



Breckland
COUNCIL

Consultation Paper

Title:

Breckland Local Plan Full Update:

A Review of Villages with Boundaries

Date: Updated March 2024

Objective

To review the data and criteria used to identify Breckland Villages with Boundaries 2017 Topic paper and consider whether the categorisation of those villages still applied.

1. Introduction

1.1. The sustainability of rural services needs to be supported by appropriately located well-designed development, whilst protecting the environment and wider rural area. Issues around rural isolation, inaccessibility to services and reliance on the private car also need to be considered in any development strategy for a rural area such as Breckland.

1.2. In July 2017, Breckland Council prepared a topic paper to establish settlement hierarchy within the District, that had appropriate provision of services which could support further development and in turn that development could support those existing services. The settlement hierarchy is described in policy Gen 03 in the Breckland Local Plan November 2019 with development being prioritised in the Key Settlements of Attleborough and Thetford, followed by the Market Towns of Dereham, Swaffham and Watton, then the Local Service Centres, Villages with Boundaries and Villages without Boundaries.

1.3. A village with a boundary was defined as a village which met 3 out of 5 of the following service provision criteria, a primary school, a village shop, public transport, a community facility and employment. This criterion was aligned with the sustainability criteria developed in the Norfolk Housing and Economic Land Availability Assessment July 2016.

1.4. The 2017 topic paper identified the following villages as Villages with Boundaries:

Beeston with Bittering, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson. Weasenham, Shropham, Eccles Road (Quiddenham), Clint Green and Yaxham . These parishes were identified in the Local Plan under HOU4 and were planned for 5% increase in growth.

1.5. It is important that the Local Plan: Full Update is based on up-to-date evidence. It is likely that for some parishes there may have been some significant changes in the provision of key services and facilities since 2017; as well as need to consider whether the criteria used remains valid.

1.6. This paper reviews the findings of the 2017 topic paper and re-examines the parameters of service provision criteria and updates the data against these criteria, as well as revisiting the analysis and the recommendations for the categorisation of those Villages with Boundaries and considers whether their designation still applies.

2. National Planning Policy Context for Villages with Boundaries

2.1. In a predominantly rural District like Breckland it is important to address issues such as access to services and significant local housing need that would promote sustainable development in rural areas. Such proposals can enhance and maintain the vitality of rural communities, which genuinely function as immediate service centres for the surrounding rural areas.

2.2. The National Planning Policy Framework (NPPF) highlights the need to support economic growth in rural areas by taking a positive approach to sustainable new development through promoting the retention and development of local services and community facilities in villages. It also reinforces the need for promoting housing in locations where it would enhance or maintain the vitality of rural communities.

3. Local Policy Context and Methodology of Identifying Villages with Boundaries in Adopted Local Plan

3.1. As part of the current Local Plan evidence base; the Preferred Site Options and Settlement Boundaries Consultation (September 2016) set out that parishes should be allocated as Local Service Centres where they meet 3 out of 5 qualifying criteria:

1. **School**- A primary school is the key criteria, as this is considered the most important focal point for residents in villages.
2. **Public Transport** - An assessment of the level of public transport access within the parish by focussing on the frequency of services during peak hours to larger settlements.
3. **Community Facility** - This can include a number of different facilities such as a village hall, public house, restaurant or café.
4. **Employment** - The level of employment available within the parish. In order to meet the criteria a parish must have approx. 20 businesses within the village and at least two of these businesses employing 10 or more people.
5. **Shop/Post Office** – Whether there is a local shop or convenience provision within the village e.g., included within a pub.

3.2. In the 2017 topic paper, the population criterion was removed from the analysis as many parishes had low populations. It was considered that the primary criterion to support sustainable development was the presence of a primary school within the parish, as these are the main focal point of a parish and have a significant impact on reduction of car journeys. Other criteria were taken into

consideration such as infrastructure capacity, existing levels of committed development and environmental factors.

- 3.3. With regards access to health provision, there are very few villages within Breckland which have GP Surgeries due to population size and the rural nature of the district. NHS England generally adopts an optimum size of 1,800 patients per whole time equivalent GP. Surgeries outside the main market towns therefore provide a service for a wide rural catchment, and it was not considered in the 2017 Topic paper appropriate to identify local service centres through the existence of a GP surgery within a village. The parishes that do have a GP surgery are: Mattishall, East Harling, Kenninghall, Litcham, Mundford, Narborough, Necton, North Elmham, Shipdham and Swanton Morley.
- 3.4. With reference to the distance between the services and facilities and the service centres; the Institute for Highways and Transport published Guidance for Journeys by Foot, which includes suggested acceptable walking distances. It recommended that the acceptable walking distance for the majority of people is 800m with a preferred maximum distance of 1200m. Any further distance, research showed that residents would use other forms of transport.
- 3.5. It is important to note that the Local Plan remains up to date and the hierarchy of parishes (including the Local Service Centres) remains robust and is consistently supported at planning appeals. The Inspector when considering the Local Plan 2019 considered that the methodology used by the Council was robust and his Report (para 38) states:

The Council has produced a LSC Topic Paper (LP_H_3). This appraised a significant number of settlements against set criteria. To be identified as a LSC, a settlement must have a primary school, shop/post office, a community facility, employment (approximately 20 businesses within the village, with at least two of these employing 10 or more people) and reasonable public transport (including the frequency of services and whether it is possible reach a higher order settlement for normal working hours). The LSC Topic Paper also sets out that walking distances to local services and facilities was also an important factor. Whilst other factors could have been included such as GP surgeries, I am content that the criteria offer a reasonable basis to consider the suitability of settlements to receive growth.

- 3.6. The Inspector also considered the specific issues set out above with regard to some of the settlements notably Yaxham/Clint Green and Bawdeswell and agreed with the Council's position. Paragraph 43 of the Inspector's Report states:

I consider that the assessment of all other settlements has been appropriate. I am particularly mindful that such matters often require a planning judgement to be made, which can be finely balanced. However, I am content that the Council's assessment is justified.

3.7. Consequently, as the current approach set out in the Local Plan is up to date and continues to be supported at planning appeals it is considered appropriate to use the existing methodology as a robust basis for the 2023 update.

4. The 2023 Village with Boundaries Review

4.1. The same methodology was applied in that Villages with Boundaries must meet 3 out of the 5 criteria in the provision of Villages with Boundaries. However, the parameters of some of the qualifying criteria have been updated to reflect the changes following the pandemic.

4.2. The qualifying criteria:

1. **A School**- A primary school being located within the village is the key criteria, as this still remains as the focal point of a village and its location within a village reduces the number of car journeys.
2. **Public Transport** - An assessment of the level of public transport access within the village by focussing on the frequency of services during peak hours to larger settlements. Public transport provision for many villages were poor in the 2017, but a review of those services show that many villages have lost frequency of buses or entire routes. To partly address this Norfolk County Council launched their call on demand flexibus scheme to the west of the district serving those villages around Swaffham and within South Norfolk including some Breckland villages too, to some success. Furthermore, many more people work from home at least part of the time, which has reduced car journeys. Consequently, it is considered that if the public transport is still available to a higher hierarchical settlement with a frequency which allows a reasonable return journey in peak times, then this criterion has been satisfied.
3. **Community Facility** - This can include a number of different facilities such as a village hall, public house, restaurant or café.
4. **Employment** - The assessment has looked at the level of employment available within the village. In the 2017 topic paper, in order to meet the criterion a parish must have approx. 20 businesses within the village and at least two of these businesses employing 10 or more people. The assessment was based on ONS data which showed the businesses registered in each village and the number of employees they employed.

The total number of businesses registered has been given, some of these may not provide employment, however, the number gives an indication of how economically active the settlement is. Furthermore, some businesses may be registered in the village but operate elsewhere in the county, and so the location of businesses which have ten or more employees have been checked. If the location cannot be confirmed within the village, the business has been discounted. It is also worth noting that there has in the last five years been a significant change in business types and sizes as well as working practices e.g., working from home, outsourcing human resource and more self-employment. From the 2021 census, data shows that 74% of businesses do not employ anybody else other than their owners, this can be seen by the large number of small businesses including sole traders in rural locations. Additionally, many businesses tend to work as a network of skills rather than employing directly, so would employ a skill when needed for a project or piece of work.

5. **Shop/Post Office** – Whether there is a village shop or convenience provision within the village e.g., included within a pub. Within this, farm shops have been included and local mobile grocery deliveries if practicable.

Notes on Data

- The 2021 population figures are taken from ONS population estimates and are not actual figures. Build a custom area profile - Census 2021, ONS.
- Some research was commissioned in 2022 around mean average dwelling occupation for Norfolk. This was to support the Norfolk Calculator assumptions underlying its calculations. The mean average is 1.89 people per dwelling. As there are only figures available from ONS are estimates and not actuals, the review has multiplied the number of dwellings built since 2011 to 2021 by 1.89
- The completions information used the census years 2011 to 2021
- The Water Restraints are based on Water Cycle Study 2017
- There is no data available on the power constraints.
- Flood Risk was based on EA data and Norfolk County Council's report on Flooding County Wide on 16th August 2020 Report (20th November 2020)
- Local services: community facilities, shops, public transport gained from village survey audit to parish councils or via desk top research.
- Employment data was obtained from 2023 ONS data and desk top research.
- Digital connectivity from Ofcom Mobile and Broadband Checker
<https://checker.ofcom.org.uk/>

5. Conclusions

5.1. Almost all villages identified as villages with boundaries within in 2017 analysis still meet the qualifying criteria of demonstrating 3 out of 5 services within their villages. Villages meeting the criteria for village with a boundary are:

Beeston with Bittering, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, North Lopham, Eccles Road (Quidenham), Saham Toney, Shropham, Thompson, Weeting, Yaxham & Clint Green

5.2. Mundford and Rocklands have been identified as Local Service Centres due to increase in public transport provision to higher hierarchical settlements.








5.3. It is considered that although Weeting meets all the criteria for a Local Service Centre, due to the environmental constraints of the Stone Curlew Buffer around the village, however it has capacity for some development within these constraints which would allow it to be considered a village with boundary.




5.4. Shropham meets only 2 out of 5 criteria but due to its significant employment opportunities within the village, it is considered it qualifies to be considered a village with a boundary.

5.5. Weasenham has lost its pub, school, major employer (the school) and its bus service so no longer qualifies as a village with boundaries as it no longer has any services (only the post office on a Friday morning).



Village	School	Public Transport	Community Facility	Employment	Shop
Beetley	Yes	Yes	Yes	Yes	No
Beeston with Bittering	Yes	No	Yes	Yes	No
Carbrooke	Yes	Yes	Yes	No	No
Caston	Yes	Yes	Yes	No	No
Gressenhall	No	Yes	Yes	Yes	No
Griston	No	Yes	Yes	Yes	No
Hockham	Yes	No	Yes	Yes	No
Lyng	Yes	No	Yes	Yes	Yes
North Lopham	Yes	No	Yes	Yes	No
Eccles Road (Quidenham)	Yes	No	Yes	Yes	No
Saham Toney	Yes	Yes	Yes	Yes	No
Shropham	No	No	Yes	Yes	No
Thompson	Yes	No	Yes	Yes	No
Weasenham	No	No	No	No	No
Weeting	Yes	Yes	Yes	Yes	Yes
Yaxham	Yes	Yes	Yes	Yes	No








Appendix A: Villages with Boundaries


Beeston with Bittering			
Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	566	Increase of 4%
	2021 Census	590	
 Growth Indicators	No of houses built between 2011 to 2021	19	3PL/2018/0043/F, 3PL/2016/1293/F, 3PL/2020/1187/F
	No of dwellings in planning permissions to date	4	
 Education	Primary School	1	Beeston Primary School 57 pupils. School capacity 80
	Secondary School	1	Litcham High School
 Health	Primary Healthcare facilities	0	Litcham Health Centre 2 miles
 Connectivity	Digital Connectivity	Poor	Standard broadband, mobile signal on 2/4 providers
	Public Transport	3	Dereham Schools, Fakenham/Dereham, Mileham/Kings Lynn. Schools bus run each weekday, Fakenham/Dereham on Friday only, Mileham to Kings Lynn twice daily but no return
	Cycle and Footpath routes	1	Nar Valley Way
	Proximity to nearest Market town or key settlement		Dereham 6.8 miles
 Shopping Facilities	Local Shop/Post Office	1	No post office. The Ploughshare Pub website states that it includes the village shop, however apparently this has now closed
	Other Shops	0	
	Mobile Shops	1	Library
 Social Capital	Village Hall/Community Centre	1	Village hall and playing field with cricket pitch.
	Pub	1	The Ploughshare Pub, Community owned pub also café and village shop
	Church	1	
	Website/ Facebook page		https://beestonpc.norfolkparishes.gov.uk/

	Events		
	Organisations and clubs	3	Ukelele club, brownies, cricket club
 Business and Employment Information	Employed Population		
	Businesses within the parish	<p>There are 36 businesses registered at Beeston with 7 employing 10 or more people: Primary school 13, Scope Joinery 18, T H Scott Farm 13, Beeston Community Enterprise (Ploughshare pub) 13, Collier Turf Care 28,</p> <p>Other businesses include shellfish and fish suppliers, auction house, Farm equipment supplier, construction and associated trades, plant hire, accounting services, Morton classic cars and engineering businesses at Payne Business Park – Payne Pallets and haulage</p>	
 Restraints to Development	Water & Utilities	No Known Capacity Issues	
	Flood Risk	There is an area of land within flood zone 2 to the west of the parish however it does not directly adjoin the village	
	Local Road Network	The village is accessed from the A47 via a c class road network	
	Natural Environment	There are no designated sites within the village	
	Nutrient Neutrality	yes	
 Village character	Landscape Assessment	Nucleated Single Focus & Continuous Rural Row	
	Listed Buildings	10	Deserted village, Old Rectory and Church of St Mary
	Status in Local DP	Village classified as Village with a Boundary	
Notes	the closed Ploughshare Pub and it now acts as a community hub with a pub, café and village shop.		
Recommendations	Beeston & Bittering meet 3 out of 5 and is consequently a village with a boundary		






Beetley






Key Indicator Groups*	Key Indicators	Quantity	Notes
 Population	2011 Census	1396	Increase negligible
	2021 Census	1400	
 Growth Indicators	No of houses built between 2011 to 2021	16	
	No of dwellings in planning permissions to date	4	

 Education	Primary School	1	St Mary's Primary- Capacity 210, current students 181
	Secondary School	1	Northgate High School
 Health	Primary Healthcare facilities	0	Elmham Surgery or Swanton Morley 2 miles
 Connectivity	Digital Connectivity		Superfast broadband, no ultrafast,, mobile signal on all providers
	Public Transport	Yes3	Services to Dereham, Fakenham and Norwich, departing from 10.07am to 18.07pm. no. 18, 21,22,23
	Cycle and Footpath routes	2	Nar Valley Way and Wensum Way . New routes from Dereham to Gresenhall underway
	Proximity to nearest Market town or key settlement	3.2 miles	Dereham
 Shopping Facilities	Local Shop/Post Office	0	Closest shop post office in Gressenhall is 1200m (this is the maximum walking distance as per highways guidance)
	Other Shops	1	Fish and Chips, hairdresser
	Mobile Shops	0	Norfolk in a box and library
 Social Capital	Village Hall/Community Centre	1	Village hall
	Pub	1	The New Inn
	Church	1	St Marys
	Website/ Facebook page		https://www.parishcouncils.uk/parish-council/beetley-parish-council/
	Events		Christmas raffle, village BBQ
	Organisations and clubs	1	Play group
 Business and Employment Information	Employed Population	No data available	
	Businesses within the parish	There are 28 registered businesses in Beetley with 2 employing more than 10 people: The village school 37, The New Inn 11. Other businesses include: Racing car parts, IT consultants, hairdresser, plumbing, construction related trades, financial services	
 Restraints to Development	Water & Utilities	No Known Capacity Issues	
	Flood Risk	The river Wensum flows to the south of the village and there are areas of flood zone 2 and flood zone 3a.	
	Local Road Network	Village is located on the B1146.	
	Biodiversity	A county wildlife site is located to the south of the village called Beetley and Hoe meadows. Also, in this area there is a SSSI. There is a woodland tree preservation order (2007 No. 42) to the north of the village between Fakenham Road and Elmham Road	

	Nutrient Neutrality	Yes River Wensum Catchment	
 Village character	Landscape Assessment	Nucleated Single Focal	
	Listed Buildings	13	Beetley Hall, Almshouses, Church of St Mary, Bilney House
	Status in Local DP	Village with Boundary	
Notes	The 2017 paper concluded that Beetley did not meet all 5 criteria to be a local service centre due to the distance to the village shop based in Gressenhall. The distance is at a maximum of 1200m from village school.		
Conclusion	Beetley has 4 out of 5 criteria – a school, community facility, public transport and employment.		










Carbrooke



Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	2073	Increase of 30%
	2021 Census	2700	
 Growth Indicators	No of houses built between 2011 to 2021	119	
	No of dwellings in planning permissions to date	1	
 Education	Primary School	1	St Peter and Paul- Capacity 210, current pupils 195
	Secondary School	1	Wayland Academy
 Health	Primary Healthcare facilities	0	Watton Medical Practice 1.3 miles
 Connectivity	Digital Connectivity		Ultrafast broadband, mobile signal on 2/4 providers
	Public Transport	4	Connections to Watton, Dereham and Norwich, departing from 07.32am to 18.37pm.
	Cycle and Footpath routes	0	
	Proximity to nearest Market town or key settlement	9.3	Dereham 9.3 miles Swaffham 12.3 miles
	Local Shop/Post Office	0	Spar in Carbrooke/Watton is 2.2 miles away. Outside of village boundary despite name
	Other Shops	0	

 Shopping Facilities	Mobile Shops	2	Library, Post office once a week. Community Hub with the Breckland Mobile Food Store. Wednesdays 11am to 12pm and Norfolk Veg Box
 Social Capital	Village Hall/Community Centre	1	Village Hall
	Pub	1	Kings Arms
	Church	2	St Margaret Methodist Church
	Website/ Facebook page		https://www.carbrookepc.info/
	Events		Bingo
	Organisations and clubs	6	Table tennis, yoga, Zumba, pub night, quiz night, film night
 Business and Employment Information	Employed Population	No data available	
	Businesses within the parish	<p>There are 15 registered businesses within Carbrooke with only the school employing more than 10 people with 41 employees. Dawe Estates (also with Shipdham) 8, Salec Travel Ltd 5, Fullwood House retirement home 9, Milton House 9. Businesses include Landscape designers, farming, marketing .</p> <p>As Carbrooke is so close to Watton, there are a number of businesses that are between Carbrooke and Watton or on outskirts of Watton 1.5 miles away (cycling distance)</p>	
 Restrains to Development	Water & Utilities	No known capacity issues	
	Flood Risk	Watton Brooke runs through the centre of the village, which is designated as flood zone 2	
	Local Road Network	Carbrooke can be accessed from the B1108 via 16 either Watton Green or Summer Lane. Both are single track roads.	
	Natural Environment	Carbrooke Fen a County Wildlife Site is located to the west of the village.	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural Village/ Continuous Rural Row	
	Listed Buildings	25	Carbrooke Hall and Carbrooke Hall Lodge, Windmill and a number of farmhouses and the Church
	Status in Local DP	Village with Boundary	
Notes			
Conclusion	Carbrooke has 3 out of 5 of the criteria, as it does not have a village shop or more than 2 businesses which employ more than 10 people		





Caston







Key Indicator Groups	Key Indicators	Quantity	Notes
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 Population	2011 Census	443	Increase of 8%
	2021 Census	480	
 Growth Indicators	No of houses built between 2011 to 2021	18	No outstanding planning permissions from 2021.
	No of dwellings in planning permissions to date	0	
 Education	Primary School	1	Caston C of E Primary Academy
	Secondary School	1	Wayland Academy
 Health	Primary Healthcare facilities	0	Watton Medical Practice 3 miles or Hingham Surgery 5 miles
 Connectivity	Digital Connectivity		Superfast broadband, no ultrafast,, mobile signal on 2/4 providers
	Public Transport	Yes	School Bus and 81 X 6 to Watton is hourly from 8.46 to 17.41 and No. 81 to Thetford once a day. And to Norwich
	Cycle and Footpath routes		Within reasonable proximity to Peddars Way
	Proximity to nearest Market town or key settlement	6.5 miles	Attleborough 6.5 miles
 Shopping Facilities	Local Shop/Post Office	0	Closest post office Rocklands
	Other Shops	0	
	Mobile Shops	0	Norfolk Vegetable box
 Social Capital	Village Hall/Community Centre	1	Village Hall and Play Area
	Pub	1	Red Lion
	Church	1	Holy Cross
	Website/ Facebook page		https://www.castonparishcouncil.gov.uk/
	Events		Quiz night, Pilates, Coffee mornings
 Business and Employment Information	Organisations and clubs	4	Painting, Coffee Mornings, Pilates and other ad hoc
	Employed Population	No data	
 Business and Employment Information	Businesses within the parish	20 registered businesses with only the school employing more than 10 people with 20 OCO Technologies and Averys Businesses include builders, chartering and shipping, IT services, Timber wholesalers, accounting services, farming	
	Water & Utilities	No Known Capacity issues	







 Restraints to Development	Flood Risk	The River Thet flows through the village and there are areas of land are contained within flood zone 2	
	Local Road Network	Caston village is accessed via the B1077.	
	Natural Environment	No designated biodiversity sites directly adjoining the village	
 Village character	Landscape Assessment	Agricultural Village/Continuous Rural Row	
	Listed Buildings	21	The War Memorial, the Red Lion Pub, Caston Windmill and Granary
	Status in Local DP	Village with Boundary	
Notes			
Conclusion	Caston only meets 3 of the 5 criteria. It has no village shop and does not have at least 2 businesses employing 10 or more people.		





Gressenhall

Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	1050	A slight Decrease
	2021 Census	1032	
 Growth Indicators	No of houses built between 2011 to 2021		Have an affordable housing project, planning permission submitted April 2023
	No of dwellings in planning permissions to date		
 Education	Primary School	0	Nearest Primary School is St Mary's Primary school Beetley
	Secondary School	0	Dereham or Fakenham
 Health	Primary Healthcare facilities	0	Theatre Royal Surgery in Dereham 2 miles away
	Digital Connectivity	Yes	Ultrafast Broadband available and good mobile connectivity

 Connectivity	Public Transport	Yes	No. 22 hourly from 10.11 to 16.21 to Fakenham and Dereham. No.21 Fakenham and Dereham 3 X a day. No. 23 school bus for Fakenham and Dereham Community Car Scheme
	Cycle and Footpath routes	Yes	Wensum Way Walking Route, Additional routes from Gressenhall Farm as part of Wendling Beck Project
	Proximity to nearest Market town or key settlement	2 miles	Dereham 2 miles
 Shopping Facilities	Local Shop/Post Office	1	Gressenhall Village Store and Post Office
	Other Shops	2	Pretty in Pink Costume Shop and Beauty and Nail
	Mobile Shops		Norfolk Vegetable Box
 Social Capital	Village Hall/Community Centre	1	Gressenhall Social Club. Various social events with bar licence
	Pub	1	The White Swan, Community pub owned by village
	Church	1	Church of St Marys
	Website/ Facebook page	1	https://www.facebook.com/Gressenhallsocialclub/about?locale=en_GB
	Events		Various events run from the community pub and the social club
Organisations and clubs		Pop up café monthly, Reading Room , Gardening Club, Neighbourhood Watch	
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 23 businesses registered in Gressenhall with some large employers e.g. Bunning and Sons Agricultural Machinery 89, and Advinin Health care (care homes) 44. There is also Gressenhall Museum which employs 39 people but that is situated in Beetley. Other business include farming, construction, horticulture, ecology, pub	
 Restraints to Development	Water & Utilities	No Known Capacity issues	
	Flood Risk	Some flooding towards the South of the Village along river	
	Local Road Network	B1146, Bilney Road and Licham Road	
	Natural Environment	Wendling Beck Nature Recovery, Within the River Wensum Catchment	
	Nutrient Neutrality	Yes	
 Village character	Landscape Assessment	Agricultural Village, Single Focus Nucleated with Green Edge	
	Listed Buildings	9	School House, Church of St Mary
	Status in Local DP	Village with Boundary	
Notes	As part of the work associated with Gressenhall Museum better cycle routes and walking routes are proposed linking Beetley/Gressenhall and Dereham. Wendling Beck Partnership		









Conclusion	. Beetley and Gressenhall share many employment and facilities due to their close proximity to each other. It meets 3 out of 5 of the criteria employment, bus service and pub
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Griston			
Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	1,540	An increase of 18%
	2021 Census	1,816	
 Growth Indicators	No of houses built between 2011 to 2021	34	
	No of dwellings in planning permissions to date	37	
 Education	Primary School	0	Caston Church of England Primary 1 mile away
	Secondary School	0	Wayland Academy Watton 1.77miles
 Health	Primary Healthcare facilities	0	Watton Medical Practice 2 miles away
 Connectivity	Digital Connectivity		Limited ultrafast broadband. Mobile network all but Vodafone
	Public Transport	3	No. 81 Watton to Thetford. 2 buses to Watton at 9.41 and 11.46 and 2 buses to Thetford 1.21 and 13.21 No. 81 Attleborough to Watton 6 busses 2 hourly starting at 8.50 to Watton last bus 16.40 and 6 buses starting at 7.49 and returning at 17.20 to Attleborough X6 between Norwich and Watton 1 bus a day leaving at 7.14 and returning at 17.20 with X 3 bus to Norwich at 13.44
	Cycle and Footpath routes	yes	1.5 mile cycle route from Griston to Watton (Stans Walk)
	Proximity to nearest Market town or key settlement	2 miles	Watton 2 miles
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops and Services		Norfolk Vegetable Box, Library






 Social Capital	Village Hall/Community Centre	0	Use Thompson Village Hall
	Pub	1	Waggon and Horses
	Church	1	St Peters and St Pauls. Parish Council has plans for church to become a community asset.
	Website/ Facebook page		https://www.facebook.com/Gristonnorfolk/?locale=en_GB
	Events		Various through the church and in conjunction with neighbouring villages
	Organisations and clubs		Mainly in Watton
 Business and Employment Information	Employed Population		
	Businesses within the parish	<p>There are 24 businesses registered in Griston. The nearby category C prison holds approx. 1000 prisoners and generates a lot of employment in the area and supporting businesses. The prison employs 406 employees, a further 36 at the rehabilitation centre, 6 doctors, 5 librarians, a dentist, Delivery service 11 employees,. Phoenix House 14 employees.</p> <p>There are a few other businesses including construction and associated trades, local pub, pet supplies, an equestrian centre, fire protection equipment supplier but the prison dominates the employment in the village.</p> <p>There is the Coughtrey Trading Estate and plans for Eastern Attachments to locate there</p>	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	No known flood risk	
	Local Road Network	A1075 via Thompson road	
	Natural Environment	No known sensitivities	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural Village/Single Nucleated	
	Listed Buildings	10	Griston Hall, Chequers Inn, Church of St Peter and Paul
	Status in Local DP	Village with Boundary	
Notes			
Conclusion	Griston meets 3 of the criteria for a village with a boundary. It has a community facility, a regular bus service and businesses with more than 10 employees. It doesn't have a village school or a shop.		






Hockham

Key Services Groups	Key Services	Quantity	Notes
	2011 Census	603	Increase of 6%



 Population			
	2021 Census	640	
 Growth Indicators	No of houses built between 2011 to 2021	15	3PL/2019/1085/F
	No of dwellings in planning permissions to date	1	
 Education	Primary School	1	Hockham Primary has 104 pupils for 2023 but has a capacity of 117 so is at 89% capacity
	Secondary School	2	Watton and Attleborough
 Health	Primary Healthcare facilities	0	School Lane Surgery Thetford
 Connectivity	Digital Connectivity	yes	Superfast broadband, no ultrafast, mobile availability on all providers
	Public Transport	2	The service is poor, just 3 buses to Watton and 3 buses to Thetford These run every 2.5 hours three times a day between 08.10am and 15.50pm. There is a school bus.
	Cycle and Footpath routes	1	Peddars Way
	Proximity to nearest Market town or key settlement	8.3 miles	8.3 miles Thetford Attleborough 8.6 miles
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops	1	Library, Norfolk Vegetable Box
 Social Capital	Village Hall/Community Centre	1	Village hall (hold fundraisers and plays) and playing field. Social Club
	Pub	1	HOCKHAM EAGLE
	Church	1	Holy Trinity Church- runs services and occasional social events.
	Website/ Facebook page		https://www.greathockham.org/
	Events		Christmas fair, pumpkin festival
	Organisations and clubs	4	FILM NIGHTS, YOGA, CARPET BOWLS, GARDEN CLUB. A PLAYING FIELD, BUT CURRENTLY NO SPORTS TEAMS
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 21 registered businesses in Hockham with 2 business employing 10 or more people. The village school 31 and M Beard Farm 23. Other small businesses predominantly ran from home include IT, Construction and associated trades, consulting, microbakery	




 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	There are no areas of flood risk directly adjoining the parish	
	Local Road Network	The village is accessed via the A1075	
	Natural Environment	Breckland Forest SPA and SSSI are located to the west and northwest of the village, the site is designated for the protection of Woodlark and Nightjars. The Green at the centre of the village includes a Regionally Important Geological Site.	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural and Market Village/Single Nucleated Focus with a Green Edge	
	Listed Buildings	17	Hockham Hall, Little Hockham Hall, The Old Red Lion
	Status in Local DP	Village with Boundary	
Notes	it is close to Snetterton and the A11		
Conclusion	Hockham meets only 3 out of 5 of the criteria. It does not have a village shop and poor public transport.		

Lyng			
Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	807	Increase of 7%
	2021 Census	860	
 Growth Indicators	No of houses built between 2011 to 2021	11	No outstanding permissions from 2021.
	No of dwellings in planning permissions to date	0	
 Education	Primary School	1	Lyng Church of England Primary School- Ofsted Good, Capacity 105, current pupils 99 Wensum Valley Nursery School
	Secondary School	1	Dereham Neatherd
 Health	Primary Healthcare facilities	0	Taverham Surgery 3.5 miles and Reepham Surgery 3.5 miles
	Digital Connectivity	Poor	Superfast broadband, no ultrafast, signal for 2/4 mobile providers
	Public Transport	3	Three bus routes (18, 23, 603) to Dereham, Norwich and Reepham.



Connectivity			No.18 to Dereham 2 buses 10.49 and 14.19 No. 23 1 bus to Norwich at 9.51 returning at 13.32 No 603 to Reepham one bus at 8.17 returning at 3.58
	Cycle and Footpath routes	1	Wensum Way
	Proximity to nearest Market town or key settlement	10.4	Dereham 10.4 miles
 Shopping Facilities	Local Shop/Post Office	1	Lyng Stores and Tea Room
	Other Shops	1	Lyng Garage
	Mobile Shops	1	Post Office- twice a week held at the Fox Pub, Norfolk Vegetable Box Service, mobile library every Thursday
 Social Capital	Village Hall/Community Centre	1	Village Hall
	Pub	1	The Fox at Lyng
	Church	1	St Margarets
	Website/ Facebook page		https://www.lyngvillagehall.co.uk/
	Events		Car boot, 80s night
	Organisations and clubs	9	Yoga, children's playgroup, sewing, family art, drama group, Zumba, karate, bingo, badminton
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 26 business registered in Lyng with 4 employing more than 10 people. The school 14, P J Southgate Food manufacturing & packaging 10, The Adventure Lakes 39, and the fox pub 19 . Other businesses include Construction and associated trades, the garage and motorbike parts, flood barrier manufacturer and a number of sole traders	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	The River Wensum flows to the north of the village to the rear of properties. The flood risk includes land within flood zones 2,3a and 3b	
	Local Road Network	Village is accessed via c class roads from the A1067.	
	Natural Environment	The River Wensum is a SAC and SSSI. There are a number of County Wildlife Sites located to the north of the village along the route of the Wensum.	
	Nutrient Neutrality	River Wensum Catchment	
 Village character	Landscape Assessment	Nucleated Single Focus	
	Listed Buildings	11	Weir Bridge, Lyng House, Glebe House
	Status in Local DP	Village with a boundary	
Notes			
Conclusion	Lyng meets 4 out of 5 of the criteria. It has a very poor bus service		







North Lopham



North Lopham			
Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	623	Increase of 8%
	2021 Census	670	
 Growth Indicators	No of houses built between 2011 to 2021	12	3PL/2017/1327/F, 3PL/2020/0244/F, 3PL/2020/1211/F
	No of planning permissions To date	2	
 Education	Primary School	1	St Andrews Primary School. It has 48 pupils on it roll but has a capacity of 70 . It is only at 66% of capacity
	Secondary School		Diss High School
 Health	Primary Healthcare facilities	no	East Harling and Kenninghall Medical Practice
 Connectivity	Digital Connectivity		Superfast broadband, phone signal on 2/4 providers
	Public Transport	1	Only one bus from the village 37E to diss one bus at 9.55 returning at 12.49 to Diss
	Cycle and Footpath routes	0	Closest is Angles Way
	Proximity to nearest Market town or key settlement	8.9 miles	Attleborough 8.9 miles
 Shopping Facilities	Local Shop/Post Office	0	Post office temporarily closed
	Other Shops	0	
	Mobile Shops		Norfolk Vegetable box, Library
 Social Capital	Village Hall/Community Centre	1	Village Hall
	Pub	1	Kings Head
	Church	1	St Nicholas
	Website/ Facebook page		https://northlophampc.norfolkparishes.gov.uk/
	Events	1	Farmers market
	Organisations and clubs	4	Archery, art, judo, ladies group

 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 26 businesses registered in North Lopham with 3 employing more than 10 people. Richmond Defence Systems 22, Cannons Flooring 10, NSH development 10. Other business include Vehicle upholsterer, construction and associated trades, Cambridge Kayaks, Landscaping services	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	There is a small area of flood risk (zone 2) to the southeast of the village, however it does not directly adjoin the village. There is further ancient woodland, Hollands Grove, located to the southeast of the parish. There are no designated biodiversity sites directly adjoining the village.	
	Local Road Network	Village is accessed via a local road network of c class roads	
	Biodiversity	Lopham Grove is a designated Ancient Woodland at the eastern extent of the parish boundary	
	Nutrient Neutrality	no	
 Village character	Landscape Assessment	Agricultural Village/Continuous Rural Row	
	Listed Buildings	18	The Bell, Linden House, The Kings Head
	Status in Local DP	Village with Boundary	
Notes			
Conclusion	North Lopham has 3 out of 5 of the qualifying criteria for a village with a boundary. It has a community facility in the pub and village hall, businesses which employ 10 or more people, and a village school. It has a poor bus service and no shop.		





Eccles Road (Quidenham)







Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	560	11% decrease in population
	2021 Census	501	
 Growth Indicators	No of houses built between 2011 to 2021	3	
	No of planning permissions To date	27	

 Education	Primary School	1	There is an independent school for students with difficulties with mainstream education ages 5-11. Aurora Whitehouse. School Capacity 80, currently 54 pupils Nearest primary school Kenninghall or East Harling
	Secondary School	1	There is an independent High School for students with difficulties with mainstream education ages 11-19. Aurora Eccles School. School capacity 216 currently 176 pupils Nearest secondary school Old Buckingham High or Attleborough
 Health	Primary Healthcare facilities	0	Kenninghall GP surgery
 Connectivity	Digital Connectivity	Poor	Mobile poor only O2 has good service . No ultrafast broadband
	Public Transport		Eccles Road Railway station 2 trains to Norwich at 6.56 and 7.57 and return 15.48 and 17.27 but not every day of the week. Trains to Cambridge 16.09 and 17.54 and from Cambridge to Eccles 6.01 and 7.00. and not every day There are no buses from Quidenham Eccles Road Very close to A11
	Cycle and Footpath routes		Nothing significant
	Proximity to nearest Market town or key settlement	4.5	4.5 miles to Attleborough
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops		Norfolk Vegetable Box
 Social Capital	Village Hall/Community Centre	1	Garnier Hall Social Club. Various community events and a licenced bar for the social club, Petanque club
	Pub	0	
	Church	1	St Andrews
	Website/ Facebook page	No	
	Events		
	Organisations and clubs		Quidenham Carmelite Monastery
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 19 companies registered in Quidenham and Eccles with 2 employing 10 or more people Hall Farm Nursery 39, Mapleleaf cleaners 41. Other businesses include Engineering, executive coaches, a shoot	

 Restraints to Development	Water & Utilities	No Known Capacity Issues	
	Flood Risk	Flood risk 3 in some parts of village near to the river	
	Local Road Network	Close to A11	
	Natural Environment	Quidenham Estate Shoot	
	Nutrient Neutrality	no	
 Village character	Landscape Assessment	Agricultural Village / Polyfocal nucleated village	
	Listed Buildings	30	Gallows Hill, Vikings Mound, Carmelite Monastery, The Old White Horse
	Status in Local DP	Village with a boundary	
Notes			
Conclusion	Quidenham has 2 schools for children who struggle with mainstream education, it has 2 businesses which employ 10 or more people, a community facility with Garnier Social Club. It meets 3 out of 5 of the criteria for a village with boundary. Public transport provision is poor and no village shop.		







Saham Toney





Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	1,507	Increase of 6%
	2021 Census	1.600	
 Growth Indicators	No of houses built between 2011 to 2021	51	3PL/2020/0589/D, 3PL/2015/0242/F, 3PL/2020/0159/F
	No of planning permissions To date	8	
 Education	Primary School	1	Parkers CofE Primary
	Secondary School	1	Wayland Academy, Litcham High
 Healthcare	Primary facilities	0	Closest Watton

Health			
 Connectivity	Digital Connectivity		Ultrafast broadband, phone signal on 2/4 providers
	Public Transport	4	No 6 bus to Watton at 6.53 to Watton and 18.39 return only one a day. No. 11 bus to Swaffham and Dereham approx. hourly starting at 7.05 and last bus back is 17.45 to Swaffham and 8.14 to Dereham hourly and last bus back 17.55 11X once a day to Dereham School bus to Litcham High
	Cycle and Footpath routes	0	Closest is Peddars Way
	Proximity to nearest Market town or key settlement	1.6	Watton 1.6 miles
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops		Norfolk Vegetable Box
 Social Capital	Village Hall/Community Centre	1	Village Hall
	Pub	1	The Old Bell
	Church	1	St Georges
	Website/ Facebook page		https://sahamtoneyparishcouncil.norfolkparishes.gov.uk/
	Events		Coffee morning
	Organisations and clubs		Dancing, slimming world, Zumba, yoga, craft group, brownies, bowls, camera club
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 25 registered businesses in Saham Toney with 3 businesses employing 10 or more employees. The School 18, Broom Country Hotel 23, Su Bridge Pet Supplies 79. Other businesses include construction and associated trades, holiday cabins, Farming, The Old Bell pub	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	Watton Brook flows to the south of the village and is flanked by areas of flood risk as identified in the SFRA. There are other small areas of flood risk to the west, north and northeast of the village adjacent to the Richmond Road Drain, Saham Toney Drain and Meadow Farm.	
	Local Road Network	Village is not on any 'A' or 'B' road network. The former B1077 links the village to Watton and Swaffham	
	Natural Environment	Saham Mere (CWS) located within Saham Toney to the south. No other European Sites or SSSIs in vicinity of Saham Toney.	
	Nutrient Neutrality	Yes River Wensum Catchment	
	Landscape Assessment	Agricultural with polyfocal element and Rural Row Continuous Element	
	Listed Buildings	11	Church of St Georges, , White Hall, The Old Rectory



Village character	Status in Local DP	Village with boundary
Notes		
Conclusion	Saham Toney meets 4 out 5 criteria it has a school, employment, bus service, community facility but it has no shop	







Shropham


Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	405	Increase 12%
	2021 Census	455	
 Growth Indicators	No of houses built between 2011 to 2021	22	
	No of planning permissions To date	10	
 Education	Primary School	0	Great Hockham Primary School or Rocklands Community Primary School
	Secondary School	0	Attleborough Academy or Old Buckingham High
 Health	Primary Healthcare facilities	0	East Harling and Kenninghall Medical Practice
 Connectivity	Digital Connectivity	Poor	Broadband poor Mobile coverage all except Three which was poor
	Public Transport	0	No buses
	Cycle and Footpath routes		Shropham Fen
	Proximity to nearest Market town or key settlement		
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops		Norfolk Vegetable Box
	Village Hall/Community Centre	1	Village Hall and Sayers Bar
	Pub	0	

 Social Capital	Church		St Peters and Pauls
	Website/ Facebook page	1	https://www.facebook.com/p/Shropham-Village-Hall-and-Sayers-Bar-100081997513590/
	Events		Various social events run by Village Hall
	Organisations and clubs		Yoga, Pilates, dance, bowls. football
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 24 businesses registered in Shropham with 6 businesses employing 10 or more people. Stuart Plant Energy and Equipment Solutions 39 and 41, Premier Sports Equipment 54, Amazon Leisure 32 and Traditional Norfolk Poultry 492.	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	Most of Shropham is in Flood Zone 1 except around Shropham Fen which is flood zone 3	
	Local Road Network	B1111 and Hargham Road	
	Natural Environment	Shropham Fen	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural/ Polyfocal and modern rural row interrupted	
	Listed Buildings	10	Church of St Peter, Shropham House, Shropham Hall
	Status in Local DP	Village with Boundary	
Notes			
Conclusion	Shropham only meets 2 out 5 of the criteria for a village with a boundary it has a community facility in a village hall & Sayers bar and a number of businesses, but it has no shop, public transport or school. However, due to the large number of businesses it was categorised as a village with a boundary in 2017 topic paper.		




Thompson








Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	343	Increase of 8%
	2021 Census	370	
 Growth Indicators	No of houses built between 2011 to 2021	12	No outstanding planning permissions from 2021.
	No of planning permissions To date	0	
	Primary School	Yes	Thompson Primary School capacity 105 currently 93 pupils

 Education	Secondary School	No	Wayland Academy
 Health	Primary Healthcare facilities	0	Watton Medical Practice 2.5 miles away
 Connectivity	Digital Connectivity		Ultrafast broadband, mobile signal on 2/4 providers
	Public Transport	yes	Dial up Flexibus going to Watton
	Cycle and Footpath routes	1	Great Pingo Trail
	Proximity to nearest Market town or key settlement	3.3 miles	Watton 3.3 miles
 Shopping Facilities	Local Shop/Post Office	yes	Post office is located in a private house and open 4 mornings per week
	Other Shops	0	
	Mobile Shops		Norfolk Vegetable box
 Social Capital	Village Hall/Community Centre	yes	Weekly coffee morning, monthly film nights, WI, crafting groups, private hires. Brand new village hall , Pilates, quilt making, playground.
	Pub	Yes	Chequers Inn
	Church	yes	Holds services rotation with 5 other churches
	Website/ Facebook page		http://www.thompsonvillage.org.uk/ and Facebook page
	Events		Village fete and Christmas events
	Organisations and clubs		Children's play area and exercise equipment suitable for adults Football, Judo, Playgroups, Martial Arts. Available to hire
 Business and Employment Information	Employed Population		
	Businesses within the parish		There are 12 businesses registered in Thompson with 2 businesses which employ 10 or more employees the school 15 and The chequers inn 10. Other businesses include construction and associated trades, health and safety management
 	Water & Utilities	No known capacity issues	
	Flood Risk	There are areas of land within flood zone 2 to the east of the village	
	Local Road Network	The village is accessed via c class roads from the B1111	

Restraints to Development	Natural Environment	There are a number of designated biodiversity sites within close proximity of the village: <ul style="list-style-type: none"> • The Breckland Farmland SPA is located to the west of the parish and the village is contained within the Stone Curlew buffer zone. • There is a SSSI and SAC to the east of the village along Church Road, which forms part of Norfolk Valley Fens SAC. • There is a County Wildlife Site known at Sparrow Hill Meadows which extends to the west of Pockthorpe Lane. 	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural village/ Polyfocal	
	Listed Buildings	18	Church of St Martin I, College Farm House II*
	Status in Local DP	Village with boundary	
Notes			
Conclusion	Thompson has 3 out 5 criteria to qualify as a village with a boundary. It has a school, a community facility and employment. It has limited public transport in just the dial up flexibus service to Watton and no village shop		








Weasenham All Saints and Weasenham St Peter




Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	392	Decrease of 11%
	2021 Census	350	
 Growth Indicators	No of houses built between 2011 to 2021	2	3PL/2020/1224/F
	No of planning permissions To date	1	
 Education	Primary School	0	Weasenham Church of England Primary School. Has now closed
	Secondary School	0	Litcham School 3.3 miles

 Health	Primary Healthcare facilities	0	Great Massingham Surgery 3.5 miles away
 Connectivity	Digital Connectivity		Superfast broadband, mobile signal on all providers
	Public Transport		22A Tuesday only to Fakenham one bus only Swaffham flexi bus (no longer serving)
	Cycle and Footpath routes	0	Closest is Peddars Way
	Proximity to nearest Market town or key settlement	8.8	Swaffham 8.8 miles
 Shopping Facilities	Local Shop/Post Office	1	Post office Open only on a Friday morning
	Other Shops	No	
	Mobile Shops		Vegetable box
 Social Capital	Village Hall/Community Centre		The Community Building
	Pub	0	The fox and hounds pub but it is currently closed looking for a new owner
	Church	1	St Peter's Church, Church of All Saints
	Website/ Facebook page		https://www.facebook.com/groups/848177542288535/
	Events		None noted
	Organisations and clubs		None noted
 Business and Employment Information	Employed Population	No data	
	Businesses within the parish	There are 9 businesses registered at the Weasenhams with 1 employing 10 or more people, H L Hutchinson agricultural services 11. The school did employ 15 people but it has now closed The other businesses include Land Rover sales, van sales and construction	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	There are no areas of flood risk directly adjoining the village	
	Local Road Network	The village is accessed via the A1065.	
	Natural Environment	There are no designated biodiversity sites directly adjoining the village. Weasenham Plantation is a County Wildlife Site located of Rougham End	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Weasenham All Saints agricultural historically poly focal but modern morphology rural row Interrupted. Weasenham St Peters single nucleated with modern morphology of rural row continuous with green edge	
	Listed Buildings	9	Church of St Peters, Church of All Saints, Weasenham Church of England Primary School
	Status in Local DP	Village with boundary	
Notes			

Conclusion	Weasenham has no services having lost its school and therefore one of its larger employers, the pub and bus service too. The only service is a post office on Friday morning
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Yaxham

Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	772	Increase of 11%
	2021 Census	860	
 Growth Indicators	No of houses built between 2011 to 2021	27	
	No of planning permissions To date		
 Education	Primary School	Yes	Yaxham school capacity 104 but there are 68 pupils currently
	Secondary School	No	Dereham Neatherd
 Health	Primary Healthcare facilities		Orchard Surgery Dereham 2 miles
 Connectivity	Digital Connectivity		Ultrafast broadband, mobile signal on ¾ providers
	Public Transport	Yes	Konnect 4 Norwich to Dereham. Hourly Monday to Saturday 6.06am to 21.58pm
	Cycle and Footpath routes	0	Closest is Wensum Way
	Proximity to nearest Market town or key settlement	2.7	Dereham 2.7 miles
 Shopping Facilities	Local Shop/Post Office	0	
	Other Shops	0	
	Mobile Shops	Yes	Library
 Social Capital	Village Hall/Community Centre	yes	Fitness classes; dance classes, table tennis
	Pub	Yes	Pickle and Pie
	Church	yes	Still hold services
	Website/ Facebook page		https://www.facebook.com/groups/1085322072169707/

	Events		Recreation field
	Organisations and clubs		
 Business and Employment Information	Employed Population		
	Businesses within the parish	<p>There are 23 registered businesses in Yaxham with Yaxham holiday park employing 23 in two separate businesses and the school employs 20 staff</p> <p>There are also financial services, construction and maintenance</p>	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	The River Tudd flows to the north of the parish, however it does not directly adjoin the village. It incorporates land in flood zones 2, 3a and 3b	
	Local Road Network	The village is accessed via the B1135 from Dereham	
	Biodiversity	There is a County Wildlife Site located on Dereham road to the north of the property known as Look East. A County Wildlife Site is located to the north of Manor Farm	
	Nutrient Neutrality	Yes River Wensum Catchment	
 Village character	Landscape Assessment	Agricultural with historical rural row interrupted but with a modern morphological form of rural row continuous	
	Listed Buildings	7	Hollands Hall II* Church of St Peter I, Yaxham House
	Status in Local DP	Village with boundary	
Notes			
Conclusion	Yaxham has 4 out 5 of the criteria for a village without a boundary school, community facility, public transport and employment.		