and their Agents from time to time and at all times during the term hereby granted full and free liberty to enter into and upon all oe any par of the said demised land and premises in order to view, search into, and see the state and condition therof TO HAVE TO HOLD the said piece of land and premises hereby demised with the appurtenances unto the said THOMAS FOWELL BUXTON executors administrators and assigns from the twenty fifth day of December now last past for the term of twenty one years

Glossary[25]

Term	Definition
Affordable Housing (NPPF 2026 Definition)	Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers or national military housing needs); and which complies with one or more of the following definitions: a. Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. b. Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). c. Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded

[25] National Planning Policy Framework (publishing.service.gov.uk)

Term	Definition
	to government or the relevant authority specified in the funding agreement. e. Military affordable housing: meets all of the following conditions: (a) the rent is submarket military rent as determined by the Ministry of Defence; and (b) it includes provisions to remain as affordable housing for future eligible households, service personnel and veteran households (including widowed partners and spouses of service personnel), or for the subsidy to be recycled for alternative affordable housing provision.
Dark Skies	Places where the darkness of the night sky is relatively free of interference from artificial light.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Flood Zones[26]	• **Zone 1 Low Probability**- Land having a less than 0.1% annual probability of river or sea flooding. • **Zone 2 Medium Probability**- Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. • **Zone 3a High Probability**- Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. • **Zone 3b The Functional Floodplain**- This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

[26] Flood risk and coastal change - GOV.UK (www.gov.uk)

Term	Definition
Groundwater flooding[27]	Groundwater flooding is when water under the ground (the water table) rises to the surface. Underground rooms, such as cellars and basements, are particularly at risk. Groundwater flooding is more likely where there is chalk under the ground (the bedrock). It can also happen in places with sand and gravel, such as river valleys.
Heritage Asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-strategic policies	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
Open Market Housing	Open market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.
Priority Habitats and Species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Sheltered Housing	Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many

[27] Groundwater flooding - GOV.UK (www.gov.uk)

Term	Definition
	different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden30F[28].
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Social rented housing	Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England31F[29]
Specialist housing for older people	A wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. **Sheltered Housing14:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in

[28] See http://www.housingcare.org/jargon-sheltered-housing.aspx
[29] See http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing

Term	Definition
	most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens. **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
Special Area of Conservation (SAC)	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas (SPA)	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Surface water flooding[30]	Surface water flooding occurs when intense rainfall overwhelms drainage systems.
Sustainable transport mode	Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.
Usual Resident	According to the Census, a usual resident is anyone who is in the UK and has stayed or intended to stay in the UK for a period of 12 months or more or has a permanent UK address and is outside the UK and intends to be outside the UK for less than 12 months.
Wildlife Corridor	Areas of habitat connecting wildlife populations

[30] Flood risk maps for surface water: how to use the map - GOV.UK (www.gov.uk)

Drayton Neighbourhood Plan

Drayton's Key Views







Regulation 15 version

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Purpose of the Key Views Document

The Steering Group's Key Views document is an important part of Drayton's Neighbourhood Plan. The purpose of this document is to list and protect the views that matter most to the local community, specifically those that help to define the parish's unique charm, heritage, and natural beauty. The views included are all within the Drayton parish boundary, which is the designated area for the Neighbourhood Plan.

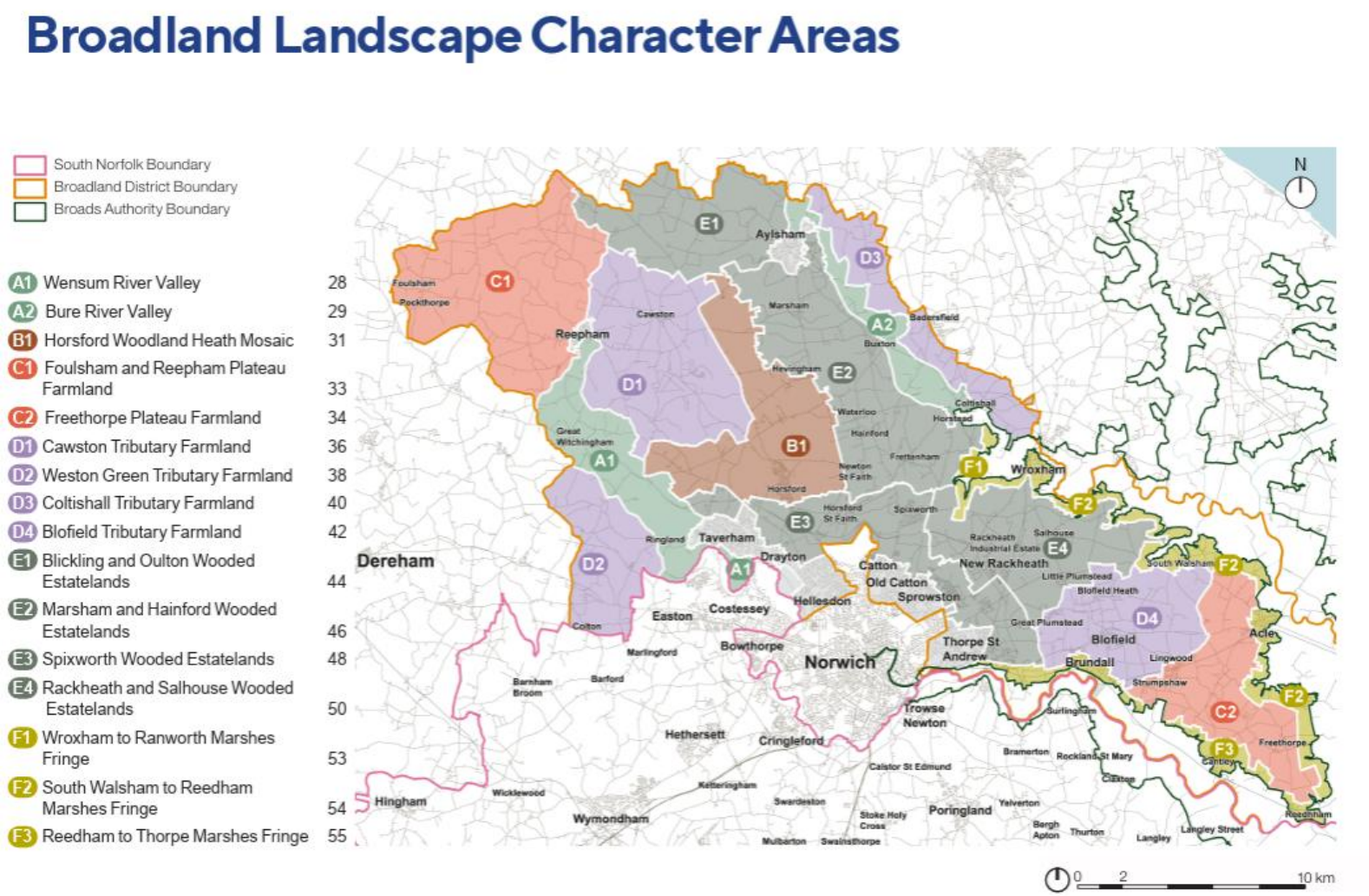
From views across open countryside to glimpses of the church tower from the roads approaching Drayton, each view adds to what makes the place we live in unique. The listing of 'Key Views' helps guide future development so that it respects the special character of Drayton.

Background Context: Landscape Character

The Architectural and Landscape Character of Broadland (Broadland District Council, 2026) identifies the Drayton Neighbourhood Plan area as being influenced by several landscape character areas, including:
A1 Wensum River Valley
B1 Horsford Woodland Heath Mosaic
E3 Spixworth Wooded Estatelands.

It also includes a specific settlement profile for Drayton, identifying its key characteristics and design principles.

Figure 1: Broadland Landscape Character Areas (The Architectural and Landscape Character of Broadland, Broadland District Council 2026)



The key features and management objectives of these landscape areas are set out below:

A1 - Wensum River Valley (south of the parish)

Key characteristics relevant to Drayton include the River Wensum floodplain, wooded valley slopes, areas of open grassland, a strong wooded skyline and a predominantly rural character. The 2026 assessment identifies the importance of maintaining green corridors, conserving openness where long views occur along the valley floor, protecting landscape setting and ensuring that development is integrated with local landscape character and does not create harsh settlement edges.

B1 - Horsford Woodland Heath Mosaic (north of the parish)

Key characteristics include a generally flat plateau landscape with extensive woodland and plantations interspersed with arable fields, strong enclosure created by woodland and a sparse settlement pattern. The assessment seeks to conserve this settlement pattern, woodland setting and landscape character, and requires development to be sensitively integrated into the landscape

E3 - Spixworth Wooded Estatelands (east/centre of the parish)

Key characteristics include a semi-rural urban fringe landscape comprising farmland, woodland, tree belts, hedgerows and other urban fringe uses. Relevant design principles include conserving the predominantly rural character, maintaining the landscape structure of woodland and hedgerows, maintaining green space between Norwich and surrounding villages, and integrating new development carefully with the surrounding landscape.

The 2026 assessment also identifies Drayton as an **Urban Fringe Settlement** which, despite substantial growth, retains a semi-rural character and its own identity. It highlights the River Wensum and Norwich-Reepham-Aylsham green infrastructure corridors, Drayton Wood and Canham's Hill, the importance of mature planting, and key views along School Road and across open agricultural land near Fakenham Road. These locally specific characteristics provide additional context for the views identified in this assessment.

Why Views Matter in Drayton

Drayton's views are an important part of its landscape and heritage. They link the parish to familiar landmarks such as the church, open countryside, the river and woodland, helping to reinforce a clear sense of place and local identity. These views have value beyond their visual appeal, reflecting the village's history, ecology and everyday character.

The Neighbourhood Plan recognises the importance of protecting these views, particularly where they frame or include heritage assets such as the Grade II listed

church. Some are long-distance views, while others are more contained, but all are valued by the local community.

Protecting important views also supports national planning policy, which seeks to conserve and enhance the natural and historic environment and recognise the intrinsic character and beauty of the countryside.

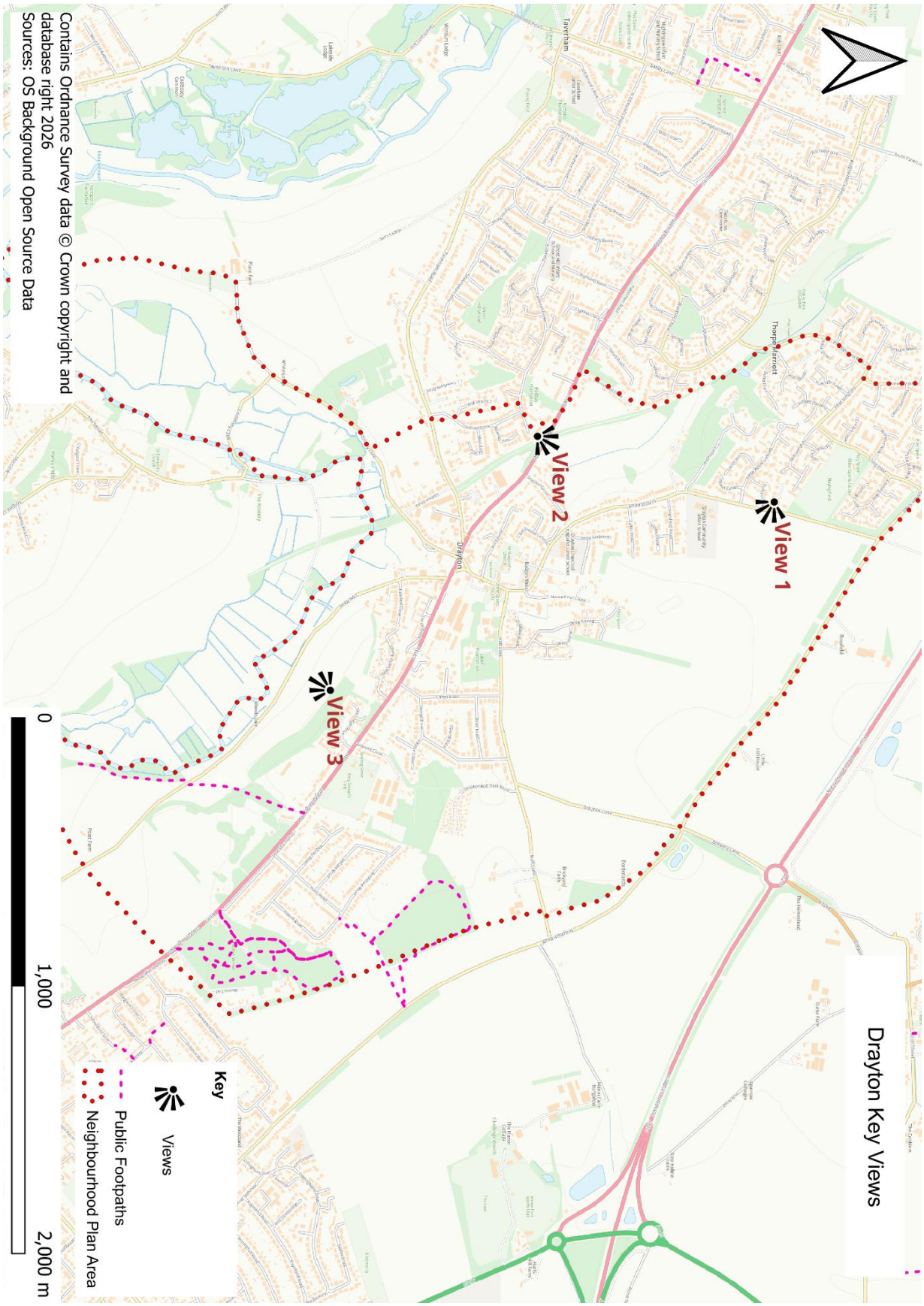
These views also serve a wider function, helping to protect habitats, reflect historic land use, and support recreation and wellbeing. Their preservation helps ensure that Drayton remains a distinctive and valued place for current and future generations.

Agreeing on the views

The Drayton Neighbourhood Plan proposes to afford protection to 3 special views. During 2025 the community were asked which views they feel are particularly special within the parish. This document provides the evidence to support these views being included within the neighbourhood plan. A set of criteria was used to identify the views:

a) Accessible from a public space;
b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
c) Have a specific reason for being important to the community.

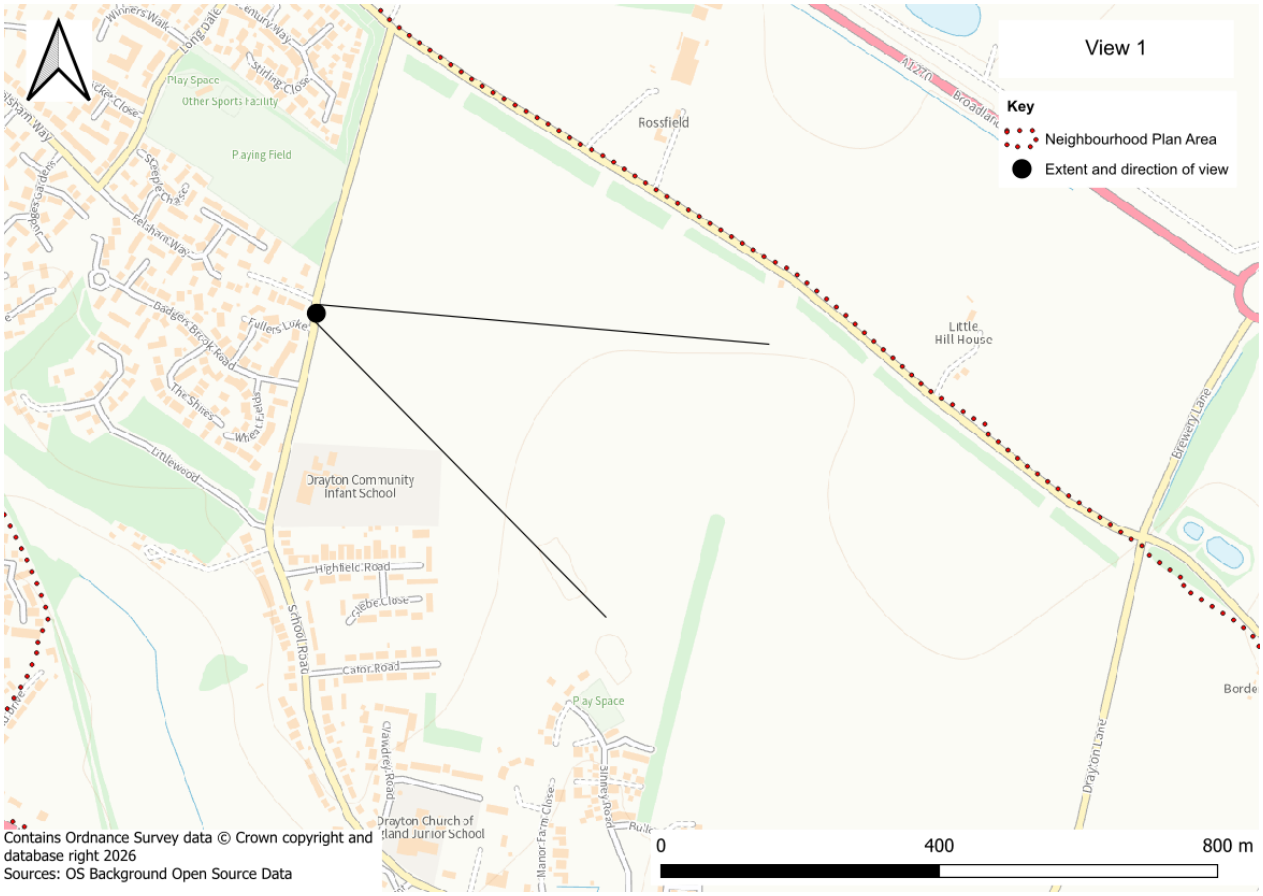
Mapping the views



Views Assessment

View 1: views of open countryside from School Road opposite Fuller's Loke





Location of photographer	What3Words
On School Road opposite Fuller's Loke, looking south east towards Hall Lane.	decks.rural.cheered

Description and character

The view is defined by a wide, open agricultural landscape with long views across softly contoured land. The simple pattern of fields, together with the open sky and distant tree lines, gives a clear sense of space and a gradual transition from the edge of the settlement into the surrounding countryside. The lack of prominent vertical structures helps to maintain the rural character of the scene.

Location and public accessibility

The view is experienced from School Road, opposite Fuller's Loke, looking south-east across open agricultural land towards Hall Lane. The viewpoint is located on the public highway and is accessible to residents travelling along School Road.

Planning justification for inclusion

This view provides an important visual connection between the built-up area of Drayton and the surrounding countryside. The expansive agricultural fields, gently contoured landscape, distant tree lines and open skyline create a distinctive rural outlook from School Road, contributing to the semi-rural setting and landscape character of the parish.

Although views across agricultural land are common in the wider Norfolk countryside, opportunities to experience uninterrupted views of open farmland from Drayton's built-up area have become increasingly limited as the village has expanded. View 1 provides one of the remaining opportunities to experience the agricultural landscape directly from the settlement edge, reflecting Drayton's rural origins and its historic relationship with the surrounding countryside.

The relative rarity of this open outlook within the village contributes to its local distinctiveness and sense of place. The openness of the landscape, simple field pattern and absence of prominent built development are defining characteristics of the view. Development within the view could introduce visually prominent features that would diminish these qualities and weaken the visual relationship between the settlement and its rural surroundings.

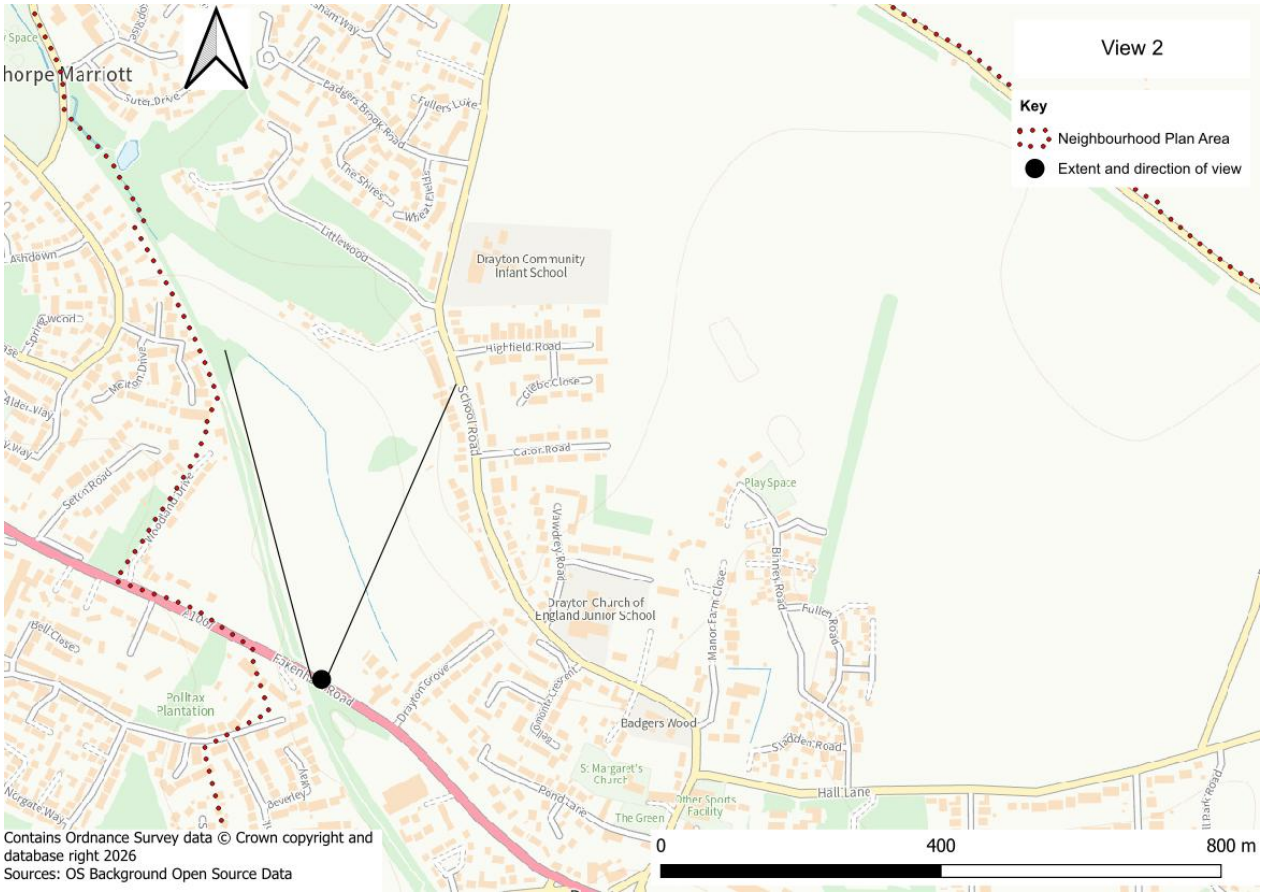
The importance of views along School Road is also recognised in the Architectural and Landscape Character of Broadland (2026), which identifies them as contributing to Drayton's local character. These landscape qualities, together with the view's accessibility from the settlement and its contribution to Drayton's semi-rural setting, provide a locally specific justification for its identification as a locally important view.

Community importance

The view is already identified for protection in the made Drayton Neighbourhood Plan, reflecting its established importance to the local community. Feedback gathered through the Neighbourhood Plan review has continued to highlight the value residents place on Drayton's green setting, open countryside and semi-rural character. This view contributes to those qualities by providing an open outlook across agricultural land from an accessible location within the village. Its continued identification supports the community's aspiration to retain Drayton's distinctive character and its visual relationship with the surrounding countryside.

View 2: views over the green gap between Drayton and Taverham from the Fakenham Road looking to the north and east.





Location of photographer	What3Words
On Fakenham Road near to bus stop NFOAMJMJ looking back to the north east over the green gap.	outdoor.walls.crafts

Description and character

The view comprises a broad expanse of open land framed by mature tree belts and hedgerows. The openness of the landform and the absence of built development creates a clear visual break between the built form of Drayton and that of Taverham. The field pattern and tree structure reinforce the semi-rural setting of the settlement edge.

Location and public accessibility

This view is seen from the public highway along Fakenham Road (A1067), looking north/north-east across the open land that separates Drayton from Taverham. The viewpoint is fully accessible, including from the pavement and roadside verge, and is experienced daily by residents, commuters and visitors entering and leaving the village.

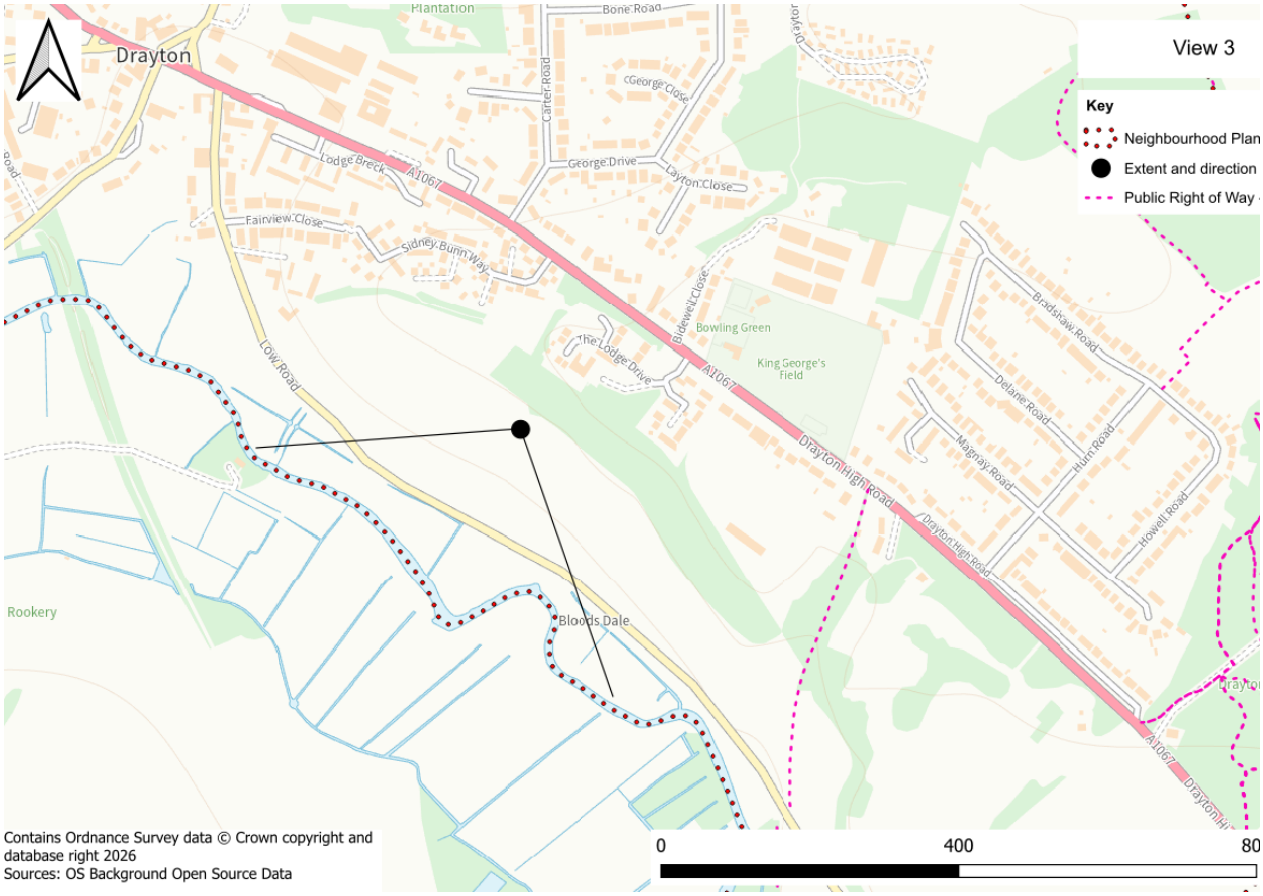
Planning justification for inclusion

This view is important because it clearly shows the open land separating Drayton and Taverham. Keeping this gap undeveloped is essential to maintaining the separate identity of each settlement and preventing them from merging. Development in this area would be clearly visible from Fakenham Road and would reduce the sense of separation between the two settlements. It would weaken the semi-rural setting of Drayton's edge and conflict

with the aim of maintaining clear boundaries between built-up areas and the surrounding countryside.
Community importance
Feedback received through the neighbourhood plan process has highlighted the importance of keeping clear green gaps between neighbouring settlements. This view helps define Drayton as a distinct place, separate from neighbouring Taverham. For many residents and visitors, this stretch of Fakenham Road forms part of the everyday experience of arriving in or leaving Drayton. The open gap reinforces the sense that Drayton remains separate from Taverham and retains its own identity and setting.

View 3: views of the Wensum Valley from Old Lodge / Southern Edge





Location of photographer	what3words
On the footpath behind The Lodge development, south of Drayton High Road, looking south towards the River Wensum.	generally.obscuring.hands

Description and character

The view looks out across the River Wensum floodplain, with open grazing fields, the winding river, hedgerows and lines of trees, and higher land rising in the distance. The wide valley floor and clearly visible river create a strong and well-defined landscape, with a clear sense of space and distance. The natural, undeveloped feel of the valley stands in clear contrast to the buildings of the settlement on higher ground above.

Location and public accessibility

This view is experienced from publicly accessible routes along the southern edge of Drayton, including public highways and footpaths, looking south/south-west across the Wensum Valley. The viewpoint is accessible on foot.

Planning justification for inclusion

The Wensum Valley forms a key landscape feature and ecological corridor, including nationally and internationally recognised environmental designations. The visual relationship between the settlement edge and the open valley is a defining characteristic of Drayton's setting. Development that intrudes into this view, or appears prominent on

the valley edge, would undermine both landscape character and the openness of the floodplain.
Community importance
This view is valued for its scenic quality and its connection to the natural environment. It provides a strong sense of place and reinforces Drayton's historic relationship with the river valley. The view contributes to residents' appreciation of local green spaces and to recreational use of surrounding footpaths and woodland.

Drayton Neighbourhood Plan



Local Green Space Assessment

2026

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Introduction

1. Drayton is preparing a Neighbourhood Plan which will include a policy to designate areas of Local Green Space that are particularly valued by the local community. The designation of Local Green Space provides a means of safeguarding important local green areas from inappropriate development, in accordance with national planning policy.

2. The National Planning Policy Framework (2026) enables communities, through neighbourhood plans, to designate Local Green Spaces where they are able to demonstrate that the land is reasonably close to the community it serves, demonstrably special to that community, and local in character rather than an extensive tract of land.

3. Sites already subject to other environmental or planning designations or protections were not automatically excluded from consideration. Where an existing designation or protection applies, consideration was given to whether Local Green Space designation would provide an additional local benefit by recognising qualities or functions not addressed by the existing protection. For example, County Wildlife Site status is primarily concerned with ecological value, while a Tree Preservation Order protects specified trees or woodland. Local Green Space designation can additionally recognise other locally significant qualities such as community significance, landscape and visual value, tranquillity, recreational experience from public rights of way, and contribution to local identity and sense of place. The purpose of the LGS designation is therefore not to duplicate existing safeguards, but to recognise and protect locally important qualities and functions that are not already addressed by those protections.

4. Through Steering Group discussions and community engagement, a number of green spaces within and around the village were identified as being of particular importance to residents. These spaces reflect Drayton's character as a place with a strong relationship to its surrounding landscape, valued recreational spaces, and accessible areas for nature, tranquillity and community life.

5. Each of the identified green spaces has been considered against the national criteria for Local Green Space designation. Site visits were undertaken and available evidence reviewed to assess if each space meets the requirements set out in the National Planning Policy Framework.

6. This document provides the assessment and reasoning for the green spaces considered for designation as Local Green Space in the Drayton Neighbourhood Plan. For clarity, the assessment distinguishes between those spaces which are proposed for designation and those which were considered but not taken forward, including where sites are already allocated for development or where the national criteria are not met.

7. The Local Green Spaces proposed for designation are set out and assessed in the following chapters. Together, they represent a network of valued local green areas that contribute to Drayton's sense of place, support biodiversity and wellbeing, and play an important role in the everyday life of the community.

Policy Context

8. The designation of Local Green Space provides a mechanism for communities to identify and protect green areas of particular importance through local and neighbourhood plans. The current National Planning Policy Framework (August 2026) addresses Local Green Space designation through Policy HC2.

9. Policy HC2 states that Local Green Space designation should be limited to land which:

   a) is in close proximity to the community it serves;

   b) is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and

   c) is local in character and not an extensive tract of land.

10. Policy HC2 also states that designation should be consistent with the local planning of sustainable development and the provision of sufficient land for homes, jobs and other needs. Local Green Space should only be designated when a plan is prepared or updated and should be capable of enduring beyond the end of the plan period.

11. National Planning Practice Guidance provides further clarification on the application of Local Green Space designation. In particular, it states that Local Green Space designation will rarely be appropriate where land has planning permission for development. Exceptions may apply where the proposed development would be compatible with the reasons for designation, or where planning permission is no longer capable of being implemented. This guidance has informed the assessment of sites considered within this document.

12. The NPPF does not prescribe a fixed distance for determining whether a Local Green Space is in close proximity to the community it serves. This has therefore been considered in the context of each site, the community it serves and the reasons for which the space is locally significant.

13. The requirement that a Local Green Space should be local in character and not an extensive tract of land indicates that such designation is intended for green spaces that serve a clearly defined local community, rather than large areas of open countryside that perform a strategic or landscape-wide function.

14. The adopted development plan provides the wider strategic planning framework for the neighbourhood area. The Local Green Space designations proposed through the Drayton Neighbourhood Plan complement this wider framework by identifying green spaces of particular local importance

Assessment of the green spaces being designated

15. The Local Green Space Assessment Tool published by Locality (My Community: Neighbourhood Planning – Local Green Spaces) has been used as the basis for assessing each green space identified by the community. The tool provides a consistent framework for assessing sites against the national criteria for Local Green Space designation.

16. A number of green spaces within and around Drayton were identified through Steering Group discussions and community input, as being of particular local importance. These spaces reflect the village's strong relationship with its surrounding landscape, its network of recreational and natural spaces, and areas valued for biodiversity and community use.

17. Each identified green space was subject to an initial site appraisal and assessed against the Local Green Space criteria, including proximity to the community, demonstrable special qualities, and whether the site is local in character rather than an extensive tract of land. Planning status was also considered, including whether land is allocated for development in the adopted Local Plan, in line with national guidance.

18. For clarity, the assessment distinguishes between green spaces that are proposed for designation and those that were identified but not taken forward, where the national criteria are not met or where designation would conflict with adopted strategic planning policies.

19. The following sections set out the detailed assessment of each green space proposed for designation.

LGS1: King George V Playing Field





Location and description

The playing field is situated on the southern edge of Drayton, off Drayton High Road. It is a large green space that offers a variety of sports and leisure facilities, including senior and youth football pitches, a cricket square, and a bowling green. At the heart of the site is a pavilion which serves as a base for local sports clubs and community meetings. The children's play area was redesigned in 2023 to create a flagship, inclusive play area for children that contains equipment that is accessible for children of all abilities.



Proximity to the community it serves

Despite being located slightly south of the village centre, the playing field serves the residential areas of Drayton and Thorpe Marriott. Because it is located on a main arterial road with good pedestrian links, it is a busy destination for local families and is a primary site for organised sports in the parish.

Demonstrably special to the local community

The field holds significant value for the local community, and its importance was reaffirmed with the investment in the new children's play equipment and in May 2023 when the new play area was opened to coincide with the Coronation of King Charles III. It serves as the home ground for Drayton Youth Football Club, hosting numerous teams across all age groups, which makes it a weekly focal point for many local families. This was one of the local green spaces most frequently mentioned by residents in the community engagement when asked about which green spaces they

would like to see protected from development. It was recognised by residents as an important and well used community recreation area.

Local character and scale

The site reflects the semi-rural character of Drayton, with a landscape that transitions from the built-up village edge to the open Wensum Valley area. It is big enough to accommodate multiple sports matches simultaneously alongside informal recreation. The field is surrounded by hedgerows and trees, giving it a green open character, while providing modern, high-quality amenities like the pavilion and inclusive playground equipment. King George V Playing Field is around 2.3ha in size.

Conclusion

King George V Playing Field meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for recreational, sporting and social value, and local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS2: Florence Carter Playground



Location and description

Florence Carter Playground is the main equipped children's play space located on School Road, Drayton, Norfolk (NR8 6EF). The park is located on School Road, close to the centre of Drayton, next to St. Margaret's Church. It is a relatively compact rectangular green space that primarily serves as a children's playground and forms part of Drayton's wider network of green spaces and community facilities. In 2019, the park underwent a significant £70,000 renovation, which introduced modern, inclusive play equipment including swings, climbing frames, and sensory play areas, all enclosed by a safe perimeter fence with access gates.



Proximity to the community it serves

This park is a centrally located recreational space, situated in the heart of Drayton. It is a short walk from centre of Drayton making it easily accessible on foot from surrounding residential areas and village facilities and therefore convenient for local families and children to access. The play area provides a range of play equipment suitable for different age groups, including swings (with baby and nest swings), climbing frames, a slide, climbing web, roundabout, seesaw and spinner. The variety of equipment supports active play, balance, coordination and social interaction. Limited off-road parking is available nearby and the site is readily accessible on foot. Fencing along the road edge helps provide a safe environment for children. Benches are provided for rest and supervision.

Demonstrably special to the local community

Florence Carter Playground is an important everyday green space for children's play, family recreation and informal social interaction. It contributes to health and wellbeing by providing free, accessible outdoor play opportunities close to the village centre. The park was gifted to the village in 1946 by Robert George Woor Carter, the founder of the R.G. Carter construction group based in Drayton. It was established as a memorial to Florence Carter (of the Carter family) and has remained a cornerstone of village life for 80 years. It is an important piece of Drayton's identity that provides a safe, car-free environment for children in the busy centre. This green space was mentioned by residents in the community survey conducted as part of the

Neighbourhood Plan process when asked about which local green space they would like to protect from development.

Local character and scale

The park is a grassed, open and attractive playground with seating surrounded by railings for safety which give it a safe enclosed feeling. It has a contained neighbourhood park character while remaining easily accessible on foot from surrounding residential areas and local amenities The park has modern play equipment in an established, leafy setting. It is smaller in scale than the King George V field. The park has a car parking lay-by area for safe access and is surrounded by local amenities and buildings giving it an overlooked and safe community feel. Its scale is suited for daily play rather than organised team sports and as such complements other local green spaces such as the King George V field. It is a core component of Drayton's green infrastructure network and helps ensure good access to open space for residents, particularly children and families. The play area is approximately 0.2ha in size.

Conclusion

Florence Carter Playground meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its play, recreational and social value, and is local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS3: St. Margaret's Churchyard



Location and description

St. Margaret's Churchyard comprises the open land, churchyard and cemetery grounds surrounding St. Margaret's Church, located within the historic centre of Drayton. The space forms an integral part of Drayton's centre and is closely associated with surrounding streets, historic buildings and pedestrian routes and is right next to the Florence Carter Playground.

The green space is a mix of tended memorial areas and wilder "conservation zones" designed to protect local biodiversity. It serves as a peaceful retreat and provides an important area of green infrastructure within Drayton and contributes significantly to the character and appearance of the area.



Proximity to the community it serves

St. Margaret's Churchyard is centrally located within Drayton and is easily accessible on foot from surrounding residential areas and local amenities. It is therefore in close proximity to the community it serves and forms part of the everyday environment of Drayton.

Demonstrably special to the local community

St. Margaret's Churchyard is demonstrably special to the local community due to its historic, religious, cultural and community value. It is a site of collective

remembrance for the local community. It houses the Drayton War Memorial, a Grade II listed stone cross that serves as the focal point for annual Remembrance Sunday services. Additionally, the church yard contains three Commonwealth War Graves from the First and Second World Wars.

The space provides the setting for the parish church and cemetery, playing an important role in the religious and social life of the community as a place of worship, remembrance and reflection. Many local families have relatives buried and commemorated within the cemetery, giving the space a deep personal and communal significance that extends across generations. The green space is also valued for its tranquillity. As a burial ground and churchyard, it offers a quiet and contemplative environment within Drayton's busy centre.

Local character and scale

St. Margaret's Churchyard is local in character and relatively compact but opens out towards the west, providing views that maintain the village's semi-rural feel. It serves the immediate community of Drayton and does not form part of an extensive tract of land. As part of the Norfolk Churchyard Conservation Scheme, it is managed to encourage biodiversity, providing a habitat for rare lichens, owls, and wildflowers that have disappeared from the surrounding modern farmland. This gives the site a unique, tranquil character that contrasts with the busy village roads nearby. The church yard is approximately 0.5ha in size.

Conclusion

St. Margaret's Churchyard meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its historical and cultural value, and local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS4: Longdale Recreation Area





Location and description

Longdale Recreation Ground is a well-established recreational green space located between School Road and Longdale, within the built-up area of Drayton, Norfolk. The site is centrally located within a residential area and is easily accessible on foot to the local community. The recreation ground provides both formal and informal recreational opportunities. It includes a 3G all-weather pitch and grass football pitches, which are used regularly by local sports clubs, schools and community groups. The Longdale Pavilion provides changing rooms, toilets, and a space for community hire. The combination of facilities allows for year-round sporting activity while retaining the openness and green character of the site.

In addition to its sporting role, the open grassed areas provide visual relief within the surrounding built environment and contribute positively to the character of the neighbourhood. The site supports health and wellbeing by encouraging physical activity, outdoor recreation and social interaction.



Proximity to the community it serves

The recreation ground is within easy walking distance for residents in the northern and western parts of Drayton parish. The site is also a key link in the Thorpe Marriott Greenway, connecting local residential streets to green spaces making it an important space for the local community with pedestrian access.

Demonstrably special to the local community

The recreation area represents a successful community-led project. In 2013, after a 10-year vision by local residents and the Parish Council, an underused park was transformed into the modern facility seen today. This rejuvenation was credited with significantly reducing anti-social behaviour in the area by providing a positive outlet for young people. It is a primary home for Drayton Youth FC, hosting training and matches for local children. It is an important recreational resource for local residents, schools and sports clubs, providing facilities that are not readily available elsewhere within easy walking distance. The presence of a 3G pitch and grass football pitches makes the site particularly valuable for organised sport and informal recreation. The site supports physical health, mental wellbeing and social cohesion through regular use and accessibility. This was one of the local green spaces most frequently mentioned by residents in the community engagement when asked about which green spaces they would like to see protected from development. Residents highlighted the sports facilities, play areas and contribution to community life.

Local character and scale

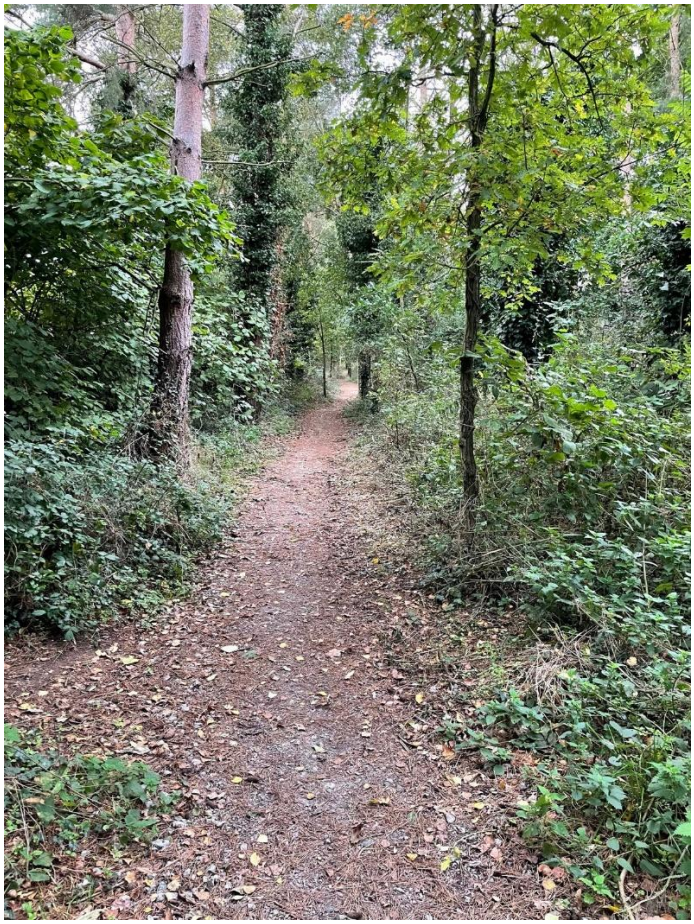
It is a large-scale site, bordered by trees, which sits at the edge of the Thorpe Marriott development, providing a natural buffer between housing and the open countryside. The scale of the recreation area and its facilities allows it to function as a multi-use space, accommodating football under floodlights while simultaneously providing a peaceful perimeter path for dog walkers and a safe, enclosed environment for young children to play. The recreation area provides an important open space within the built form, contributing to local character and preventing coalescence of development. Longdale Recreation Area is around 4ha in size.

Conclusion

Longdale Recreation Area meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its recreational, sporting and social value, and is local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

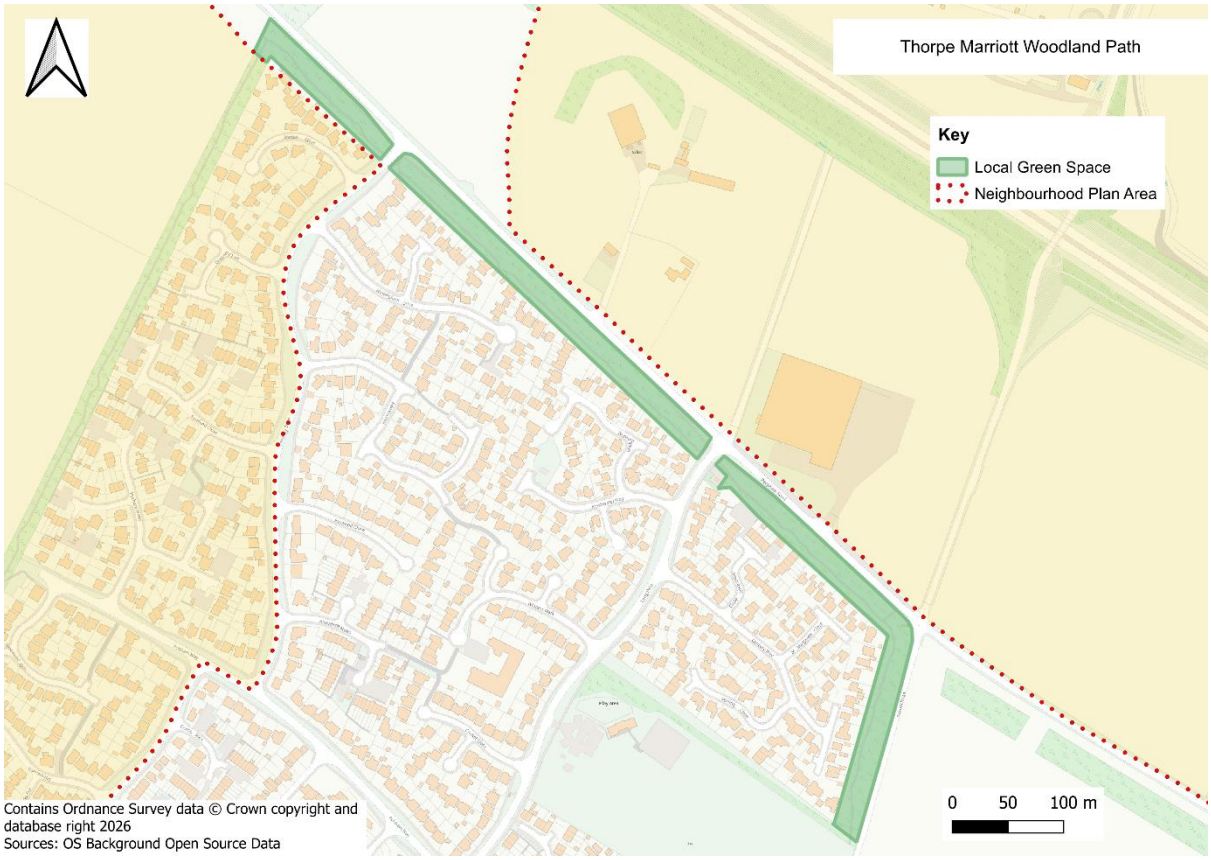
LGS5: Thorpe Marriott Woodland Path





Location and description

Located just north of Longdale Recreation Area, this natural woodland offers a network of informal paths through woodland. The site connects the local sports facilities to surrounding countryside, providing a green woodland space for residents.



Proximity to the community it serves

The woodland path is adjacent to the Longdale sports field/pitches, which are central community assets in Drayton. The woodland is close to residential areas meaning many households are within easy walking distance of the site. The woodland adjoins informal paths that residents use for exercise, dog-walking, and as part of longer circular routes around the parish.

Demonstrably special to the local community

The woodland path holds social and recreational value for local residents. These woodland paths provide access to green spaces and provide opportunities for informal social interaction and are important parts of Drayton's green infrastructure.

Local character and scale

The woodland path is part of a patchwork of small woodlands and open fields that gives the local area its rural character. The woodland walk is characterised by trees framing narrow paths which fits with the broader pattern of green spaces, woodland areas and recreational paths in Drayton. The woodland's location (adjacent to a

playing field and community space) connects it to everyday life, providing a transition between built-up areas and open countryside. The woodland path is approximately 2.4ha.

Conclusion

Thorpe Marriott Woodland Path meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its recreational, biodiversity, and community value, and is local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS6: Littlewood and Suter Pond Area



Location and description

Littlewoods Community Woodland and the adjacent Suter Pond (also known as Suter Drive Pond) form a connected green space on the edge of Drayton/Thorpe Marriott, close to Marriott's Way and Suter Drive. Together they provide an important area of open space within a predominantly residential setting. It is a semi-natural community woodland with established informal paths and a freshwater pond with managed marginal vegetation. This space functions as a green buffer and wildlife refuge within Drayton and provides green infrastructure and walking routes for residents.



Proximity to the community it serves

The woodland and pond are located close to the Thorpe Marriott area of Drayton and sit close to residential areas, within easy walking distance for residents in the northern and western parts of Drayton parish. The woodland and pond are valued by the local community as an accessible green space for informal recreation, including walking, nature appreciation and dog walking. The site forms part of a wider network of green infrastructure linked to Marriott's Way and nearby residential areas, helping to promote active travel and everyday contact with nature.

Demonstrably special to the local community

The woodland and pond are valued by the local community as an accessible green space for informal recreation, including walking, nature appreciation and dog walking. The site forms part of a wider network of green infrastructure linked to Marriott's Way and nearby residential areas, helping to promote active travel and everyday contact with nature. This green space was mentioned by residents in the community survey conducted as part of the Neighbourhood Plan process when asked about which local green space they would like to protect from development. Local children walk through this green space to access the infant and junior schools.

Local character and scale

The site has a semi-natural character, combining established woodland with a small freshwater pond set within the woodland edge. A network of informal paths and steps allows access through the woodland while maintaining a sense of enclosure

and tranquillity. The woodland and pond act as a green buffer between housing and surrounding routes, contributing positively to local landscape character. Littlewood Community Woodland is recognised for its ecological importance and has been designated as a County Wildlife Site. The woodland supports a range of habitats, including mature and developing trees, scrub and ground flora, providing opportunities for birds, invertebrates and small mammals. Suter Pond adds further biodiversity value as a freshwater habitat, with marginal vegetation and open water supporting aquatic and amphibious species. Active management helps to prevent excessive vegetation growth and maintain habitat quality. The woodland and pond area is approximately 7ha in size.

Conclusion

Littlewoods and Suter Pond Area meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its recreational, biodiversity, and community value, and local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS7: Drayton Wood



Location and description

Drayton Wood is an established area of predominantly deciduous woodland on the eastern edge of Drayton, close to Drayton High Road (A1067) and the parish boundary. The woodland is designated as a County Wildlife Site, reflecting its recognised ecological importance. It covers a substantial area close to the parish boundary that extends toward the neighbouring parish of Hellesdon.

Although Drayton Wood is designated as a County Wildlife Site, its local significance extends beyond its ecological value. The woodland forms a distinctive wooded edge to Drayton, contributes to the parish's semi-rural setting and sense of place, and

provides a tranquil natural environment close to the built-up area. Community engagement identified Drayton Wood specifically as a locally valued green space, with its wildlife, woodland setting and informal recreational value highlighted. Its local importance is also experienced from the existing public rights of way through the woodland and from surrounding roads and paths.



Proximity to the community it serves

Drayton Wood lies immediately adjoining the built-up area of Drayton and is therefore in close proximity to the community it serves. Public access to the woodland is limited to the existing public rights of way through the site accessed from Drayton High Road. Local Green Space designation does not create any additional rights of public access or alter existing access arrangements.

This access still enables residents using the public rights of way to experience the woodland environment and its natural character, while much of the woodland remains privately owned land without general public access.

Demonstrably special to the local community

Drayton Wood has particular local significance for a combination of its woodland character, wildlife, landscape contribution and the recreational experience available from the existing public rights of way.

Community engagement undertaken for the Neighbourhood Plan review provides direct evidence of this local significance. Protecting green spaces and biodiversity

was the highest-rated priority in the 2025 community survey, supported by 98% of respondents. Drayton Wood was also specifically identified by respondents as a green space they wished to see protected, with its wildlife, woodland setting and informal recreational value highlighted. Views towards the woodland from surrounding roads and paths were also identified through the consultation as valued locally.

Its County Wildlife Site designation recognises its ecological value, but does not in itself reflect the full range of qualities for which the woodland is locally valued. Its substantial tree cover provides a distinctive wooded edge to Drayton, contributes to the parish's semi-rural character and provides a contrasting natural environment close to the built-up area. For users of the public rights of way, the enclosed woodland environment also provides opportunities to experience nature and a sense of tranquillity close to the settlement.

Local character and scale

The character of Drayton Wood is defined by its mature deciduous trees which make up the woodland. The scale of the woodland is significant enough to act as a physical barrier (a landscape gap) between settlements, helping to maintain the village’s semi-rural feel. It offers important woodland habitat, supporting local wildlife such as deer and birds of prey. The mix of tree cover and rugged paths provides a sense of seclusion and tranquillity despite the relative proximity to Norwich. Drayton Wood is around 10.5ha in size. Although substantial enough to make an important contribution to the settlement's landscape setting, it remains a discrete woodland rather than an extensive tract of open countryside.

Conclusion

Drayton Wood meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, and is demonstrably special because of the combination of its woodland character, wildlife value, contribution to Drayton's landscape and sense of place, and recreational experience from the existing public rights of way. It is a clearly defined and locally characteristic woodland rather than an extensive tract of land. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS8: Church Farm Green Spaces

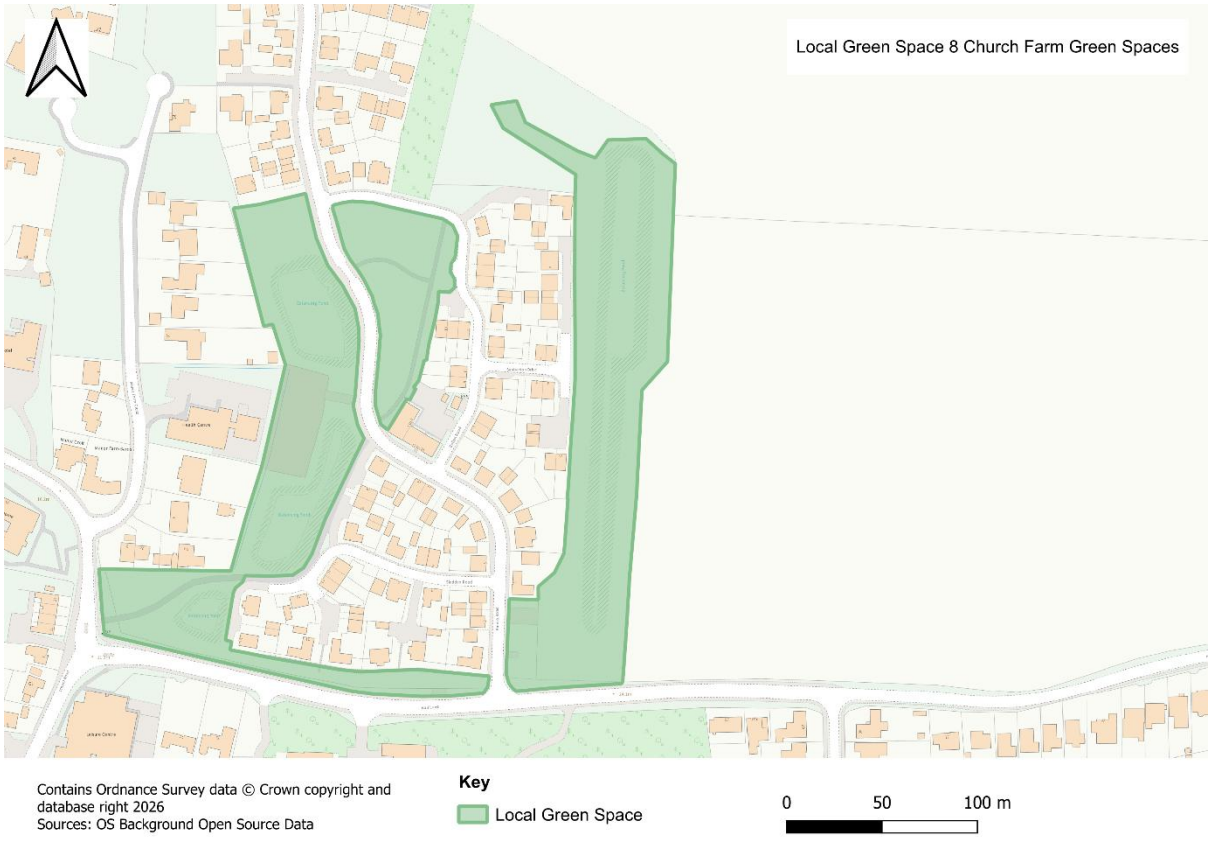




Location and description

Church Farm (referred to in planning documents as Manor Park) is a residential neighbourhood off Hall Lane, Drayton, Norfolk. It is a village-edge development with a strong landscape framework and a range of publicly accessible green spaces intended to support recreation, sustainable travel and biodiversity. The green spaces were designed to provide communal areas for the new residential area as well as linking it to the existing infrastructure of Drayton. Church Farm is situated between School Road to the north and Hall Lane to the south. The eastern part of the proposed Local Green Space includes an attenuation area provided as part of the development's surface water drainage infrastructure. The surrounding land is managed as a wildlife meadow and forms part of the green setting of the development. It is also used by local residents for walking, dog walking and jogging.

As a relatively new development, the long-term quality of the green spaces will depend on appropriate management and maintenance. This includes upkeep of play facilities, grassland and planting, protection of open spaces from encroachment, and suitable management of wildflower areas to ensure biodiversity benefits are sustained.



Proximity to the community it serves

The green spaces on the Church Farm Estate are designed to be within short walking distance of the 267 new homes in the development, making it a doorstep amenity for hundreds of residents. These green spaces were provided by the

developers as part of the permission to build on the site. Beyond the immediate development, it serves the wider Drayton parish by providing new pedestrian and cycle links that connect School Road to Hall Lane. The Church Farm green spaces form part of the wider green infrastructure network of Drayton parish, which includes strategic walking and cycling routes and links towards the River Wensum valley. The estate contributes to local connectivity by integrating internal routes with existing and planned off-site connections. The eastern attenuation and meadow area can be accessed from the estate and is used by local residents as part of an informal walking and jogging route around the edge of the development.

Demonstrably special to the local community

This space is a recent addition to Drayton's public green spaces, delivered after years of community consultation regarding the Manor Park site. Residents and the Parish Council advocated for the inclusion of generous open space to ensure the development did not feel overcrowded.

The Church Farm green spaces have a number of complementary local functions. They provide accessible areas for informal recreation, walking, children's play and contact with nature, while also contributing to sustainable drainage, biodiversity and the landscaped setting of the development.

The eastern attenuation area performs an important drainage function but has also developed a wider local role. The surrounding land is maintained as a wildlife meadow and is used by residents for walking, dog walking and jogging. Its location at the edge of the housing provides an accessible green space immediately adjoining the community it serves and contributes to the greener, more open character of the development. Together, the different areas form a network of green spaces that is integrated into the layout of Church Farm rather than comprising residual undeveloped land.

Local character and scale

The estate's green infrastructure is formed by a series of connected spaces rather than a single park. These include larger areas of public open space integrated throughout the development, informal amenity greens, landscaped buffers, a children's play area, allotments, walking and cycling connections and the attenuation/wildlife meadow area. Wildflower-seeded areas contribute to visual quality and provide habitat for pollinators, with biodiversity value expected to increase as planting matures. The scale is large enough to provide a clear landscape gap between different clusters of housing, ensuring the area retains a more open feel in keeping with the semi-rural nature of Drayton. These green spaces are approximately 3.9ha.

Conclusion

Church Farm Green Spaces meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its recreational, social, and

community value, and local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS9: The Lodge Green Space





Location and description

This green space is an area of deciduous woodland on the site of Drayton Old Lodge, containing the remains of the fifteenth century Grade II listed building and Scheduled monument The site now contains a housing development called The Lodge. As part of the development, new woodland paths have been created along with biodiversity enhancements such as bee and bat houses. The space is mainly dense woodland but there are views from the edge across fields towards Low Road. There are some protected trees in some parts of the woodland, withTree Protection Orders on groups of trees. The woodland path is a signposted walk open to all, not just residents of the development.



Proximity to the community it serves

The green space is located close to the centre of Drayton, off the High Road and within walking distance of local houses and amenities. It provides a place to walk and enjoy nature for the residents of The Lodge development as well as for the wider community.

Demonstrably special to the local community

The green space forms the grounds of a former manor house, now converted into housing but previously used as a home for nurses working at nearby Hellesdon hospital and a place with connections for many living in Drayton. Residents enjoy accessing the woodlands using the signposted woodland walk and the site is considered a special place to enjoy nature and wildlife.

Local character and scale

The woodland that makes up this green space is typical of the local area, being heavy woodland made up of deciduous trees. There are informal and formal paths through the wooded area providing access to the local community and residents of the housing development. The site is approximately 3.6ha.

Conclusion

The Lodge green space meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves,

demonstrably special to the local community for its recreational, biodiversity, and community value, and local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS10: Frosts Industrial Estate Woods





Location and description

Frosts Industrial Estate is a long-established employment area located off the A1067 at the Norwich end of the neighbourhood plan area. It is characterised by more historic and heavier industrial and engineering uses. While primarily an employment site, it sits within a wider green setting and close to the parish's strategic access and green infrastructure network. As a result, landscape edges, verge planting, boundary treatments and pedestrian links all influence how the site is experienced from surrounding routes and nearby residential areas.

Parts of the woodland are covered by a Tree Preservation Order. This protects the specified trees and woodland from unauthorised works but does not designate the land as Local Green Space or address its wider local significance, including its contribution to landscape character, green infrastructure, community use and the setting of the surrounding area. Local Green Space designation therefore recognises qualities of the site that extend beyond the protection provided by the Tree Preservation Order.



Proximity to the community it serves

Frosts Industrial Estate Woods lies off Drayton High Road, close to the built-up area of Drayton, King George V Playing Field and surrounding residential areas. The woodland is therefore in close proximity to the community it serves. There is no public right of way through the woodland and Local Green Space designation would not create any additional public access rights. The 1st Drayton Scout Group hut is

located within the woodland and the woodland is used in connection with Scout activities. Steering Group members have also reported informal pedestrian use of an existing track through the area, although this is not a designated public right of way.

Demonstrably special to the local community

The woodland provides an established green and wooded setting around the Frosts Industrial Estate and contributes to the landscape character and green infrastructure of this part of Drayton. It provides a marked contrast with the adjoining employment uses and nearby built development. The 1st Drayton Scout Group hut is located within the woodland and the woodland is used in connection with Scout activities, providing a direct community association with the site. Community engagement undertaken for the Neighbourhood Plan review also identified Frosts Industrial Estate Woods as one of the green spaces valued locally. This provides evidence of the community's appreciation of the woodland alongside its landscape, environmental and community functions.

Local character and scale

The site comprises a defined area of woodland of approximately 5 hectares associated with Frosts Industrial Estate and its surroundings. Its tree cover creates a distinctive wooded character and provides a green setting and visual buffer between employment, residential and other nearby uses. The contained location and scale mean that it is local in character rather than an extensive tract of land.

Conclusion

Frosts Industrial Estate Woods meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its landscape, biodiversity and community value. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS11: Canham Hills (Canham's Hill)

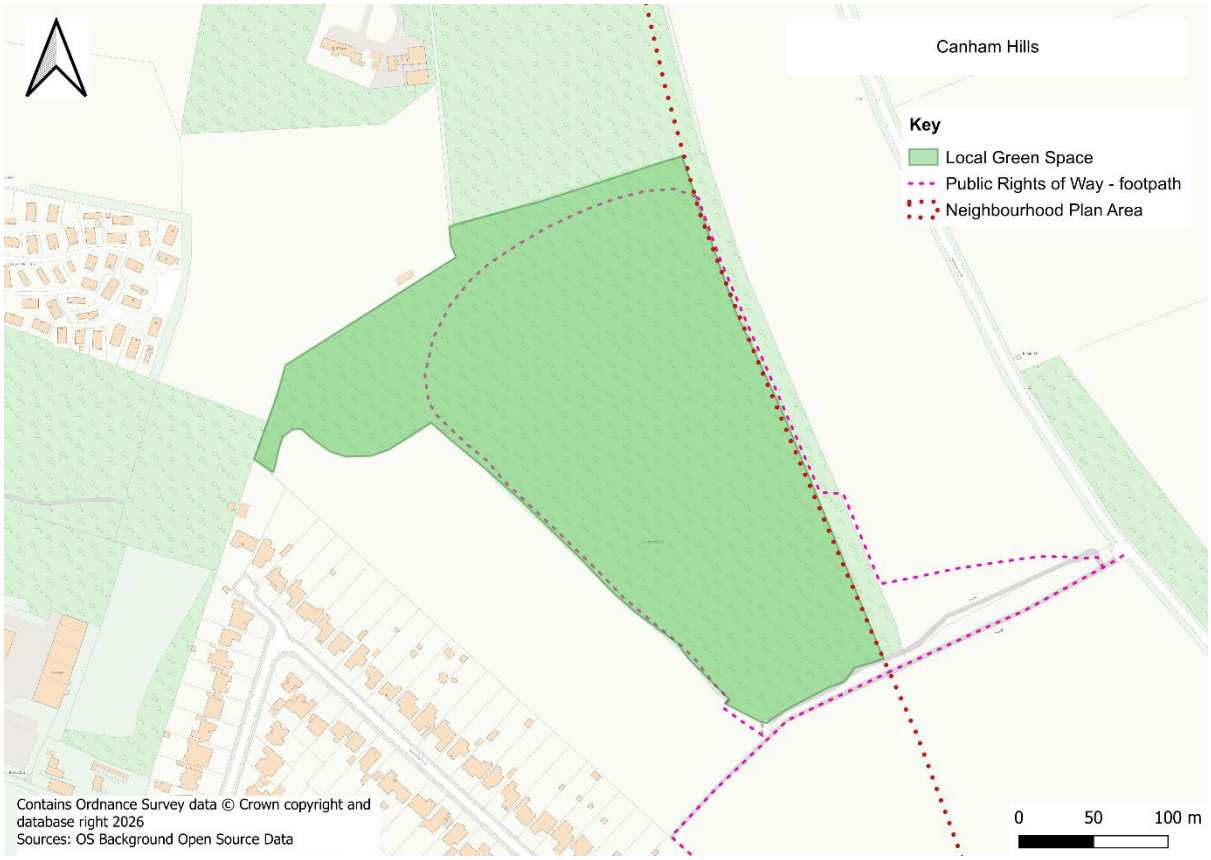


Location and description

Canham Hills, more commonly recorded as Canham's Hill, is a semi-natural green space on the eastern side of Drayton. The site is identified as a County Wildlife Site and forms an important component of the parish's green infrastructure and local ecological network. Its woodland and semi-natural character contribute to the rural setting of this part of Drayton.

The site contains permissive paths used by local residents. These routes do not constitute public rights of way and access remains subject to the permission of the landowner.

Local Green Space designation does not prevent the normal management, maintenance or enhancement of the woodland. Appropriate works necessary for woodland management, biodiversity enhancement, safety or the maintenance and improvement of existing access arrangements can continue, subject to any other planning, ecological or legal requirements that apply.



Proximity to the community it serves

Canham's Hill lies close to residential areas on the eastern side of Drayton and is therefore in close proximity to the community it serves. Local residents use the permissive paths through the site for walking, dog walking and contact with nature. Local Green Space designation does not create any new public access rights or alter the existing permissive basis on which access is provided.

Demonstrably special to the local community

Canham's Hill is locally significant for its semi-natural woodland character, wildlife value, tranquillity, landscape contribution and recreational experience available through the existing permissive paths. Its uneven ground, tree cover and changes in level provide a distinctly natural and enclosed environment close to the built-up area and contribute to the countryside experience of this part of Drayton.

The site also contributes to the green setting of the settlement and forms part of the wider pattern of woodland and semi-natural spaces that characterises the eastern edge of the parish.

Local character and scale

Canham Hills makes a strong contribution to the rural setting of Drayton by helping to maintain a landscape gap between the built edges of Drayton and neighbouring settlements, including Hellesdon and the wider Norwich urban area. This green buffer plays an important role in preserving settlement identity and preventing

coalescence, reinforcing the perception of Drayton as a village with a clear and distinct edge. Canham Hills is approximately 7ha in size.

Conclusion

Canham Hills meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special for its woodland character, wildlife value, tranquillity, landscape contribution and recreational experience from the existing permissive paths and is local in character rather than an extensive tract of land. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.

LGS12: Wensum View Green Space



Location and description

This is a green space located behind the Lodge Breck housing development just off the High Road in Drayton. The green space is mainly open grassy areas with some mature trees on the edges. There are some football goal posts and children use the area to play. There is bench seating for residents to use.



Proximity to the community it serves

This green space is located close to the centre of Drayton within close walking distance of community amenities and shops. It is within a residential area and provides green space for people living in the houses on the Lodge Breck development as well as for nearby residents walking through the green space to access the centre of Drayton.

Demonstrably special to the local community

This green space functions as a vital piece of the parish's green infrastructure, helping to preserve Drayton’s distinct semi-rural identity. This space supports local outdoor life, providing a place for play, sports, dog walking, and relaxation. Together with other nearby green spaces such as Drayton Old Lodge green space, it helps to protect our semi-rural charm and ensure the parish remains a green and healthy place to live.

Local character and scale

This green space is a defined area behind the Breck Lodge housing development and is sufficient in size to provide a landscape gap between different clusters of housing, helping to retain the more open semi-rural character of Drayton. Wensum View green space is approximately 0.3ha in size.

Conclusion

Wensum View Green Space meets the criteria set out in Policy HC2 of the National Planning Policy Framework. It is in close proximity to the community it serves, demonstrably special to the local community for its recreational, sports, and community value, and is local in character. The site is therefore suitable for designation as Local Green Space within the Drayton Neighbourhood Plan.