

## **Thornham Neighbourhood Plan Consultation Statement**



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## **Introduction**

This statement outlines the ways which have led to the production of the Thornham Neighbourhood Plan in terms of consultation with residents, stakeholders and statutory consultees. In addition, this document will provide a summary of the consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices provide details of the procedures and events that were undertaken by the Neighbourhood Plan group, including producing an initial questionnaire and running consultation events.

In December 2016 Thornham Parish Council discussed the possible need for a Neighbourhood plan. After consulting Kings Lynn and West Norfolk Borough Council planning Authority an application to designate the whole parish as a Neighbourhood Area was submitted to the local Planning Authority in January 2017. The designation of The Thornham Neighbourhood Area was confirmed on 17<sup>th</sup> March 2017.

## **Establishing a Neighbourhood plan working Party**

A Neighbourhood Plan working party was established in March 2017 which included Parish Councillors and interested local people. As there was no one known to the Parish Council in Thornham with knowledge of producing a Neighbourhood plan, a planning consultant, Mr. Richard High was employed to give advice and an administration assistant was also employed. The voluntary personnel changed during the lifetime of the working party but the aims and close working relationship with the Parish Council remained throughout. Successful 'My Community' grants plus some support from Thornham Parish Council provided the funding.

During the Autumn 2016 The Borough Council issued a "Call for Sites" to find what land people wished to bring forward for consideration in the review of its existing Local Plan. Local landowners put forward five sites surrounding Thornham outside of the current development boundary. This caused much concern to residents. In an effort to put people's minds at rest the Parish Council issued a leaflet in October 2017 explaining the "call for sites", informing residents that a Neighbourhood plan for Thornham was being prepared and encouraging them to fill in the Questionnaire.

Appendix (i) Leaflet

## Consultation Process

### Timeline

<b>Milestone objective</b>	<b>Date</b>	<b>Comment</b>
Questionnaire implementation	Nov 2017	
Thornham Plan Website	Launched Nov 2017	
Analysis of Questionnaire	Jan – June 2018	Published on Web-site
Open Day Exhibition	Feb 2018	Showing the results of the questionnaire
Definition of Vision & Objectives	March – June 2018	Using the results of the questionnaire
Drafting Policies	June– Nov 2018	Using vision and objectives
<b>Justification &amp; Evidence</b>		
Open Day	Feb 2019	Showing and discussing the draft policies
Screening Assessment & Consultation with Statutory Bodies	May – June 2019	Draft Policies to KL&WN Borough Council
Meeting with Planning officers	May 2019	
Stakeholders meetings	June 2019	All stakeholders invited to Informal consultation meetings
Drafting of full draft plan	June-Sept 2019	
Regulation 14 consultation period	Sept 27 <sup>th</sup> - Nov 8 <sup>th</sup> 2019	Emails to statutory consultees. Notice in Village magazine and on Village Notice boards Draft plans available in Thornham village pubs, church and Shop. Open Day
Open Day	19 <sup>th</sup> October	Discussion and comments encouraged.
Modification of draft in response to consultation	Dec 2019 – Jan 2020	
Preparation of submission documents	Jan – Feb 2020	
Adoption of Neighbourhood Plan at Full Parish Council Meeting.	Feb 2020	Ready for submission

## Questionnaire

It was important to the NP working party to get as many views and as much feedback as they could from the whole community. The first approach was to produce a questionnaire and ask everyone living in the village and connected to the village to fill it in. Thornham has many properties that are either second homes or holiday lets, many people return to Thornham on a regular basis for short breaks and many contribute to the community life, so it was important to get their views as well as those of permanent residents.

The village has a monthly news magazine 'The Link' that is delivered free to all households and is available free of charge in the Church and other outlets. Throughout the development of the Neighbourhood Plan updates have been put in 'The Link' to reach as many local people as possible.

The questionnaire was delivered in November 2017 to each house, business and caravan in Thornham with instructions where further copies could be obtained. This was to enable every adult in the house to contribute. Completed questionnaires could be delivered to a sealed letter box in Thornham Church which is open during the day, every day. Or returned by post to a given address.

The Parish Council received 322 forms representing the views of over 700 people. An analysis of the returns was presented at an OPEN DAY in the Village Hall on 10th February 2018.

The results of the questionnaire were collated and graphs of the results prepared to show the main areas of concern and agreement.

In December 2017 a website [www.thornhamplan.co.uk](http://www.thornhamplan.co.uk) was launched to give and receive information about the plan development. This website address was changed later in the NP development process to [www.thornhamplan.org](http://www.thornhamplan.org) due to technical difficulties.

- Appendix (ii). Questionnaire  
(iii). Results in graph form  
(iv). Free Text replies



## **First Open Day 10<sup>th</sup> February 2018**

It was agreed that the results of the questionnaire should be shared with the community so that people could comment and discuss further ideas. An Open Day was held on 10<sup>th</sup> February 2018 in Thornham Village Hall. This was advertised in 'The Link', 'Hunstanton Town and around' (A local monthly magazine with wide distribution), Lynn News (Local Newspaper) and on village notice boards.

### **THORNHAM** NOTICEBOARD

*2/11/18 magazine  
January 2018.*

#### **THORNHAM PARISH COUNCIL MEETING**

The next Thornham Parish Council Meeting is on Wednesday 10<sup>th</sup> January 2018 starting at 19.00 at Thornham Village Hall, High Street Thornham PE36 6LX.

#### **THORNHAM NEIGHBOURHOOD PLAN**

Open day is on Saturday 10<sup>th</sup> February 2018 from 10.30 until 14.30 at Thornham Village Hall, High Street, Thornham PE36 6LX.

Light refreshments will be available  
Please come along and see the analysis, results and comments taken from all

the returned Neighbourhood Plan questionnaires.

Your Neighbourhood Plan working party members will be available on the day to talk you through these results and tell you how this information will be used in forming the vision for the future of the Parish.

If you are unable to attend don't worry the information gathered from the questionnaires will also be posted in due course on our website [www.thornhamplan.co.uk](http://www.thornhamplan.co.uk)

If you have any queries please email us at [thornhamplan@gmail.com](mailto:thornhamplan@gmail.com)

### **A copy of the item in The Link January 2018**

The Open Day was attended by 83 members of the public plus working party members. There was good feedback with only a few questions. Those attending enjoyed discussing the topics with the working party and each other over a cup of coffee.

## **Definition of Vision, Objectives**

All the information and comments received from the questionnaire and the Open Day were carefully considered by the working party as they developed the vision and objectives for the future development of Thornham.

## **Formulation of Policies**

Using the objectives as headlines work was begun on formulating the policies. Much discussion and referral to the questionnaire results was had during several months to formulate the draft policies. The working party were greatly helped by its consultant Mr Richard High for his experience and knowledge of what can constitute a realistic and legal Policy. The Parish Council were given regular updates and a meeting of the working party and the members of the Parish Council was held in January 2019 to further update them and to answer any queries.

## **Second Open Day 9<sup>th</sup> February 2019**

The draft policies were put on display in the village Hall on 9<sup>th</sup> February. A separate notice was produced and delivered with the Link to all households advertising the Open Day. Posters were put up on village notice boards. Comment sheets were handed out to visitors at the event to encourage their participation and to help organise the comments. These comments were then collated into a table to aid further discussion and amendments were made to the plans.

Appendix (v) ( Comments table)

## **Preparation of Draft Plan, and Screening Assessment for SEA and HRA**

Following the Open Day the first full draft of the Local Plan was prepared including evidence to support the policies. In late April 2019 the draft Plan was sent to the Borough Council, and a meeting was held to discuss the policies having regard to the adopted Development Plan Documents and the emerging Local Plan. Following this meeting the Borough Council prepared a Screening Assessment to determine whether a Strategic Environmental Assessment or a Habitats Regulation Assessment were necessary. They consulted Natural England, The Environment Agency and Historic England on the findings. Details of this process are contained in the Basic Conditions Statement.

## **Informal meetings with Stakeholders**

In June 2029 the following notice went into 'The Link' –

**The Thornham Neighbourhood Plan Working Party** will be holding two sessions at Thornham Village Hall on June 4th and 12th commencing at 9.00a.m. The purpose of these meetings is to consult with village businesses and organisations on the Plan and its impact. If you would like to attend please contact Mrs Megan Greef, 01485 512334 to make an appointment and give numbers attending.

Visit [www.thornhamplan.org](http://www.thornhamplan.org) for information about the plan and the draft policies.

A similar Email was sent to the following organisations in the village

<b>Organisation</b>	<b>Response</b>
The Lifeboat Public House	No comment
Chequers Public House	No comment
OrangeTree Public House	Private consultation
Thornham Deli	No comment
Thornham village Hall & Playing Field Trustees	Working Party Consultation
Thornham United Charities	Working Party Consultation
Parochial Church Council	No comment
Thornham Bowls Club	No comment
Thornham Cricket Club	No comment
Thornham Farms Ltd.	Working Party Consultation

Meetings were held with Thornham United Charities and Thornham Farms Ltd on 4<sup>th</sup> June and with Thornham Village Hall Trustees on 12<sup>th</sup> June and all comments noted.

Appendix (vi) Minutes of meetings with stakeholders

## **Regulation 14 consultation on pre-Submission Draft of Neighbourhood Plan**

Consultation in accordance with regulation 14 of the Neighbourhood Planning Regulations was planned to take place between 27 September and 8 November. As the circulation of the explanatory leaflet did not take place until early October, the end date was extended to 22 November.

A leaflet explaining the consultation process and giving information on where the Plan could be viewed and how to comment on it was circulated to all households and businesses in 'The Link', notices were put up on the village notice boards.

The Draft Plan was put onto the NP Website and instructions were given as to how comments could be made, information about the Open Day were also given. Hard Copies of the Draft Plan were printed and made available in The Church, The 3 local pubs and Thornham Deli, for anyone without computer access, to read.

A comment sheet was made available either at the Open Day or to download from the website. A sealed letter box was again available in church to receive comment sheets or they were handed in at the Open Day held on 12<sup>th</sup> October 2019 in the village Hall.

Appendix (vii) Reg.14 Consultation information leaflet

## **Regulation 14 Consultation Bodies contacted**

The following list of organisations were consulted by Email or letter, a copy of the letter follows. The consultation period was later extended by 2 weeks.

Norfolk County Council (Stephen Faulkner : [Stephen.faulkner@norfolk.gov.uk](mailto:Stephen.faulkner@norfolk.gov.uk))

Breckland Council

North Norfolk Borough Council

Fenland District Council

South Holland District Council

Forest Heath District Council

Suffolk County Council

Cambridgeshire County Council

Cambridgeshire and Peterborough Combined Authority

The Coal Authority

HCA (Homes and Community Agency)

Natural England

Environment Agency

Historic England

Highways England

Marine Management

BT Group PLC (By Letter)

CTIL (Vodafone and Telephonica)

MNBL (EE and Three)

EE

Queen Elizabeth hospital Kings Lynn (By letter)

NHS England

West Norfolk CCG

EDF Energy Networks (By letter)

UK Power Networks

National Grid

Anglian Water

Community Action Norfolk

Norfolk Wildlife Trust

CPRE

Equality and Human Rights Commission (By letter)

Diocese of Norwich

Norfolk Chamber of Commerce

New Anglia LEP

GCGP LEP

West Norfolk Disability Forum

Water management Alliance/KLIDB

Hunstanton Civic Society

Appendix (viii) letter to consultees

## **Pre Submission Open Day 12<sup>th</sup> October 2019**

It was decided that 10-12 complete copies of the Draft Plan would be laid on tables in the Village Hall and the following displayed on boards

- 1) Original Questionnaire results in graph form
- 2) Local Green Spaces Appendix
- 3) Important and Iconic Views Appendix
- 4) Important Unlisted Heritage Assets Appendix
- 5) Maps
- 6) Significant changes to the Policies since last Open Day
- 7) What the Neighbourhood plan is about
- 8) What happens next

A total of 30 people attended the Open day 26 were permanent resident 2 were second homeowners and 2 visitors. There was much discussion with the Working Party team and people took time to look at the displays read parts of the Plan and carefully filled in the comment's forms. Tea, coffee and biscuits were available to encourage engagement.

The comments were carefully discussed and amendments made as per Table below.



### Pre Submission Consultation Comments Table

		Policy	Comment	Working Group Response	Action taken
1.	BCKLWN 4.11.19	D1	Good to see a design policy which relates to the local area. The NPPF encourages this		
2.	Chris Dyson	D1	d) 'built form' ? Housing 7.2.2. 3 <sup>rd</sup> line page 18 not 17	Substitute 'buildings' for 'built form' Correct page number in the text	Amendment made RH Correction made RH
3.	BCKLWN 4.11.19	Dev. Bound	Good to see this has been considered and is also provided in the form of a map (Map7) in the neighbourhood plan. Perhaps make it clear that the red line is the development boundary either as part of a legend to the map or within support text.	Accepted. Add that the red line is development boundary in part of a legend to the map.	CR-W
			<b>Housing</b>		
1.	19.1.19 Norfolk CC		<p>The Plan could contain supporting text referencing the following;</p> <ul style="list-style-type: none"> <li>Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s.</li> </ul>	Discussed but considered not necessary as covered in National and Local Plan policies.	

2.			<ul style="list-style-type: none"> <li>Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new developments.</li> </ul> <p>3.2 Should you have any queries with the above comments please contact Naomi Chamberlain (Trainee Planner) at <a href="mailto:naomi.chamberlain@norfolk.gov.uk">naomi.chamberlain@norfolk.gov.uk</a> or call 01603 638422.</p> <p><b>Historic Environment</b></p> <p>4.1 It is noted that consideration of the historic environment, both designated and undesignated heritage assets is made through policies HA1 and HA2. Yet, policies HA1 and HA2 (pages 38-40) relate almost entirely to the built heritage and there is little mention of archaeological remains in the Plan</p> <p>4.2 It is recommended that the neighbourhood plan should include more detailed consideration of designated and undesignated heritage assets of all kinds. As a starting point it is recommended that the authors of the of the Plan consult the</p>	A matter for building regulations rather than land use planning.	
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			<p>Historic Environment Record (<a href="mailto:heritage@norfolk.gov.uk">heritage@norfolk.gov.uk</a>). The online version of the Historic Environment Record, Norfolk Heritage Explorer is partial dataset (extracted from the Norfolk Historic Environment Record) which is updated periodically and is therefore not suitable for use in the planning process. Even appropriately derived Norfolk Historic Environment Record data is not static and may be subject to change and enhancement within the lifetime (up to 2036) of neighbourhood plan. New discoveries are made, and existing sites and buildings can be reinterpreted. The implementation of new nationally or locally derived guidance and policies can lead to reassessment of the significance of individual or groups of heritage assets.</p> <p>4.3 It is recommended that the Historic Environment strategy and advice team are consulted (<a href="mailto:hep@norfolk.gov.uk">hep@norfolk.gov.uk</a>). Advice can be given related to which heritage assets are most significant and ways in which they can be protected and enhanced. Also, advice on the wording of historic environment policies can be given. At least one other neighbourhood plan in Norfolk has recommended that potential developers with concerns about how their development may affect the historic environment should contact Norfolk County</p>	<p>Contact <a href="mailto:hep@norfolk.gov.uk">hep@norfolk.gov.uk</a> for advice, as there are numerous archaeological sites in the area that may need to be considered.</p>	<p>RH</p> <p>Attempts made to contact but no reply.</p>
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3.		<p>Council Environment Service historic environment strategy and advice team directly for pre-application advice to identify archaeological implications.</p> <p>4.4 Should you have any queries with the above comments please contact John Percival (Historic Environment Senior Officer) at <a href="mailto:john.percival@norfolk.gov.uk">john.percival@norfolk.gov.uk</a> or call 01362 869275.</p> <p><b>Lead Local Flood Authority</b></p> <p>5.1 It is noted that there appears to be no mention of surface water flood risk specifically within the Plan. The LLFA would suggest the following specific policy with regards to surface water flooding.</p> <p>5.2 POLICY: FLOOD RISK The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.</p> <p>Any new development or significant alteration to an existing building within the Thornham area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to</p>	<p>Covered in National policy</p>	<p>Addition paragraph 3.7 and Map 7 inserted. RH &amp; CR-W</p>
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			<p>all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <ol style="list-style-type: none"> <li>1. Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).</li> <li>2. Where appropriate undertake sequential and /or exception tests.</li> <li>3. Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.</li> <li>4. Inclusion of appropriate allowances for climate change.</li> <li>5. Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location.</li> </ol> <ul style="list-style-type: none"> <li>• Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.</li> <li>• To mitigate against the creation of additional impermeable surfaces,</li> </ul>	<p>Recognise as a risk but dealt with in National Policy. However will include a paragraph and a map of flood risk in the portrait of Thornham</p>	
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			<p>attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.</p> <ul style="list-style-type: none"> <li>• Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.</li> <li>• <b>ALLOCATION OF SITES IN A NEIGHBOURHOOD PLAN</b> The Lead Local Flood Authority expects that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test are required to be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also be required to provide a flood risk assessment and / or drainage strategy through the development management planning process.</li> </ul>		
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			<ul style="list-style-type: none"> <li>5.4 Should you have any queries with the above comments please contact the Lead Local Flood Authority at <a href="mailto:llfa@norfolk.gov.uk">llfa@norfolk.gov.uk</a>.</li> </ul>		
4.	C. Dyson	H1 H2	<p>c) More emphasis on retaining gardens.</p> <p>Plastic grass not allowed</p> <p>7.2.6, 7.2.7 Insert 'Thornham' for 'Local' as Local means Boro' H2 6) is the open sesame clause</p>	<p>Consider modification to H1 to refer specifically to gardens Plastic grass is not subject to planning control.</p> <p>Accepted Substitute 'Thornham' for 'local' in text</p>	<p>Modification to Paragraph 7.2.4 and Policy H1 to refer to gardens and avoidance of cramped development.</p> <p>Modifications to paragraphs 7.2.6 and 7.2.7 to refer to the needs of Thornham.</p>
5.	12.10.19	H2	<p>I strongly disagree with the surprising increase to <u>15</u> of the maximum number of dwellings per site, from the consensus view of <u>10</u>. This appears to be Parish Council <u>completely ignoring</u> the view of the residents! Surely this should <u>be reversed</u>. There is no such thing as affordable housing in Thornham. Even if so called affordable housing was built only the rich and wealthy could purchase them.</p> <p>H2 – The very subjective statement that 25% needs to be there to make project commercially viable is spurious in my experience.</p> <p>Increase of potential net housing goes against the wishes of the public planning opinions.</p>	<p>The initial preference of the working party was to provide for a small scale development of up to 8 or 10 houses on an exception site. This would reflect the response to the original questionnaire question 4.3 "How should new properties be distributed across the village?"</p> <p>190 people disagreed or strongly disagreed with more than 10 properties on a plot.</p>	<p>Modifications made to paragraph 7.2.10 to provide reasoning for the maximum for the rounding down of the maximum of 25% for market housing to the nearest dwelling and greater emphasis on the need for this to be demonstrated.</p> <p>Modification to Policy H2 to refer to the rounding down to the nearest dwelling in applying the maximum of 25% for the share of market housing on exceptions sites.</p>
6.	12.10.19	H2			
7.	12.10.19	H2			
8.	12.10.19	H2			
9.	12.10.19	H2			
	12.10.19	H2			

10.			A housing development of as many as 10/15 is not wanted and serious thought must be given to any proposed development.	200 agreed or strongly agreed with 1 or 2 properties on a plot.	
11.	12.10.19	H2	More than 10 houses in any given development is contrary to the wishes of the village as expressed in the answers to the questionnaire. Anything larger would overwhelm the character of the village.	As exception sites are only allowed for affordable housing. Market housing is only permitted on them where necessary to make the development viable.	
12.	12.10.19	H2	And 25% of 15 is not an exact number. It seems like a way of pushing the number up to 30% - Not acceptable		
13.	12.10.19	H2	I disagree with H2 and think that any development outside the village boundary should be restricted to <u>No more than ten</u> houses.	Discussions with the Parish Council and the Borough Council suggested that a maximum of 15 dwellings would be desirable for an exception site in order to accommodate a range of house types to accommodate particular needs such as housing for the elderly or for young people working in the village. The Parish Council feels strongly that the possibility or up to 15 dwellings should be retained for these reasons. The amount of market housing should be limited to a maximum of 25% rounded	
14.	Comment Box	H2	H2 A maximum of 10 houses. Very important not to build on the outer sides of Staithe Lane and Green Lane.		
15.	23.11.19 Alexander May Email	H2	More emphasis on affordable housing for employees or elderly. Limit of 10 Not 15. Disagree with any development outside boundary. So much building recently – infill – all of which are second home investment properties for huge rental incomes – which has led to Pubs etc. now too expensive for local residents to use. Often Social Housing leads to Anti Social Behaviour – as is the case over the last 3 years in Castle Cottages! It is a mess – infrastructure not in place for development of 15 houses – GPs etc.		
16.	Robert Gulliver 25.11.19				

			<p>This policy is a smokescreen. It is using affordable housing as the justification for adding massive private housing stock to Thornham. Any affordable housing would be very limited in scale and come at the cost of changing the existing nature of Thornham. The only way to get affordable housing is to have the council build them and not private developers. This policy is egregious and should be changed.</p> <p>Rural Exception Sites should be for no more than 8 new "affordable" properties with no more than 25% as open market (rounded down!).</p> <p>Also a housing needs survey should only look at Thornham (and not nearby villages) to determine how many new "affordable" properties are likely to be needed.</p> <p>However, if eventually there are not enough people who qualify from Thornham (living, working etc), then surrounding villages should be next on the list to occupy these "affordable" properties.</p>	<p>down to nearest whole number.</p> <p>The actual amount of housing will be determined by a local needs survey, which may include Titchwell and Choseley, but will not exceed 15.</p>	
17.	Comment Box C. Venes		<p>I agree in general terms with the policies but at a practical level unless there is a recognition that some small scale development may be necessary to the east, west or south of the village to facilitate limited housing development of affordable/social housing following a full Housing Needs Survey I do not see how the issue of sustainability can be addressed.</p>		

18.	(MJG)	H3	Numbering wrong 7.2.10 – 7.2.28(7.2.24) 7.7.1. twice(Footpaths)	Accepted Re-number from 7.2.10	Numbering corrected
19.	BCKLWN 4.11.19	H3	<ul style="list-style-type: none"> <li>What do you mean by relatively affordable?</li> </ul> <p>Perhaps use the terms accessible and adaptable within the policy as per the supporting text and other sections of the plan</p>	Discussed – in this context it means more affordable to less well off, but it is considered that the meaning is clear as currently worded.	No change
20.	BCKLWN 4.11.19		<p>Holiday Homes &amp; Holiday Lets</p> <ul style="list-style-type: none"> <li>Great debate and commentary on the subject</li> <li>The Sedgeford Neighbourhood Plan has since been made</li> </ul> <p>You have also left to open to explore in subsequent reviews should you wish</p>	Noted	
21.	Chris Dyson	H5	H5 4)does the 40% include hard parking area?	No, but attempt to protect gardens and green spaces elsewhere	
			<b>Employment</b>		
1.	12.10.19		We must upgrade our Broadband WIFI capabilities through an initiative with BT following the Drove Farm example.	Discussed, reasonable broadband available. No change	
2.	12.10.19	EMP 3	<p>There is no mention of animal welfare concerning “intensive livestock or poultry production”. This omission is shameful and should be the priority consideration.</p> <p>Firstly, congratulations on producing such a comprehensive, interesting and professional document.</p>	Not a planning issue. There are different regulations for farming and animal welfare	



	Same person  Email		<p>I would like to raise an issue concerning the section on Agriculture, at 7.3.3 and EMP 3, at page 30 of the draft plan.</p> <p>It seems that there is a serious omission here. While I have no objection to, and fully support, the three listed objectives, there is no mention at all of consideration of any development from the animal welfare perspective. This, in my opinion, should be the first consideration, and would give the village a great opportunity to lead the way in ensuring that livestock in our area is treated in the best possible way.</p> <p>Animal husbandry is waking up to animal sentience and this should be catered for in the plan. I think that such inclusion would make us all feel better. I would be most surprised if anyone in the village would disagree.</p>		
3.	12.10.19	EMP 5	Consider making a much needed car park in part of the field to the south of the Queen of Sheeba.	Considered too far from village facilities and would draw traffic through the village.	No change
4.	Comment Box		<p>I agree with the policy, however, tourism related development needs to be affordable for locals not just geared to tourists from down South.</p> <p>Intensive agricultural – packaging units should not be allowed – roads cannot cope!</p>	<p>Agree but not in the gift of a Neighbourhood plan.</p> <p>Include packaging units in EMP3</p>	Policy EMP3 modified to refer to intensive packaging units

5.	19.11.19 Norfolk CC		<p><b>Transport</b></p> <p>The Plan does not propose to allocate housing sites although Policy EMP 5: New Parking Provision (page 31) supports an additional car park. As the Highway Authority there is not an objection to Policy EMP 5, however, the policy and supporting text should be clear that any new car park will need to demonstrate that its access arrangements and pedestrian routes, including crossing points if to the south of the A149, would meet the requirements of the Highway Authority.</p> <p>Should you have any queries with the above comments please contact Richard Doleman (Principal Infrastructure Development Planner) at <a href="mailto:richard.doleman@norfolk.gov.uk">richard.doleman@norfolk.gov.uk</a> or call 01603 223263.</p>	Agreed add to EMP5	Policy EMP5 modified to reflect the comments of the highways authority.
			<b>Community Facilities</b>		
1.	12.10.19	C1	Must be encouraged and affordable prices for local residents.	Not within the scope of planning control to influence prices.	
2.	Comment Box C Venes	C1	Strongly suggest delete Hair Factory. By the time the report is finalised anything may have happened but the Hair Factory is now surely redundant.	Policy is designed to retain premises that provide a service unless it is clearly demonstrated over a period of time that there is no demand .	

				Leave in	
3.			Change reference to Coast Hopper to Coast Liner	??	RH
			<b>Important Views and Local Green Spaces</b>		
1.	12.10.19	L2	I am surprised that no views looking south towards the ridge are regarded as important. Perhaps a policy about planting trees might be included	Accepted. Add view from Village Hall and Playing fields looking towards South. Good planning practice not to remove trees.	CR-W add to Map 8
2.	11.11.19 Monica Lucas Email		Has consideration been given to the potentially harmful impact on views and the character of the AONB of other types of agricultural development in the fields to the south of the village? In this connection I am particularly thinking of intensive use of polytunnels, erection of farm sheds, facilities for casual workers, storage units, animal pens or irrigation equipment, all of which would detract from the green views looking southwards, (see your picture on P9)	Limit of what planning policy can achieve. Temporary structures are allowed on farm fields to allow production.	
3.	Comment box		There should not be any exceptional circumstances that are acceptable	National Policy requires that policy for Local Green Spaces must be comparable to that for Green Belts which allows for exceptional circumstances.	

4.	Comment Box C Venes	L2	Point 8 Shore Road – Add ‘from the junction with The Green at the southern end to the High Water mark at northern end.’	Accepted Add these words to L2 8 Add the word Green after Thornham L2 7	Parts 7 and 8 of Policy L2 amended to reflect these comments.
			<b>Dark Skies</b>		
1.	12.10.19	L3	The preservation of dark skies in an area of rich wildlife is essential	Agreed	
2.	12.10.19	L3	No more lighting. Is Anna’s cottage allowed all the lighting that has been installed? Has planning permission been sought for the sign?	Agreed, but Plan cannot influence what has happened. Limited control over lighting but try to encourage good practice with policy	
3.	12.10.19	L3	Unnecessary amount of light at the Deli.		
			<b>Other</b>		
1.	Chris Dyson (MJG)		Heritage assets -Telephone Kiosk – junction of High Street & Church <b>Street</b> The Old Coach House has reverted to ‘The Chequers’ again Should the Kings Head be The Orange Tree	7.6.3 Telephone Kiosk add ‘Street’ The Kings Head now The orange Tree The Old Coach House now The Chequers and delete ‘Former’	Corrections made in paragraph 7.6.3.
2.	Comment Box C. Venes	P1	Add a phrase which encourages development of a footpath access to Holme next the Sea along the A149	Add wording to P1	Paragraph 7.8.1 and Policy P1 modified to refer to a footpath between Thornham and Holme-next-the-Sea.
3.	12.10.19		Very good effort – well done to all involved. It is very comforting to know that the future of the village is in sensible, safe hands.		

4.	12.10.19		Speeding in Thornham <u>is Not</u> a minor problem	Noted	
5.	12.10.19		We need to look at appendix 2 again. Need to divide P.P. granted (and update this part as are missing some) from those that are complete and amend 5.10 on page 17 slightly in the final 2 paragraphs.	Agreed to check as up to date as possible and make sure the figures are correct on page 17 5.10	CR-W & SS
6.	12.10.19		An excellent plan, lots of helpful ideas.		
7.	Mary Hamilton Email 12.10.19		<p>There are one or two typing errors eg. 7.7.1 Footpaths noth should read north.</p> <p>The Hair Factory has now closed and he owner of the premises seems to be having difficulty in finding a business wanting such accommodation.</p> <p>Primary age children tend to go to Brancaster School though some go to Hunstanton. Secondary School children tend to go to Hunstanton but some choose to go to Wells.</p> <p>Thank you to all who have worked on the plan.</p>	<p>Corrections needed Also 7.7 number repeated</p> <p>Noted</p>	<p>Corrections to spelling and paragraoh number made.</p> <p>Paragraph 3.9 modified to amplify information on school destinations.</p>
8.	8.11.19 Email		<p>Tom Parry &amp; Anita Bartys</p> <p>We have no specific comments on the Draft Neighbourhood Plan. We would however like to say that it appears to be very well thought through and presented and offer our thanks to all those who have put it together.</p>	Noted	

9.	Email Monica Lucas		<p>Many congratulations for a very thorough, well-evidenced and well-executed Neighbourhood Plan document: concise yet covering all that is necessary.</p> <p>Good luck with the next stages.</p>	Noted	
			<b>Statutory Consultation Bodies</b>		
1.	BCKLWN 4.11.19	L1 & L2	Good to see a map provided alongside the policy	Noted	
2.	BCKLWN	HA2	Good to see that a map which is clear and supports the policy is in place	Noted	
3.	19.10.19		Marine Management Organisation – No specific comment	Noted	
4.	29.10.19		Natural England – No specific comment	Noted	
5.	11.11.19		Water Management Alliance No specific comment	Noted	
6.	15.11.19 Anglian Water		No specific comment	Noted	
7.	National Grid		<p>No apparatus in the area</p> <p>The electricity distribution operator in Kings Lynn and West Norfolk Borough Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p>	Noted	

			(UK power networks emailed -No response Megan)		
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## Thornham Neighbourhood Plan Open Day Comments

Firstly, thank you for organising the Open Day.

### General comments

The comments below are my individual response and not the views of Thornham Parish Council.

At the KLWNBC parish council updates session which both Bob Gulliver and I attended, Stuart Ashworth made clear the importance of the wording of the document, as once it becomes 'Made' it is interpreted literally by planners at Borough's Planning meetings. I am concerned re the use of the word 'estates'. In the summary of consultation findings it says a preference to avoid 'estates' in favour of cul-de-sac. I am unclear as to the meaning intended here. What is an 'estate'? I could argue that both Shepherds Pightle and Ploughman's Piece are 'estates'. Is 'estate' meant as a euphemism for council housing? Or is it a term to define the scale of development? I could understand an objection to an estate the size of proposed developments on the A149 in Hunstanton which would be disproportionate in scale in Thornham. I would welcome greater clarification in the final document.

I understand the KLWNBC Local Plan review is likely to come through in early 2020. This is likely to change the SADMP, most likely to reduce the overall number if the information given at the update session is accurate. Is there any chance that the NP team can see an early version of the Local Plan to judge how this may impact on NP?

I do not want to delay the NP becoming a 'Made' document but think some insight into the Local Plan worth having if possible.

Recent discussions I have had with other village groups including TVHPF, TUC and PCC confirm there is a growing awareness and concern about the future social sustainability of the village community. I totally endorse the statement in the Vision which notes the Plan needs to

'help to maintain and enhance the vitality of the community'.

I believe this needs to be positively re-inforced by a statement that notes that the provision of some affordable/social housing in response to a Housing Needs Survey could help to address this issue and that action is needed sooner rather than later.

**Specific Responses to Policies on next page ....**



## **Appendix (i) Parish Council Introductory Leaflet**

### **Thornham Neighbourhood Plan Background Information**

Thornham Parish Council has decided to prepare a Neighbourhood Plan. Before completing the questionnaire you may be interested in some background information about the Neighbourhood Plan and how it relates to other current planning issues in Thornham.

#### **What is a Neighbourhood Plan?**

Neighbourhood plans were introduced in the Localism Act 2011. A neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area (in this case the Parish of Thornham)
  - planning policies are used to decide whether to approve planning applications;
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority;
- A powerful tool to ensure the community gets the right types of development in the right place.

Local people can create a plan that allows them to develop planning policies that reflect the priorities of their area and have real legal weight. The whole community then decides at a referendum vote whether the local authority should bring the plan into force.

#### **How does it fit in to other planning policies?**

A neighbourhood plan is also part of a hierarchy of planning policies and there are therefore some limitations on what it can do.

- It must have regard to government planning policies and guidance.
- It must be in general conformity with the strategic policies in the Local Plan produced by the local planning authority (in this case the Borough Council of King's Lynn and West Norfolk)
- It must conform to European environmental legislation.
- It must not conflict with the European Convention on Human Rights

A neighbourhood plan cannot provide for less development than is required by the Local Plan for the area produced by the Borough Council but it can influence the location and form of any new development.

The Neighbourhood Plan can include policies on a wide range of issues. One of the most significant and complex is the scale and location of new housing and this leaflet focuses on this issue.

#### **What about the Borough Council's Local Plan?**

Kings Lynn & West Norfolk Borough Council (KLWNBC) is revising its Local Plan to extend the end date from 2016 to 2036. To start this process the Council has issued a "call for sites" allowing land owners and developers the chance to put forward sites for development. Five sites have been put forward in Thornham and these are listed below and shown on the map on the back of the leaflet.

The Borough Council considers that there will be a need for land to be allocated to provide for about 5 dwellings in the period up to 2036 in addition to infill (windfall) developments (such as building two new properties to replace one). These would continue to be allowed subject to normal planning approval although our Neighbourhood Plan may be able to influence their design and size. It seems unlikely that the Borough Council would require major development.

Discussions with the Borough Council have suggested that decisions on how the land for additional developments can be identified could be made in one of the following ways:

- a) Land could be identified in the Neighbourhood Plan based on an objective evaluation of alternative sites and taking account of the views of the community;
- b) Land could be allocated by the Borough Council;
- c) No allocations are made but the Borough Council will have a general policy that will allow some development subject to it meeting certain criteria.

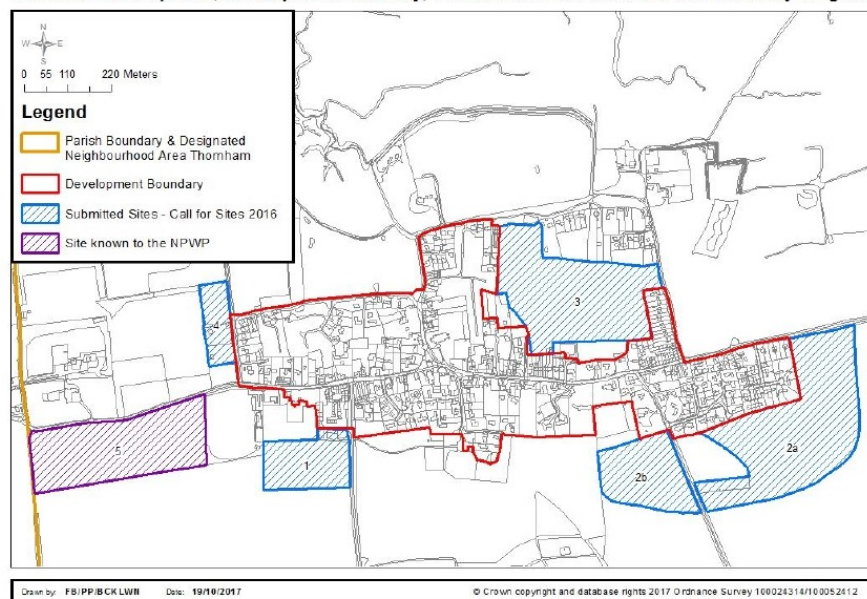
The timescale for the completion of the Borough Council's Local Plan is uncertain. They have indicated that they would welcome allocations made through the Neighbourhood Plan but it will be some time before their approach is defined.

Site	Site description	Area (ha)	Development proposed
1	Land off Ringstead Road (1)	1.78	Market Housing, Affordable Housing, Starter Homes, Public Open Space
2a/2b	Land south-east of Thornham (2)	10	Market Housing, Affordable Housing, Residential Care Home, Custom and/or Self Build, Tourism, Starter Homes, Community Use, Public Open Space
3	Land Off Green Lane, Thornham	7.7	Market Housing, Affordable Housing, Custom and/or Self Build, Starter Homes, Public Open Space
4	Staithe Lane, Thornham	1.45	Market Housing, Affordable Housing, Custom and/or Self Build, Starter Homes, Public Open Space
5	Land owned by Thornham United Charities		No current plans – possible development site

Simply because these areas have been put forward in their entirety does not mean that, if any particular site is selected the whole area would be allocated. The Neighbourhood Plan or the Local Plan could allocate all or part of any of these areas or make no allocations. If the Neighbourhood Plan makes any allocations we will carefully evaluate all of these possible sites along with any others that are put forward in response to the questionnaire. We will consider the scale and type of development that is appropriate and give you the opportunity to comment again before a decision is made.

If you have any initial views on these issues please enter them in question 5 of the questionnaire.

Thornham Built-Up Area, Development Boundary, Call for Sites 2016 Sites and Site known by NP group



We will be holding an open day in February 2018 to present the findings of this questionnaire and more detailed information on the issue of the scale and location of future development in Thornham.

There will also be further stages of consultation on specific policy options for the Plan and on the Draft Plan. We hope that the Neighbourhood Plan will be complete by May 2019.

## Appendix (ii) Questionnaire

### Thornham Neighbourhood Plan 2018 - 2036 Questionnaire



This questionnaire is important, we are very grateful for your time and effort in filling this in. It's purpose is to gather views and ideas for Thornham's Neighbourhood Plan.

Why should you complete this questionnaire? This plan will be part of the planning and development framework for Thornham until 2036. It is our opportunity, as a community, to influence how our village will be shaped in the future.

This plan when completed can help Thornham to have greater control over development – although importantly it cannot be used to stop all development. It will represent local views and aspirations and can address local, Thornham, issues that are not covered by BCKLWN's Local Plan.

We appreciate your commitment to this process – please encourage all members of the household to complete the questionnaire, regardless of age. We want the ideas and issues from those under 18 as well as adults throughout the village. We want the views of second homeowners, caravan owners as well as residents.

There are no right or wrong answers or opinions! Please answer the questions as well as you can, if you think something does not apply or you have no view, please move on to the next question. We will be collating information from this questionnaire.

We will hold a Consultation day early next year and also meet with local interest groups where possible.

Thank you for your help.

#### **1 About You**

**You do not have to complete this section but it will help us if you do.**

1.1 What is your connection with Thornham ? Please tick all that apply

a Main home	b Work here	c Second home	d Mobile home	e Visitor	f Other

1.2 How long have you had a connection with Thornham ? Please tick one box only.

a Less than a year	b 1 to 5 years	c 6 to 10 years	d 11 to 20 years	e Over 20 years

1.3 What is your age group ? Please tick one box only.

a Under 18	b 18 to 25	c 26 to 49	d 50 to 69	e 70 to 84	f 84 or over

1.4 Please tick the box which best describes you.

a Full time education	b Employed	c Self employed	d Retired	e Other

1.5 How many people normally live in your household ?

a Adults	b Children under 18

1.6 If there are children in your household, how many are

a Under 4	b 5 to 7	c 8 to 11	d 12 to 16	e 17 to 18

1.7 Are you on the Electoral Register and so entitled to vote in the Parish ?

a Yes	b No	c Don't know	d Prefer not to say

## **2 Environment / Community Facilities**

We recognise Thornham is a very individual community and also very special to most of us for a number of reasons, including its location, the area in which we live and the many unique aspects of our village. When completing this section please bear in mind why you like Thornham from the point of view of environment and community, or why perhaps you have issues or problems.

2.1 How important are the following to you ?



	1 Very important	2 Important	3 Neutral	4 Not important	5 Not at all important
a Being near the sea					
b Footpaths and walks					
c Seating on footpaths and around the village					
d Nearby nature reserves and wildlife					
e Green and open spaces within the village					
f Thornham is part of North Norfolk Coast Area of Outstanding Natural Beauty					
g Part of Thornham is a conservation area					
h Peace and tranquility					
i Safe and secure neighbourhood					
j Important views of village and surrounding countryside					
k Anything else - please state					

2.2 Would you like to see more litter bins in Thornham (which will cost residents via Council Tax) ?

	a Yes	b No
each one no charge from KLWNBC + £500 to install + £100 pa to empty		

2.3 Would you like to see more dog bins in Thornham (which will cost residents via Council Tax) ?

	a Yes	b Yes
each one would cost about £350 to buy and install + £95 pa to empty		

2.4 How important are the following to you ?

	1 Very Important	2 Important	3 Neutral	4 Not important	5 Not at all important
a Sense of community					
b Village Hall					
c Village Playing Field					
d TUC Field as it is now					
e Church					
f Allotments					
g Harbour					
h Deli					
i Pubs					
j Hair Factory					
k Access to above for less mobile					
l Access throughout village for less mobile					
m Drove Orchards					
n Anything else - please state					

2.5 Are there other community facilities you would like to see in Thornham ?

--

2.6 Are there any specific features of Thornham which you think should be protected ?

a Green spaces	1
b Buildings	2
c Views	3

d Other	4
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### 3 Infrastructure / Economy / Tourism

For this section please consider living and working in Thornham and the need or requirement to get services in Thornham or from further afield. Our Neighbourhood Plan cannot necessarily deliver a significant increase in services (if, indeed this is what you want), but it can help to influence policy and planning.

#### 3.1 Thornham is well served by the following utilities.

	1 Strongly agree	2 Agree	3 Disagree	4 Strongly disagree	5 Don't know
a Flood defences					
b Foul water (sewage) drainage					
c Surface water drainage					
d Water quality and pressure					
e Mains electricity					
f Broadband					
g Mobile phone signal					
h Any other comments about Utilities ?					

#### 3.2 How do you feel about street lighting in Thornham ?

a Too much	b About right	c Not enough
Any other comments about street lighting ?		

#### 3.3 How do you feel about light pollution (possibly caused by security lighting) in Thornham ?

a Too much	b About right	c Not an issue
Any other comments about light pollution ?		

#### 3.4 How important is the Coasthopper bus service ?

	1 Very important	2 Important	3 Neutral	4 Not Important	5 Not at all important

a To you					
b To Thornham					

3.5 How often do you use the Coasthopper bus service ?

a Daily	b Weekly	c Monthly	d Less than Monthly	e Not at all

3.6 Would you support (more of) the following types of business development in Thornham ?

	1 Yes	2 No
a Light industrial units such as workshops		
b Small business enterprise / start up		
c Tourism, B&Bs, Restaurants		
d Office accommodation / Internet cafe / Hot desking		
e Retail		
f Agricultural		
Other - please specify		

3.7 Would you support more mobile phone masts in Thornham to improve mobile reception ?

a	b
Yes	No

Any other comments regarding mobile phone masts ?	
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3.8 Is speeding in Thornham a problem ?

a Major problem	b Minor problem	c Not a problem

Any other comments regarding speeding ?	
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#### 4 Planning / Homes / Design



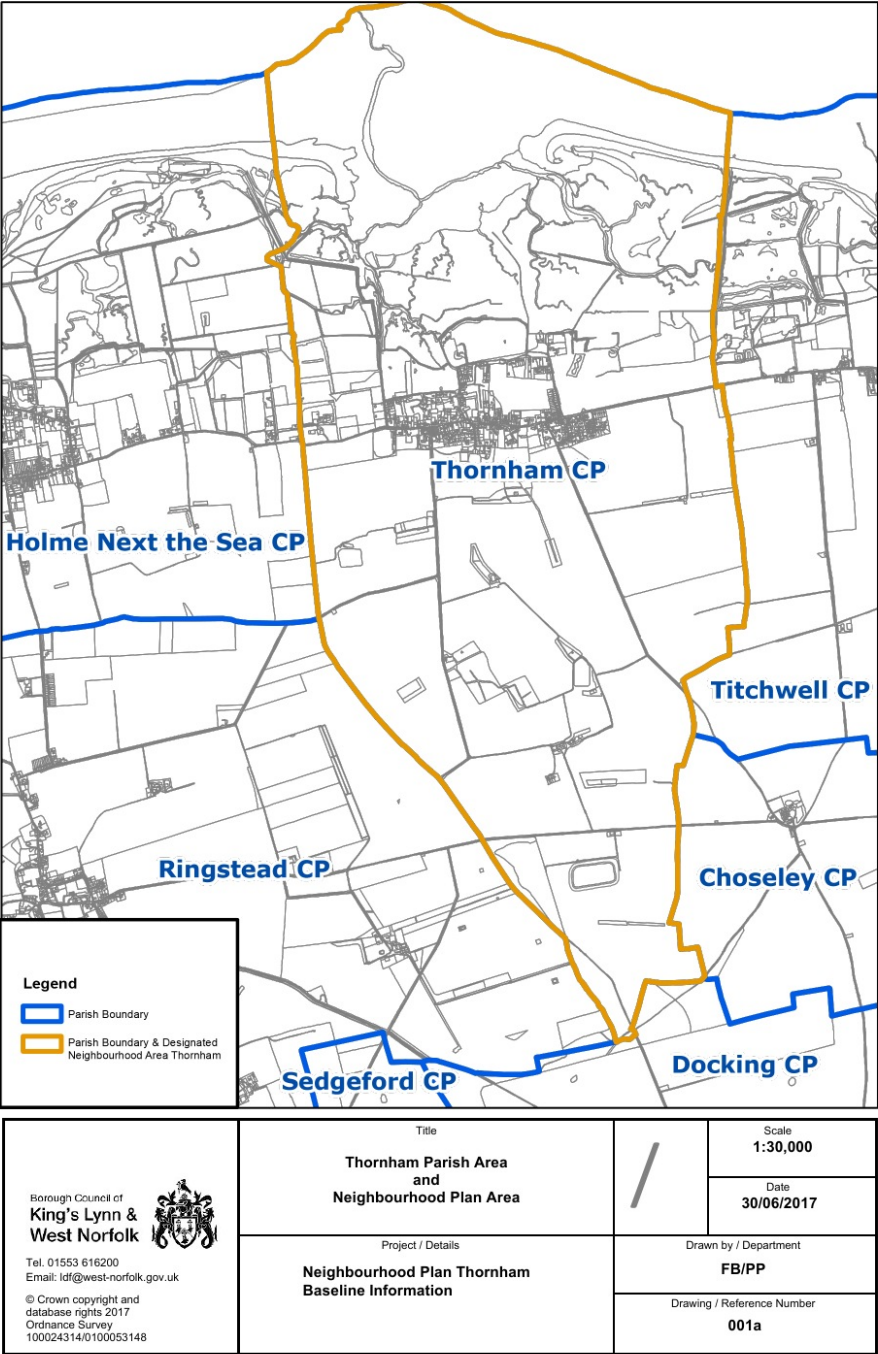
New housing developments (with some limited exceptions) can only take place within the Village Development Area which is shown on the second map below.

Kings Lynn & West Norfolk Borough Council (KLWNBC) are our Planning Authority and are now revising their Local Plan which includes Thornham. It is likely that Thornham should have a minimum of 5 new properties in the period up to 2036.

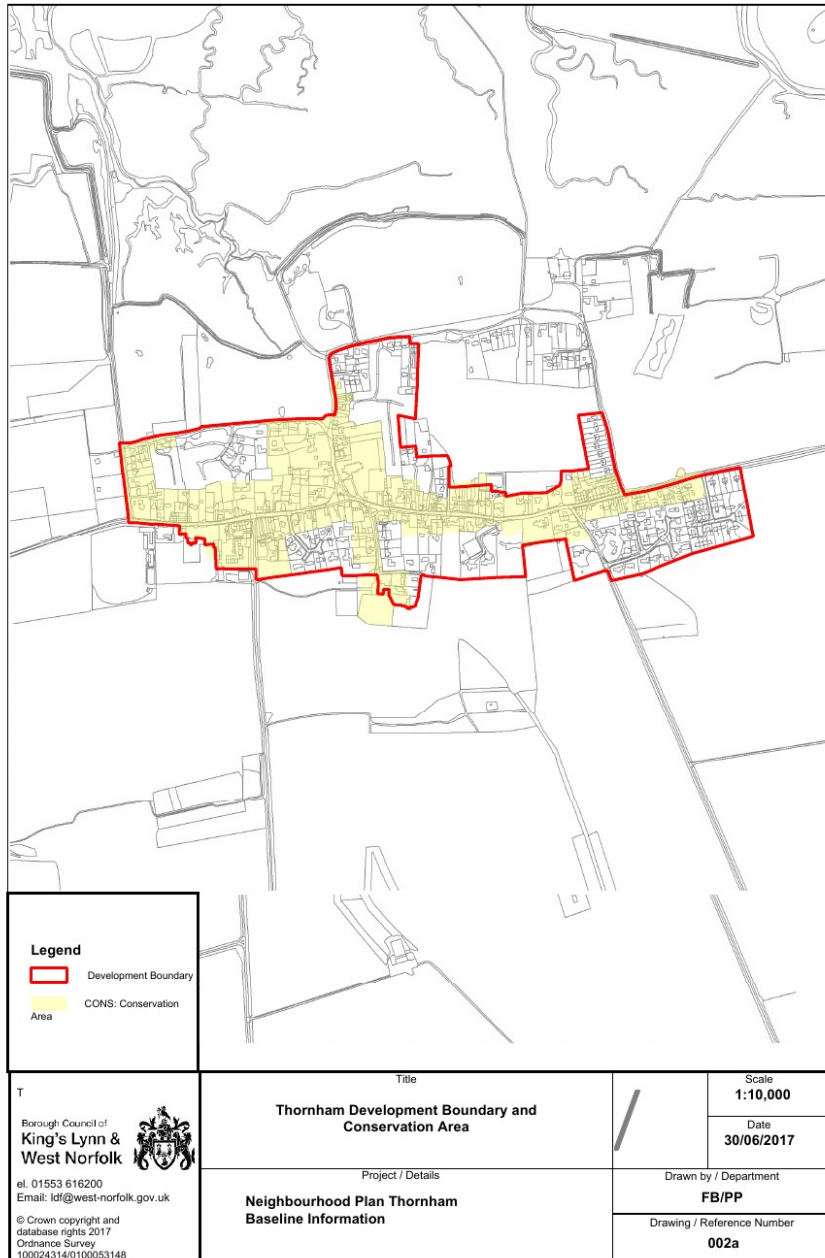
The Neighbourhood Plan could identify sites in addition to this, but any sites would have to comply with national planning policy and strategic local plan policy.

However infill (windfall) developments (such as building two new properties to replace one) are not included in that and would continue to be allowed subject to normal planning approval although our Neighbourhood Plan may be able to influence their design and size.

Map of Thornham Parish which is designated area for Thornham Neighbourhood



**Map showing Thornham development area (edged in red)  
and Thornham Conservation area (shown in yellow)**



4.1 Where should new houses be built ?

	1 Strongly agree	2 Agree	3 Disagree	4 Strongly disagree
a Within Thornham Development area				
b Outside Thornham Development area				

4.2 What form of new housing development would you like to see ?

	1 Strongly agree	2 Agree	3 Disagree	4 Strongly disagree
a Fronting existing roads				
b Cul de sac				
c Estate				

4.3 How many new properties should be allowed in Thornham up to 2036 ?

a 5	b 6 to 10	c more than 10

4.4 How should these new properties be distributed across the village ?

	1 Strongly agree	2 Agree	3 Neutral	4 Disagree	5 Strongly disagree
a Outside Thornham Development area					
b 1 or 2 properties on a plot					
c 3 to 10 properties on a plot					
d more than 10 properties on a plot					

4.5 What type of new homes do you think will be needed in the future in Thornham ?

	1 Most needed	2 Needed	3 Not needed
a Detached bungalows			
b Detached houses			
c Semi detached bungalows			
d Semi detached houses / cottages			
e Terraced houses / cottages			
f Houses with space for home / teleworking			
g Eco homes			
h Flats			

#### 4.6 What do you think about current and future provision of housing in Thornham ?

	1 Need a lot more	2 Need a few more	3 Don't need any more
a Four or more bedroom houses / bungalows			
b Three bedroom house / bungalows			
c Two bedroom houses / bungalows			
d One bedroom houses / bungalows			
e Land for self build			
f Shared ownership affordable			
g Social rented housing			
h Private rented housing			
i Starter homes			
j Sheltered housing			
k Second homes			
l Holiday lets			
m Mobile homes			
n Other - please specify			

#### Definitions

Shared ownership affordable - the occupant is able to buy a share (25% to 75% of the home's value) and pay rent on the remaining share

Social rented - owned by a local authority or private registered provider and rented out at no more than 80% of the local private market rent

Private rented - rented from a private owner

Starter home - intended in design and price to be for a first time buyer

Sheltered housing - self contained accommodation with some shared facilities, specifically designed for the elderly or disabled

#### 4.7 What height limit do you think should apply for any new or altered homes in Thornham ?

Please tick one box only.

a Two storey	1
b Two and a half storey	2
c Three storey	3

#### 4.8 Should height limit (in 4.7) also be consistent with nearby properties ?

a Yes	1
b No	2

4.9 What do you think are the important features for any new or altered homes in Thornham ?

	1 Very important	2 Important	3 Not important
a Traditional design			
b Modern design			
c Mixture of traditional and modern design			
d Blends in with nearby properties			
e Renewable energy source(s) included			
f Plenty of off road car parking spaces			
g Gardens less than 30 sq.M			
h Gardens 30 to 60 sq.M			
i Gardens more than 60 sq.M			
j Use of local building materials (flint cobbles carrstone)			
k Mixture of housing types			
Any comments regarding good design and layout ?			

5 Have you another comments about the future development of Thornham ?

6 Thank you for taking the time to complete this survey. Please return it by 30 November to either the box in the Church or by post to 28 Castle Cottages Thornham Hunstanton PE36 6NF

**\*\* Please note: The deadline for returning the completed survey has been extended to the 14th December 2017**

7 Your responses will be crucial to ensuring that the objectives and policies of Thornham's Neighbourhood Plan fully reflects resident's concerns and hopes for the future of our village.

## **8 So what happens next ?**

As we mentioned in our introduction, the Neighbourhood Planning team is in the collection of information stage. We are endeavouring to get as many views and as much feedback as we can from the whole community.

There will be a Consultation Day in the Village Hall early next year.

The team will also meet with various local Stakeholders such as Businesses, Sports groups, Charities, the Church and other groups to gain views and information. This is likely to be done in parallel with other activities such as analysis of the questionnaire returns and the subsequent Consultation day,

This information will be carefully reviewed and analysed and then presented through the Parish Council to the Community for further input and consultation. This may include a second questionnaire.

The plan, with the help of KLWNBC and our external independent consultant, is then written. This plan goes to KLWNBC for an Independent review, which may recommend changes or further consultation. Once the KLWNBC have signed it off, the plan will be put to a Referendum for the whole village.

The Parish Council had set an ambitious timeframe of 18 months to complete this process – this is fast compared to a number of Neighbourhood Plans and is now being revised. We hope the Referendum will be held in May 2019 and if the Plan is approved give the community of Thornham greater control over our development and future from that time.

## **9 And finally !**

Again, we thank you for your help. If you have any questions, comments or simply would like to know more, please email the Neighbourhood Plan Working Party at:

[thornhamplan@gmail.com](mailto:thornhamplan@gmail.com)

Although our first Thornham Neighbourhood Plan is designed to go up to 2036 it is intended to review it whenever KLWNBC amend their Local Plan.

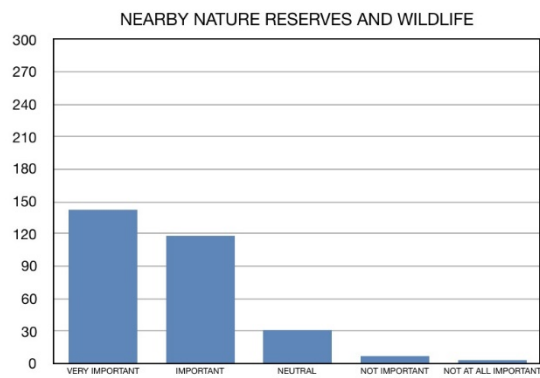
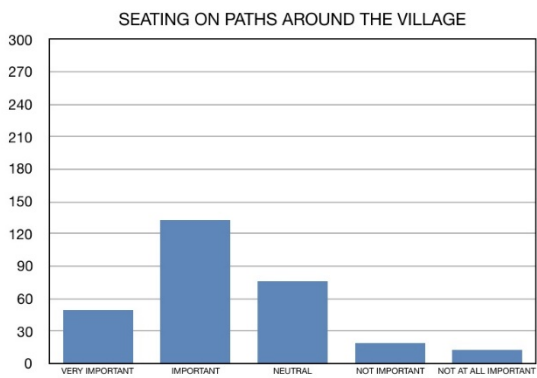
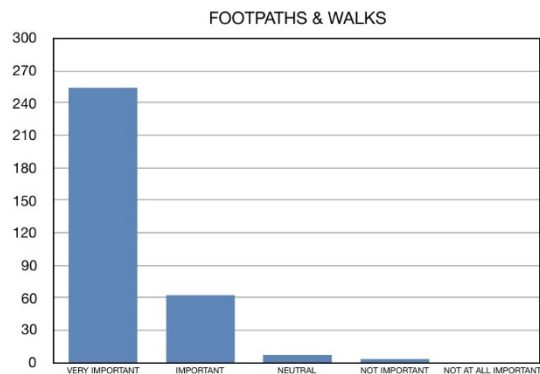
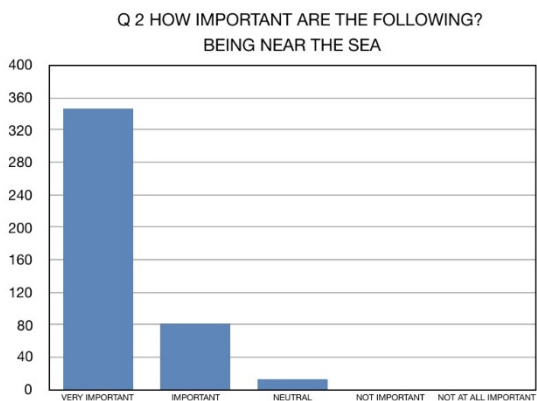
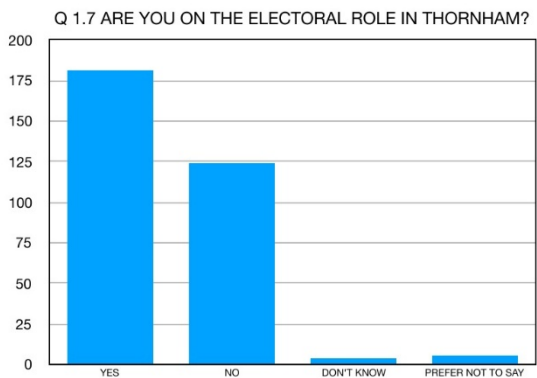
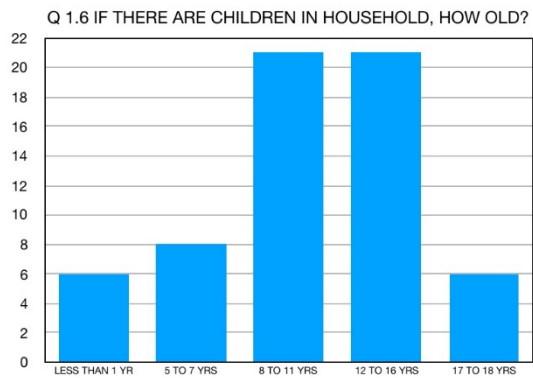
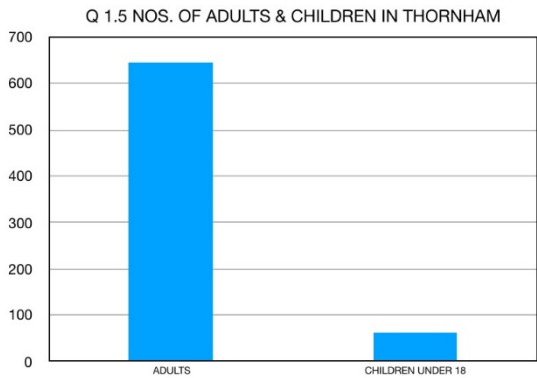
From Thornham Neighbourhood Plan Working Party on behalf of Thornham Parish Council.

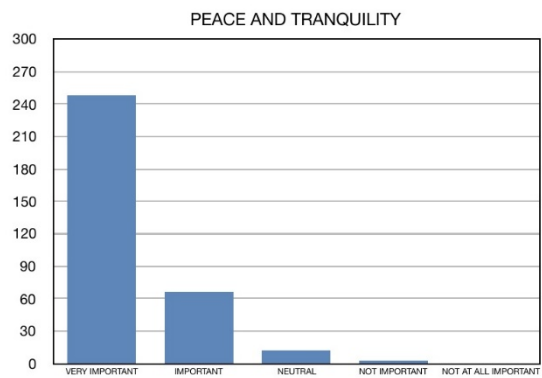
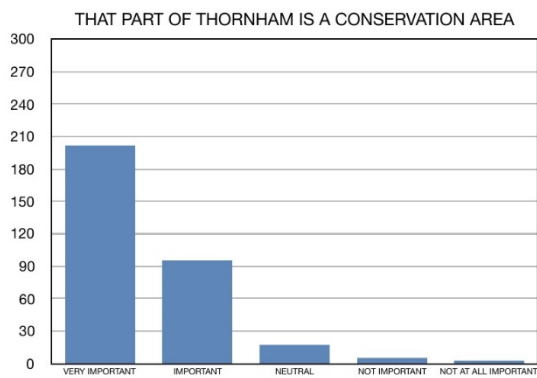
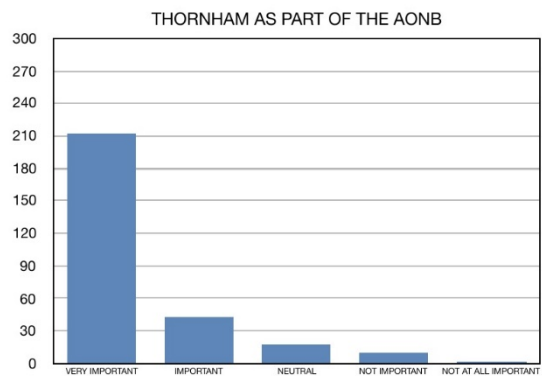
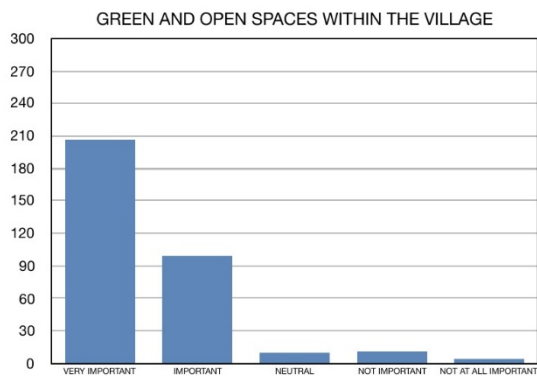
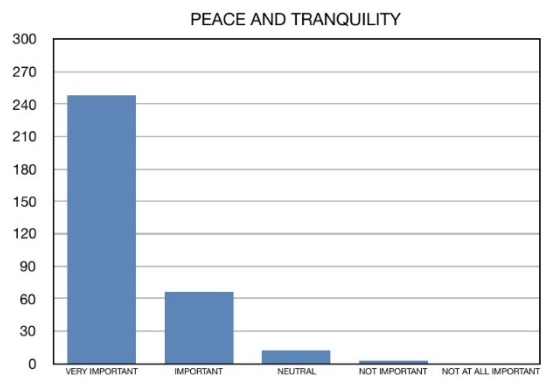
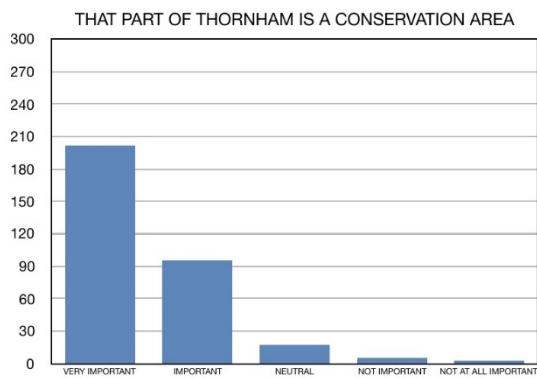
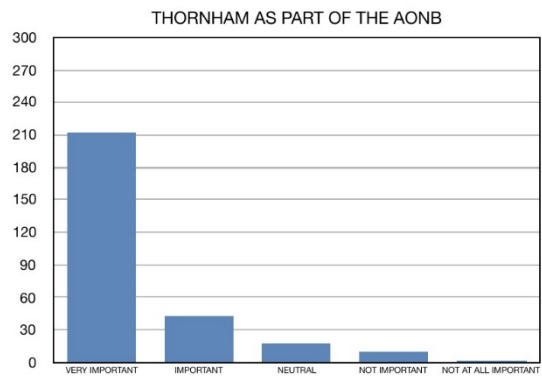
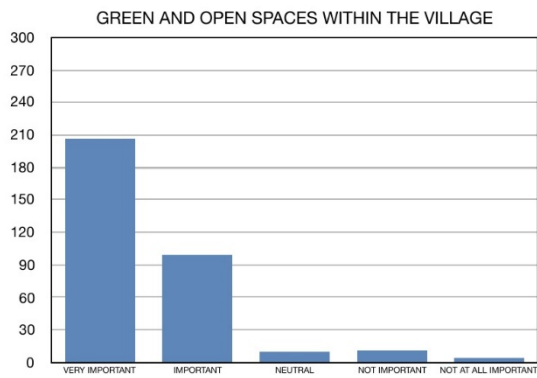
Dated 23 October 2017

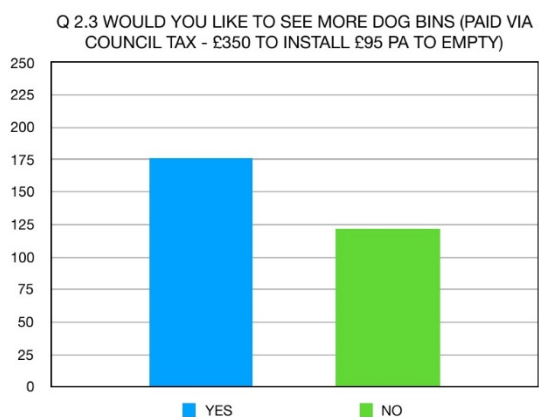
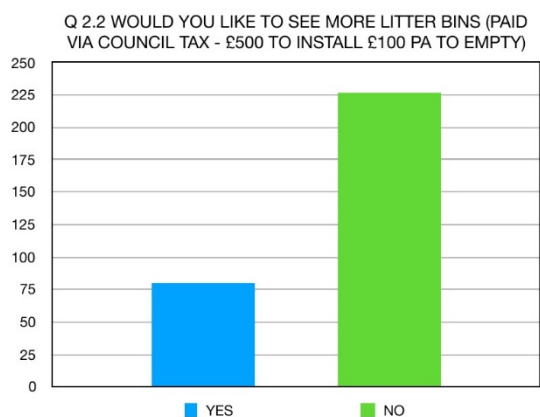
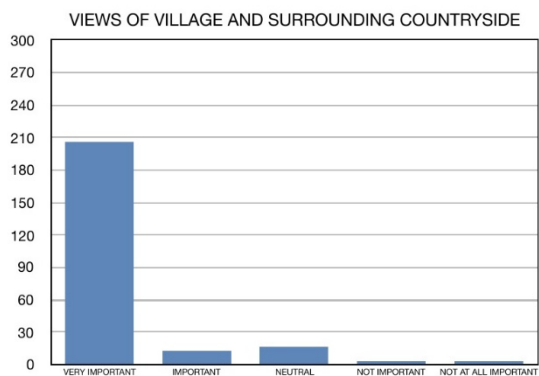
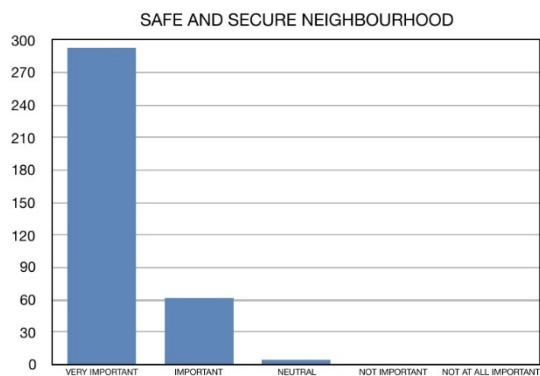
Website [thornhamplan.co.uk](http://thornhamplan.co.uk)[www.thornhamplan.co.uk](http://www.thornhamplan.co.uk)



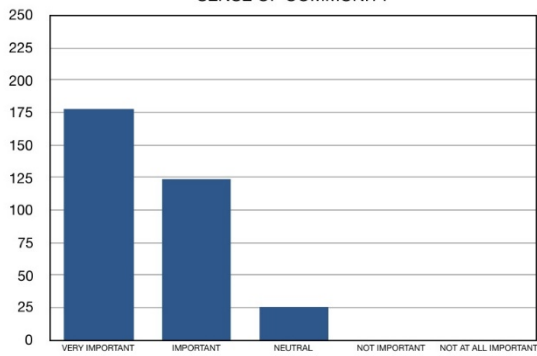
Appendix (iii) Questionnaire results in graphs



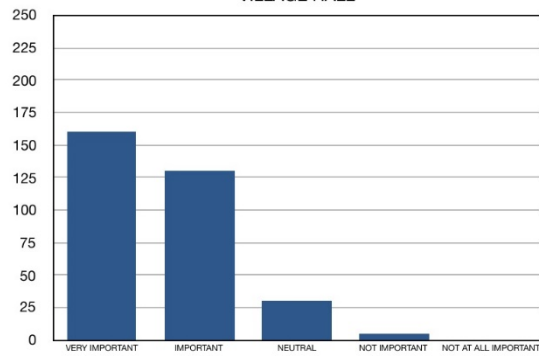




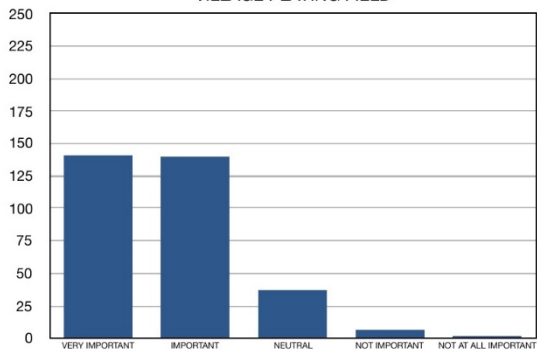
Q 2.4 HOW IMPORTANT ARE THE FOLLOWING?  
SENSE OF COMMUNITY



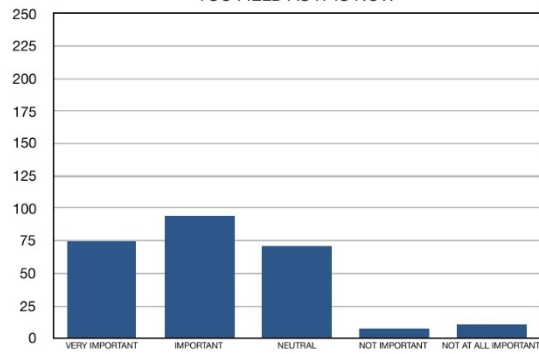
VILLAGE HALL



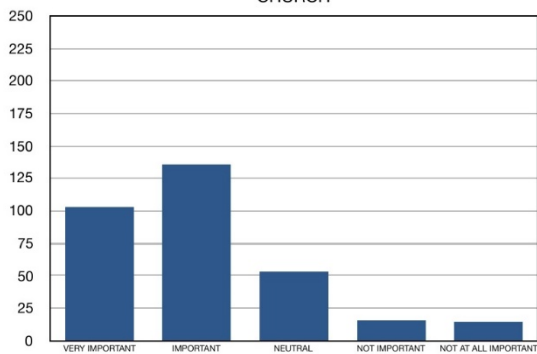
VILLAGE PLAYING FIELD



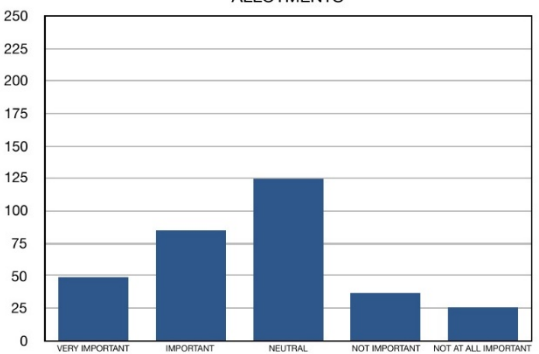
TUC FIELD AS IT IS NOW



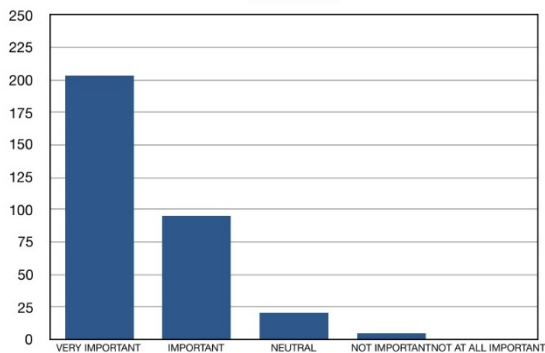
CHURCH



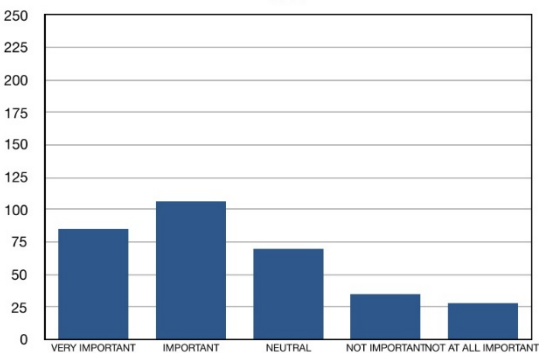
ALLOTMENTS

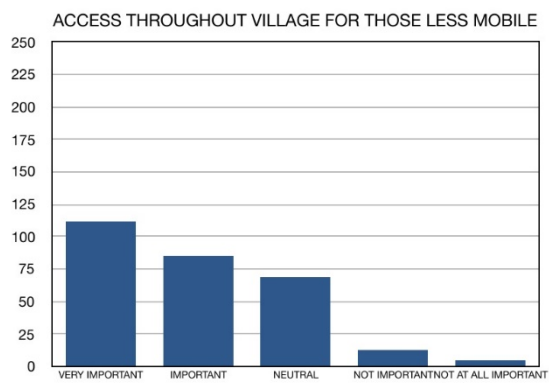
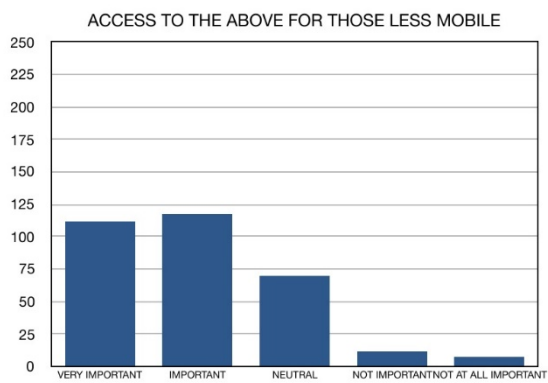
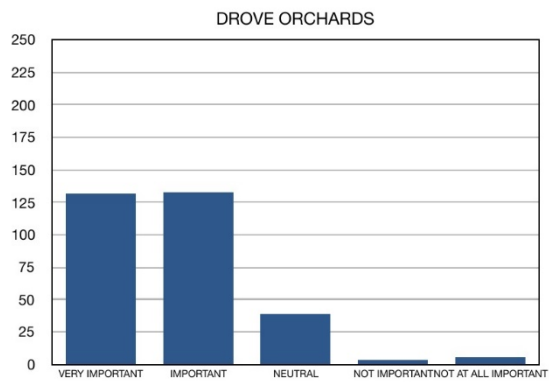
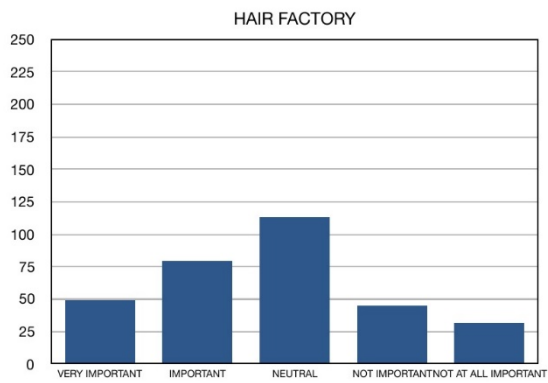


HARBOUR

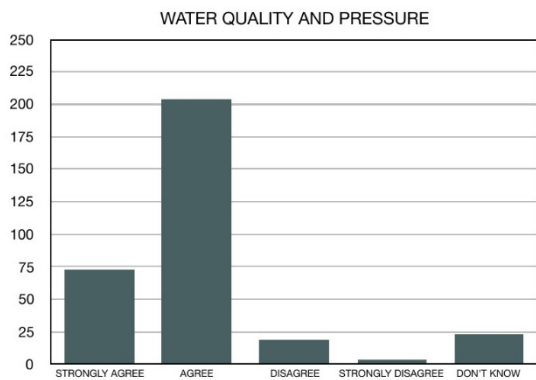
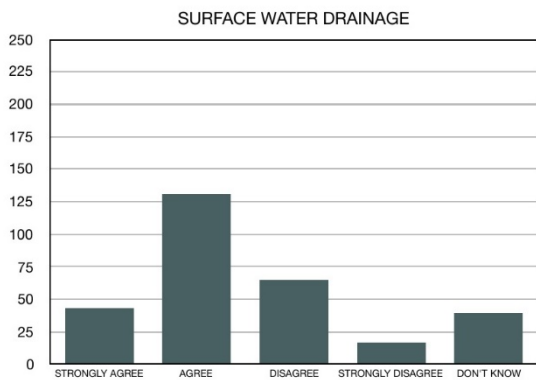
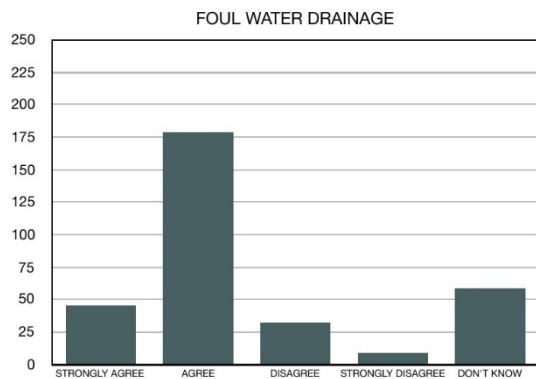
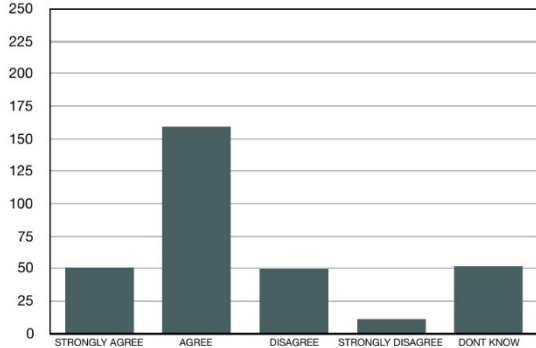


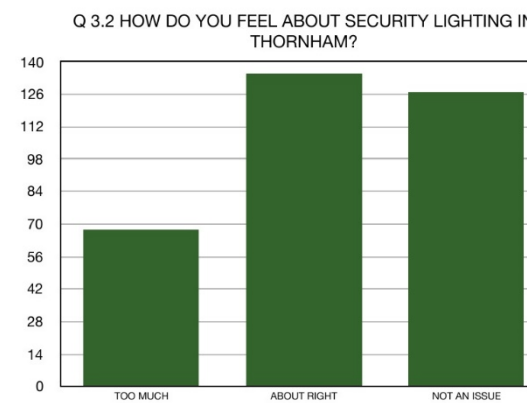
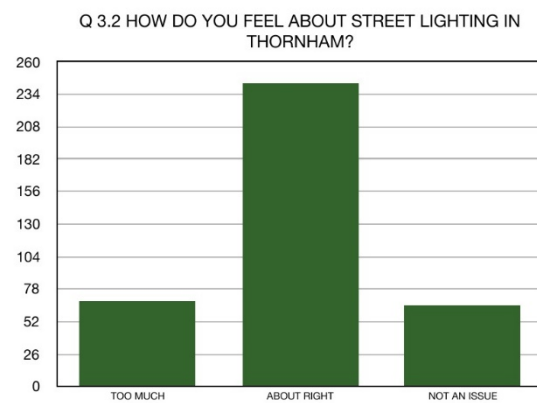
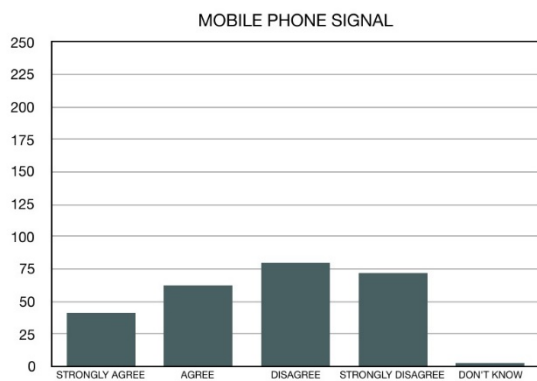
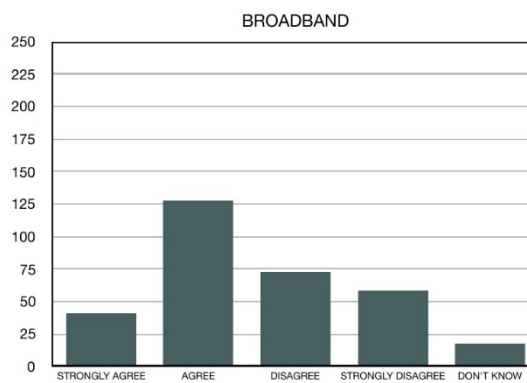
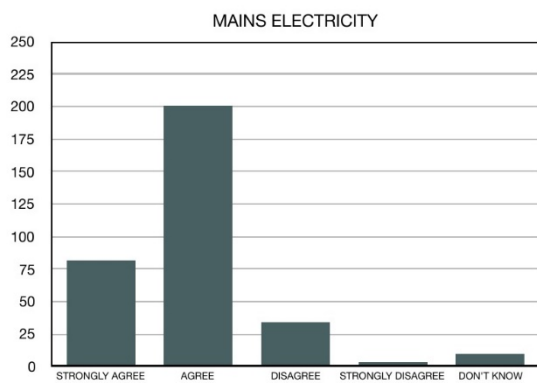
DELI



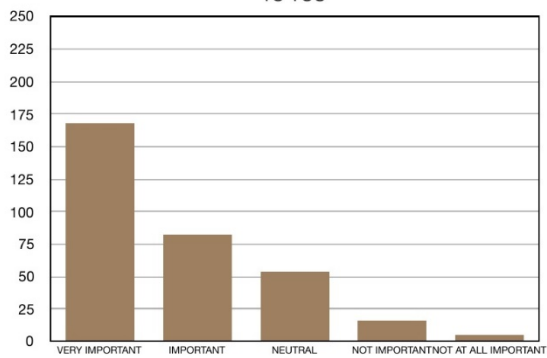


Q 3.1 THORNHAM IS WELL SERVED BY THE FOLLOWING:  
FLOOD DEFENCES

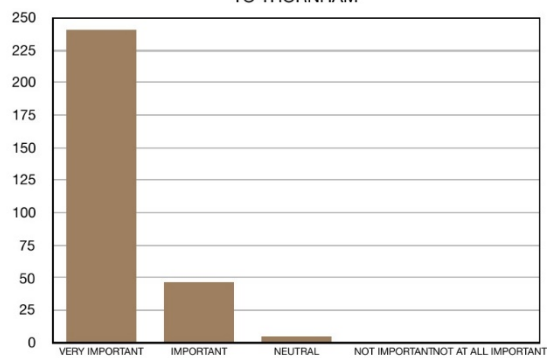




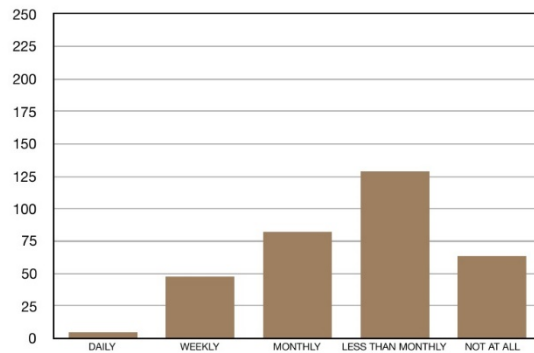
Q 3.4 HOW IMPORTANT IS THE COASTHOPPER BUS SERVICE?  
TO YOU



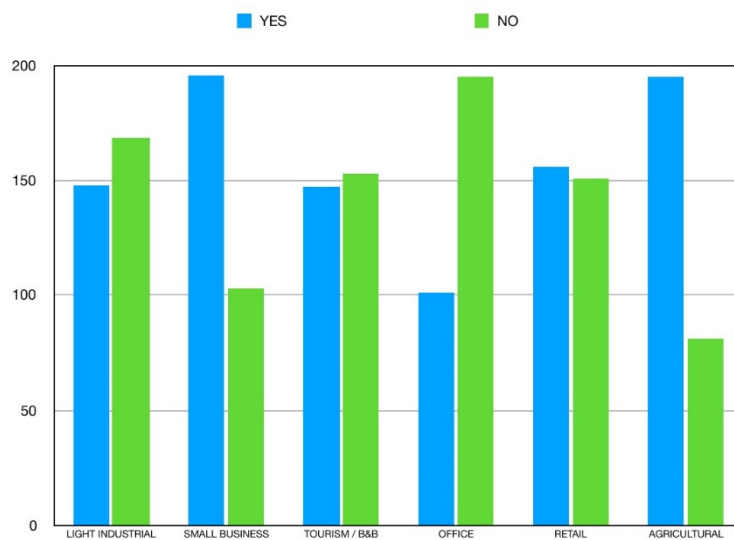
TO THORNHAM

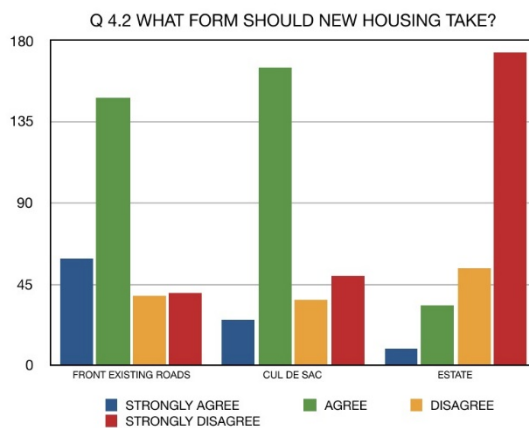
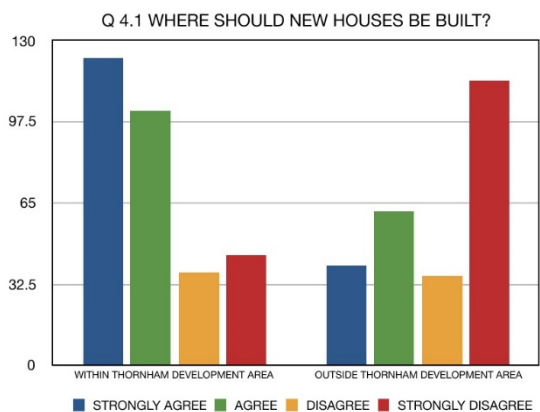
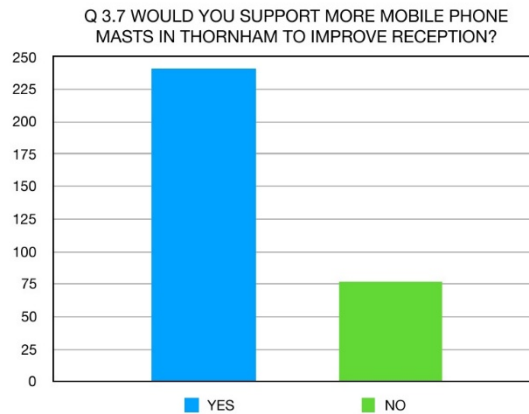
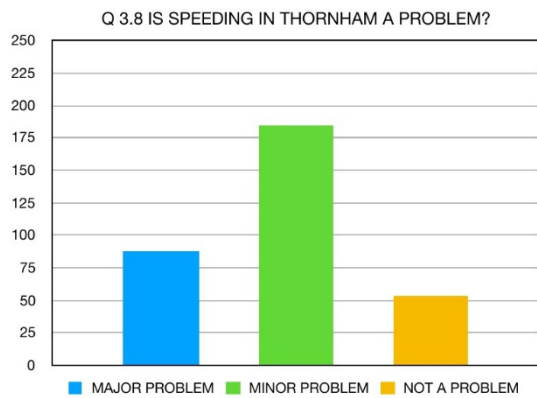


Q 3.5 HOW OFTEN DO YOU USE THE COASTHOPPER  
SERVICE?

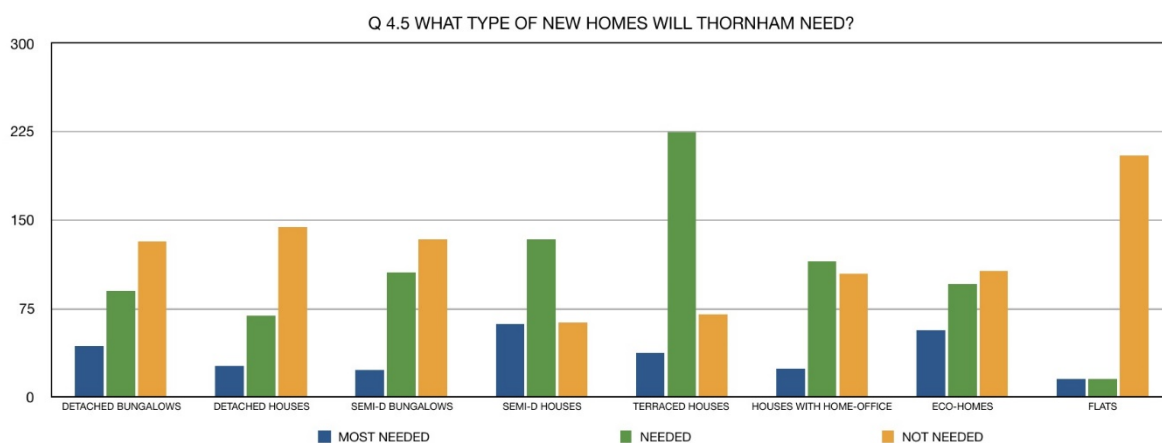
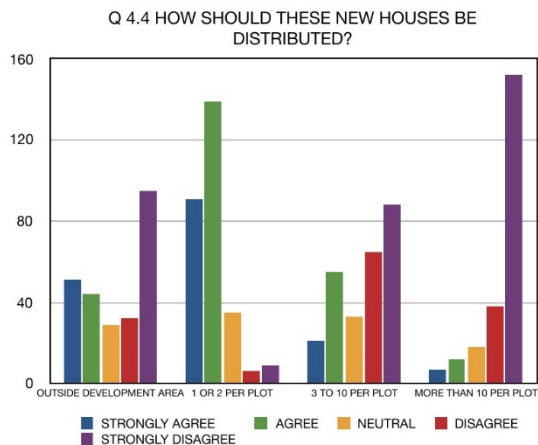
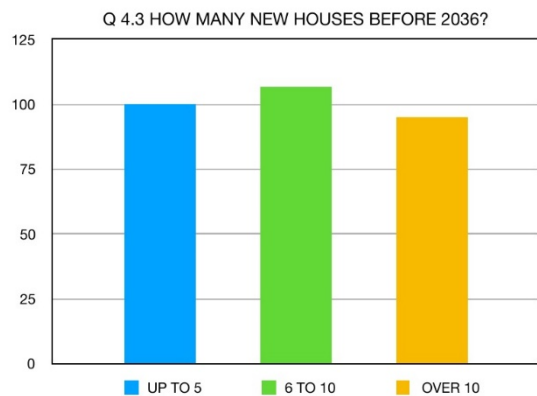


Q 3.6 WOULD YOU SUPPORT THE FOLLOWING TYPES OF BUSINESS DEVELOPMENT IN THORNHAM?

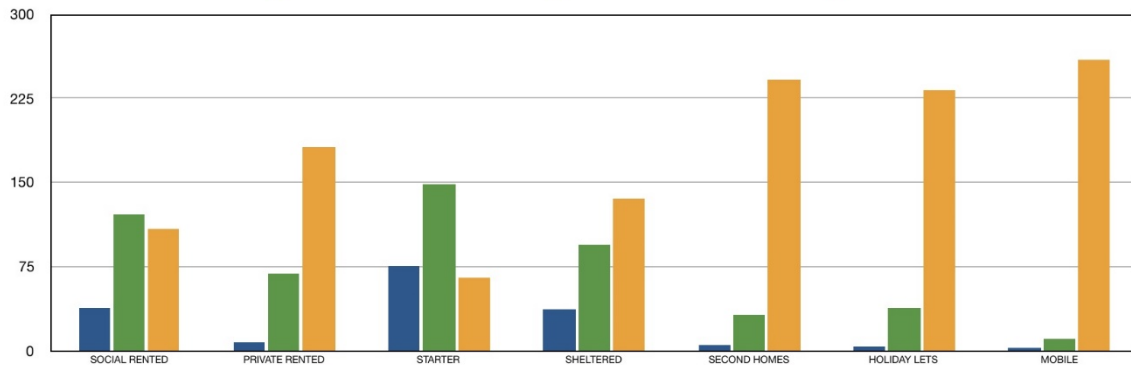
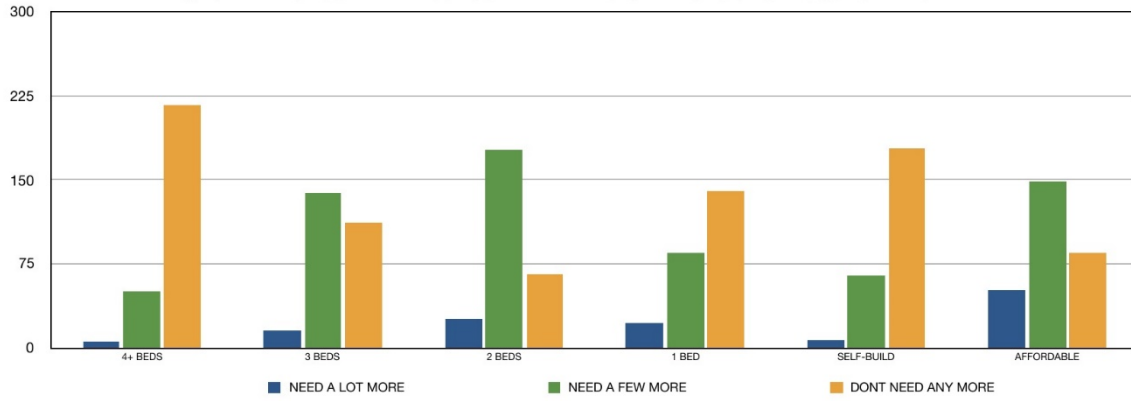




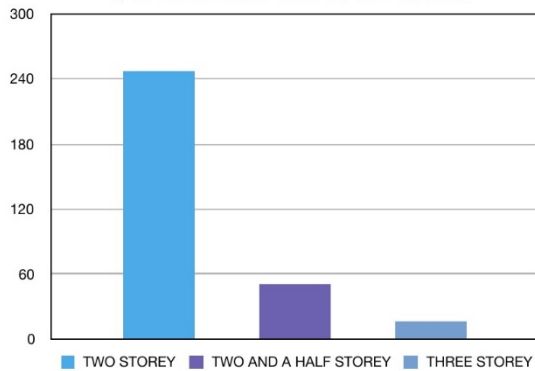




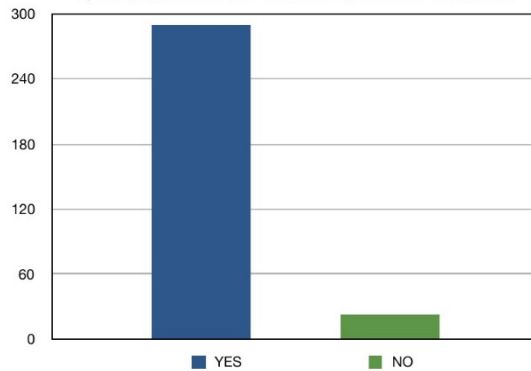
Q 4.6 WHAT DO YOU THINK ABOUT CURRENT AND FUTURE PROVISION OF HOUSING IN THORNHAM ?



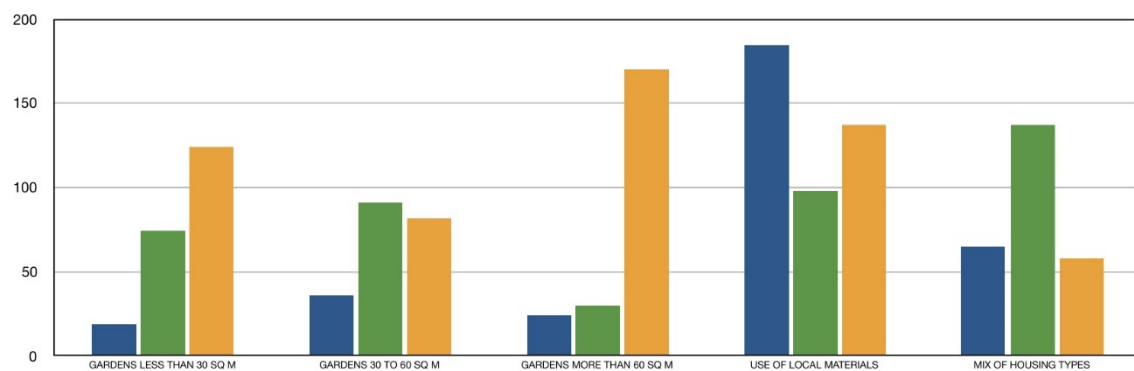
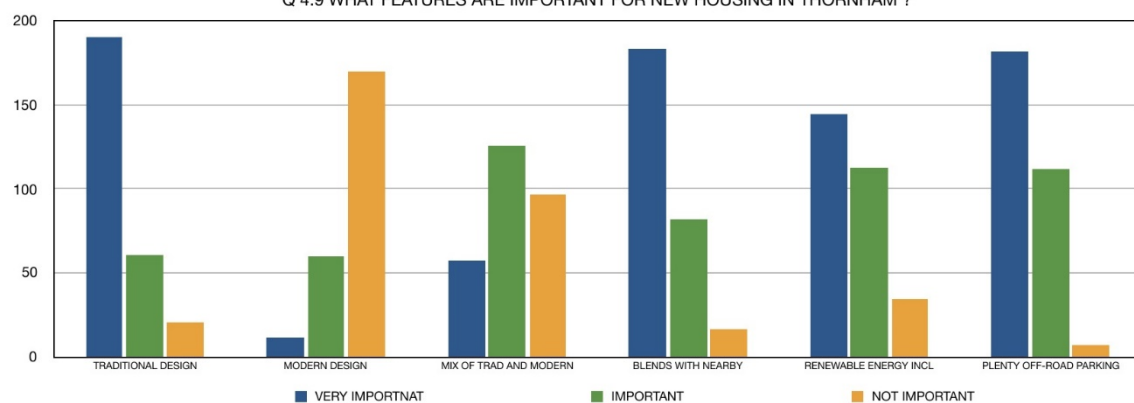
Q 4.7 WHAT HEIGHT LIMIT TO NEW HOUSES?



Q 4.8 SHOULD HEIGHT RELATE TO NEARBY HOUSES?



Q 4.9 WHAT FEATURES ARE IMPORTANT FOR NEW HOUSING IN THORNHAM ?



## Appendix (iv) Questionnaire comments

Checked in: 09/01/18.  
CHT.

### Questionnaire Notes:

2.1 An active community with local roots ie:- not just a retirement & holiday home composition. Preserving fields & agricultural land. Wheelchair accessible walks. Not too developed yet. It is very important to manage traffic in the High Street, I would like a traffic management/ calming scheme. Traffic management especially at holiday times. Preserving fields & agricultural land. Historical character of village & natural beauty, low light pollution at night. Historical character of village & natural beauty. No overdevelopment of Thornham.

2.4 lighting above/around village sign on high street, less traffic, No motor Homes parked overnight at the harbour. The Deli does not cater for the village people, only for the well heeled tourists & second home owners. Village shop required at reasonable costs. (d) Permissive path good for joggers & dog walkers, it they know where it is? Signs needed. Adequate street lighting. Better & more street lights. Pavements without cars parked on them. Existing green space including arable land. Deli is nothing like a village shop, don't use it, no use to me. Mobile Library. Assume Mobile Library still comes monthly.

2.5 Celebrate special dates. Good Mobile Phone Reception. We miss a proper village shop. Essential household items at realistic prices. General stores for locals. A general store for the local community. A proper village shop. Open air swimming pool. A proper shop/tea room/bakery. If no longer coming re-instate mobile library.

2.6 (a1) all areas with views of the marshes & playing field. Area around Coastguard Cottages, previous playing field area should not be altered to become large housing estate (b2) Coal Barn & Church. The Coal Barn (c3) The Marshes. Coal Barn at harbour should be listed if not already protected. Over marshes and out to sea. (d4) preserving tranquillity and open spaces. Ponds. Village ponds should be protected. (a) Yes all at present (b) Church, the village school, the manor, the red house. (c) keep as at present. (d) the road to the harbour no building. (a) existing area including arable land around village boundary. (b) Church coal house & harbour. (c) Coastal views & landscape to maintain AONB status. (d) Character of the village. (a) existing areas including arable land. (b) Church, Coal House; (c) Coastal views & landscape. (d) Character of village. (b) where possible. (d) Boundaries/Green Lane/Staithe Lane. Honesty from Parish Council.

3.1 Street cleaning particularly leaves is not good. Good bin collection service. Regular blocked drains in Church Street are a perennial problem. Only satisfactory, poor IT/Comms for business. Drainage seems to suffer due to lack of road sweeping ie: straw, debris. Sometimes the surface water drainage is insufficient. Bins service keep

3.2 Main road is very dark for pedestrians, a torch is a must, Thornham sign in front of church should be lit up. Church Street is incredibly dark at night, as is footpath along A 149 to village Hall. Especially around lanes off main road. Existing lights not all working or obscured by trees. Lights not working in Green Lane, covered by trees in Church Street. Enough for safety without nightlight pollution. New street light opposite Deli/Hall entrance, nothing from Staithe Lane to Red House Barn. Essential we have a light exiting village hall car park

3.3 Too much at the Deli. An endearing characteristic is the relatively low pollution of the night sky. The No Entry signs by the Orange Tree are too bright & probably unnecessary.

3.5 Fortnightly. Coast Hopper was excellent until timetable was changed, it now does not connect with trains from Kings Lynn. Used to use weekly but after the changes no longer at all.

3.6 Post Office. Light industrial so long as location is suitable & sympathetic to surroundings. (a-e) if limited. (c) Cheaper ones. Village Shop. (e) Retail no except for small food shop. (c) Quite enough already. To bring employment to villagers.

3.7 Should be sensitively so as not to ruin views. As inconspicuous as possible. Yes in the vicinity. Could use Church Tower. Provided they are sited to avoid visual intrusion & public health risks ie

## Appendix (v)

### Comments Made on draft policies at Open Day 9 February 2019

In some cases comments *have* not been made in relation to the appropriate heading. In these cases I have moved them to the correct heading.

The number after the comment relates to the form number. It has been added to ensure that all comments have been recorded.

	Comment	Suggested Action
	<b>Housing</b>	
1.	Agree no comment (6),(8),(9), (13), (14), (18), (21)	
2.	Agree emphasis should be on infilling but monitor - emphasis should be on encouraging millennials to buy first time (2)	None necessary
3.	Does not address the need for need for small scale housing for the elderly and a care home (3)	Partly covered in H2 and H4 but could have a more explicit reference.
4.	Agree that settlement boundary should not be extended and 4-5 hous pa about right (4)	None necessary
5.	Disagree. Infill will create urban jungle but affordable homes will only come With other houses which needs extension of development boundary (5)	Exception sites policy partly addresses this. This comment does not reflect the general response so no change
6.	Disappointed that the Green does not come within the development boundary or Conservation Area as being subject to national policies makes the area more vulnerable to development (7)	This is a misunderstanding of national policy. National policy in the countryside and AONB generally restricts development except in clearly defined circumstances . The neighbourhood plan would not be allowed to be more restrictive than national policy.
7.	Disagree more houses needed outside development boundary (10)	This view is not the majority one and could be in conflict with policy for AONB and environmentally protected sites. (10)
8.	Agree but H4 does not seem realistic.(11)	May be difficult to enforce in some circumstances.
9.	Agree. Pity there is no distinction between second home owners and holiday let s as thet have different impact on the village. (12)	Agr,ee the effects are different, but not sure what point is being made. Does the respondent prefer second homes or holiday lets?
10.	Disagree to H3. Bullet points for affordable housing. Should be 3 years not 5 out of 8. Suggest 16 hours minimum for three years. (15), (16)	Consider. These bullets based on an exist ing policy in use by BC. % out of 8 is to accommodate absence as a student. 3 years of 16 hours minimum likely to deter from working in Thornham, suggest no change.

	Comment	Suggested Action
11.	Agree but should be a determined effort to encourage lower cost housing and discourage profiteering by developers (19)	Plan does this to the extent that it can.
12.	Agree . Would like to see work with a housing charity to provide affordable housing.(20)	Not a planning policy but could be linked to development in accordance with H3.
	<b>Employment</b>	
13.	Support no comment (1), (4), (6), (9), (12), (13), (14), (15), (17), (18), (19), (21).	
14.	Agree but should be steps to improve infrastructure and allow workshops(2)	Unclear what is meant by infrastructure. EMPI allows this- unless we want to identify a suitable site?
15.	Agree with parts (3)	No information on what is not agreed
16.	Disagree More positive support for tourism and care for the elderly needed. (5)	Plan supports tourism. Care home?
17.	No allowance for parking was made when Deli extension allowed. Would not be viable without the Village Hall. (7)	See 24 below
18.	Agree but EMP6 is optimistic. (11)	Agree there is no guarantee it can be delivered, but positively worded policy to indicate what might be permitted.
19.	Disagree. We should be encouraging more work opportunities for young people, offices, light industry, non agric and non- tourist. (10)	Policy EMP1 is positively worded but must have regard to AONB. ? Any wish to be more positive?
20.	Is it possible to encourage employers to develop or buy housing to accommodate workers? {20}	Not a planning policy.
	<b>Community Facilities</b>	
21.	Agree no comment (2), (5), (7), (8), (9), (13), (14), (15), (17), (18), (19)	
22.	Question the significance of the "Hair Factory" which is definitely not a heritage building (1)	It is included as a community facility, not a heritage building. Do group wish to retain it?
23.	Agree with parts {3}	No information on what is not agreed
24.	Village Hall a great success, more parking needed with contribution from Deli (4)	Partly covered in EMP5 d) and EMP6 Could have a policy specific to village hall? - couldn't pin on deli unless linked to development at the deli.
25.	Strong support for Village Hall and playing field.(10)	
26.	Agree. Increase in staff at Orange Tree causing increased parking along Church Lane (11)	Policy designed to address issues like this.

	Comment	Suggested Action
27.	Overspill parking from the Deli is a problem for most of the year.{12}	See 24 above
28.	Delete Hair Factory form CI as no longer trades.(20)	Delete Hair Factory unless building to be retained for community use.
	<b>Local Green Spaces</b>	
29.	Agree no comment (1), (2), (4), (5), (6), (8), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19), (20), (21).	
30.	Are greens at the end of Hall Lane/ by the bus shelter and end Church Street registered? This should be done to prevent land grabs (3)	Not a planning issue but one for PC to respond to.
31.	Agree with parts (3)	No information on what is not agreed
32.	Oldfield Green should be included as a Local Green Space (7)	Comments please
	<b>Heritage Assets</b>	
33.	Support no comments (5), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19), (20), (21).	
34.	Agree but don't think Village Hall qualifies as a heritage asset. Should be protected under a different heading (1)	The Village Hall is listed as a community facility, not a heritage asset. No change necessary.
35.	Agree, but add The Oak House and Oak Cottage to the heritage assets(2)	Opinions please
36.	Agree but should be more positively expressed - less "Thou shalt not"(3)	Could delete "only" in the last sentence of policy but not sure that is what is intended. HA1 "Development that would result in the loss of or harm to the character of these buildings and features will (only) be permitted where the benefits clearly outweigh the harm."
37.	Agree are/should any of these be listed?(4)	None necessary.
38.	Would support the reinstatement of historical nomenclature eg Frogmarket Lane and King's Head (6)	Not a planning issue.
39.	Oldfield Green, wrongly labelled Farm needs protection (7)	see 32 above
40.	More protection should be given to stone /chalk walls - not to permit demolition for access to new devt	Partly covered in H2(c) but difficult to resist demolition of a small section for access.
41.	Would add cluster of buildings at t he junction of Green Lane and the Eastern end of The Green (16)	Comments please.

	<b>Comment</b>	<b>Suggested Action</b>
	<b>Dark Skies</b>	
42.	Agree No comment (1), (2), (7), <b>(8)</b> , (9), (10), (11), (13), (14), (17), (18), (19), (21).	
43.	Disagree. Too much light now, this is a village not a suburb (5)	Appears to misunderstand the policy, which seeks to restrict light.
44.	Agree, reduce lux of existing street lighting(6)	Not a planning issue.
45.	Agree but lighting on High Street too low for pedestrians (12).	No a planning issue but views?
46.	Agree, but existing lighting at the Orange Tree is "disagreeable" and "shocking".(15)	Plan cannot influence this.
47.	Restrict intrusive night "security" lights on rental properties.(16)	Limited ability to do this.
48.	Agree but not clearly expressed. (20).	Clarify wording if possible.
	<b>Other</b>	
49.	Policy to encourage highspeed broadband would support working from home and thus enable younger people to live in an contribute to Thornham (1), (2), (8), (16)	Possible to add a Policy that would support proposals to improve Broadband and to ensure that any new development has ducting to allow connection. "Pressing for" broadband is not a land use policy but an aspirational one.
50.	There are a number of contradictions which further discussion may resolve (2)	These contradictions are not identified
51.	Parking requires more attention, Church Street a particular problem (3)	Not easily addressed by planning policy
52.	Thornham has to change with the times, incomers resist new housing unless it is on their garden. (5)	
53.	Protest at the door inappropriate use of consultation - presents a biased picture (3)	None
54.	Key to future is regular affordable bus link to Hunstanton and rail at King's Lynn (6)	Not within scope of neighbourhood plan.



## **Appendix (vi) Minutes of meetings held with Stakeholders in June – September 2019**

### **WORKING PARTY INFORMAL CONSULTATION MEETING**

**4<sup>TH</sup> JUNE 2019**

Present:

Richard High (Planning Consultant) (RH) Charles  
Rangely-Wilson (CR-W)  
Megan Greef (Admin Support) (MG)  
Mrs. Patricia Hewitt (Thornham United Charities Trustee) Mr.  
Graham Boal (Thornham United Charities Trustee)

Mr. Stephen Bett (Thornham Farms Ltd) arrived without an appointment and Mrs. Hewitt and Mr. Boal graciously suggested he had the first 10 minutes of their time.

Thornham Farms Ltd, put these points forward. It was a do

nothing plan

Not sustainable for a business plan

Not sustainable for the young

No provision for workers to live locally.

Farmers were having to diversify and while once 50 + workers were needed on his farm now very few were and they were looking at more mechanization and converting their cottages into luxury holiday lets.

We need to provide for the young and the old.

Facilities like Doctors and Dentists are poor and getting worse. Gardens are disappearing as houses are built in them.

Charles reply

The Neighbourhood plan is specifically for a framework for planners to work to. Many things are not in the gift of the plan.

Referring to the social demographics that the elderly are drawn here to retire.

There is not much work for the young only (poorly paid) jobs in tourism, pubs and caring.

Richard explained-

There was provision in the plan for exception sites to be looked on favourably.

Large developments where some properties are affordable housing is difficult given the AONB and land available.

#### **Thornham United Charities**

TUC Trustee explained the charities formation and purpose, and thanked the team for their hard work in producing the draft plan.

Are there any plans to contact the permanent residents who did not respond to the questionnaire? e.g.

Knock on doors

Looking at the demographics the already old population will be even older in 20 years time, with different needs, eg. in housing, health care, mobility.

Current second homers could well then be ageing residents.

#### Suggestion for Vision

We want Thornham to remain good for all ages. Need more affordable housing for workers.

#### Objectives Housing

H3

'Center for ageing better'

Homes need to be suitable for older people who may have mobility issues. Need wider doors for wheel chairs, wet rooms, parking for mobility scooters, level floor layouts etc. Old cottages are not easily adapted.

People who have lived in the village for years and would like to stay, will have to move in order to get the facilities they need.

H1 and H2

Include housing design to suit the needs of older people.

H4

How they would meet the needs of older people

H5

Replacement and extension to meet the needs of an elderly relative who may live with the family.

#### Facilities

Social connections –

Facilities for mobility Aid users to access and use social places like the village Hall. Eg adequate pathways , seating, parking, doorways.

Emp –

Parking policy should include enhancing the access to village facilities like The Village Hall

C.1

Could include-

"Will be supported if good for all ages."

Suggest that support would be given for a mixed development of affordable homes and homes suitable for the old and infirm.

Charles and Richard reply.

New rules for exception sites in AONB make it difficult for exception sites like this.

Design principles can be inserted.  
The plan can only support it cannot ensure the delivery of specific types of developments.

Question and comment from TUC  
If National planning changes – could the plan lean towards help for social housing for the elderly.

“An encouragement for the elderly to stay in the village”

? Add a policy to support development for the elderly.

Although beyond the means of the Plan it would be good if Thornham Parish Council and Holme Parish Council consult on the development at the Deli and Drove Orchards as between them they are creating traffic and parking problems.

### **A further meeting was requested by Thornham United Charities in September 2019**

#### THORNHAM NEIGHBOURHOOD DEVELOPMENT PLAN (TNDP) Meeting with Thornham United Charities Trustees 2<sup>nd</sup> September 2019 At “Red House”

##### Present

Bob Gulliver (TNDP)  
Charles Rangely-Wilson (TNDP) Megan Greef  
(TNDP – Admin) Patricia Hewitt (TUC)  
Ian Barrett (TUC) Janet  
Needham (TUC)

Charles handed out notes on the suggested amendments to H2 by TUC and Richard High’s response and advice. (attached) He explained the notes and his summary.

Patricia explained the TUC understood the need for affordable housing to encourage young people to move to or stay in the village but didn’t want existing ageing residents to feel forced out because of the lack of suitable adaptable or smaller properties being available when they feel the need to downsize. This need could be market housing.

A small site with affordable housing that could be adapted and including a small proportion of market housing was suggested.

There was a discussion on the merits of changing the boundary versus Rural Exception Sites. It was concluded that the Neighbourhood plan would have more control over a Rural Exception site than changing the boundary and would answer the need for more affordable housing and the needs of the elderly.

The site on Ringstead Rd was mentioned as a possible site for "Rural Exception site" that with the proposal of some market housing may make it more affordable to a housing association or developer, following an independent assessment of need.

Charles will ask Richard to re work H2 to include the above criteria and consult with TUC again

TUC are concerned about the inclusion of the Charity Field as a Green Space.

They are under obligation to gain an income from the field, there are already restraints on what they can do from various quarters including being in an AONB. The worry is that at some time in the future if there is no money to maintain the field it will become neglected and overgrown. The TUC ask that the NP express a view rather than ask for a Green Space designation and trust the Trustees to work with the people of the village to maintain the field for the village.

Charles also agreed to ask Richard if it is possible to designate the field as a Green Space with a form of wording that doesn't tie the trustees hands as regards future agricultural use.

**THORNHAM NEIGHBOURHOOD DEVELOPMENT PLAN (TNDP)**  
**WORKING PARTY INFORMAL CONSULTATION MEETING**  
**12<sup>th</sup> June 2019**

Present:

Richard High (Planning Consultant) (RH) Sam  
Staveley (SS)  
Megan Greef (Admin Support) (MG)  
John Warham (Thornham Village Hall Trustee) Stephanie  
Mocatta (Thornham Village Hall Trustee)

SS explained in brief the process so far. RH  
explained the future time table:

Draft plan currently with Borough Council for screening to see if we need Strategic Environmental Assessment (SEA), RH view is that the plan is not likely to have ecological impact and will not need SEA.

If it does that will lengthen the process.

Statutory consultations of 6 weeks followed by a period to make any changes. Probably  
submit by December

Examination followed by Referendum in perhaps May 2020 .

John Warham put forward the thoughts and wishes for TVH&PF as follows:

- 1) Replacing the cricket pavilion with a bricks and mortar building of similar size but with additional changing rooms. This was desirable specially to comply with safeguarding requirements with the cricket club. It would also allow the Hall to extend its committee room and storage room into the existing changing rooms at the Hall.  
However, there is no funding available for this at this time.
- 2) Extending the parking area, into the bottom part of the field and use it as basketball courts and other games when not needed for parking. Green tarmac would be preferred but this is much more expensive.
- 3) Second entrance to the car park from the road further west, which could allow separate in and out movement. This would make it safer particularly at busier times. This is felt to be most urgent.
- 4) Pie in the sky ideas and wishes-
  - a. Moving soccer pitch to the charity field
  - b. Flood lights on MUGA –
  - c. Wind turbine to generate own electricity
  - d. 2<sup>nd</sup> Tennis court.

How would this fit into the Neighbourhood plan? RH

answered

Policy C1. About new facilities does not preclude these measures and has a positive approach to new facilities subject to certain criteria.

RH commented that we may need to look at the policy for development outside development boundary. Something more permissive for recreational use outside the Development boundary. Parking had been discussed at length.

John commented that their thoughts were adding to and improving existing facilities. Stephanie asked about the increased Community Infrastructure Levy (CIL) payments that go with the Neighbourhood plan, could this be used to provide Green Tarmac for basketball courts/car park?

Richard – This would be an aspiration and could be included as such separate from the policies.

Sam – Believes that CIL money has to be spent on land owned by Parish Council.

Trustees were thanked for their input and were assured that their comments would be discussed and if necessary, changes made to the plan.

### **An informal meeting with The Manager of The Orange Tree and Sam Staveley of TNDP working Party**

A note re my consultation with Mark at the Orange Tree. Mark's concern was the lack of Housing available to lower paid staff and the impact this was having on him in business. I explained that we could only prepare the Plan magic wand powers we didn't possess! He said that he understood and I said we would discuss his concerns

## Appendix (vii) Regulation 14 Leaflet (reduced scale)

**CONSULTATION ARRANGEMENTS**

The public Consultation Period will last for six weeks from Monday 30th September until Monday 11th November.

There are three ways to read and comment on the draft Plan:

**ONLINE**

[www.thornhamplan.org/pre-submission-draft-plan](http://www.thornhamplan.org/pre-submission-draft-plan)

**PRINTED COPIES**

available to read in the Church, The Orange Tree, The Lifeboat, the Chequers and the Village Deli

**OPEN DAY**

an Open Day event and an exhibition of the Draft Plan will be held in the Village Hall on 12th October from 10 am to 2pm.

This event will provide an opportunity for people to discuss the Plan with members of the Working Group and the Parish Council.

**COMMENTS**

Comment Forms will be available on the OPEN DAY.  
A Comment Form is also available via a link from the web-page above, and can be downloaded and emailed to [thornhamneighbourhoodplan@gmail.com](mailto:thornhamneighbourhoodplan@gmail.com)

**PLEASE NOTE THAT ALL COMMENTS MUST BE RECEIVED BY FRIDAY 8th NOVEMBER 2019**

**WHAT NEXT?**

After the Consultation Period we will consider and discuss all the feedback and see if we need to make any changes to the Pre-Submission draft. The Plan will then be formally submitted to the Borough Council and will be independently examined to check that it complies with national policy and guidance, the strategic policies of the Borough Council and (if appropriate) with European Regulations.

If the Plan passes this examination it can then proceed to Referendum.

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**THE BACKGROUND TO NEIGHBOURHOOD PLANS**

Neighbourhood Plans were introduced by the Localism Act in 2011 in order to give local communities more say in the planning of future development where they live.

The Thornham Neighbourhood Plan represents an opportunity for everyone in the village of Thornham to have a meaningful say in the way the village and parish develops between now and 2036.

**WHAT WILL THE NEIGHBOURHOOD PLAN DO?**

The policies contained in the Thornham Neighbourhood Plan will form the basis for decision-making in relation to planning applications. The Plan will therefore influence the type and scale of local development and ensure that it reflects the needs and aspirations of the community whilst protecting our precious natural environment and rich cultural and architectural heritage.

**WHO PREPARED THE DRAFT PLAN?**

The 'Pre-Submission' Draft of the Neighbourhood Plan has been prepared by a Working Group appointed by the Parish Council assisted by a consultant with experience and expertise in planning policy.

The Working Group has consulted the community as widely as possible via a questionnaire and Open Days, a website and an email feedback service. The Group has carefully considered and discussed all the feedback and submissions. The draft policies have been designed to represent the broad consensus of views from the community.

The Working Group has worked closely with Borough Council officers to ensure that the policies in the Draft Plan meet the requirement to be consistent with strategic and national policies and meets the other legal requirements.

The Parish Council must now consult on the Draft Plan one more time in order to make doubly sure the Plan has the consensus backing of the community.

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**Thornham Parish Council**

**THORNHAM**

NEIGHBOURHOOD PLAN 2016 - 2036

**Guide to the Pre-Submission Consultation**  
**27th September to 8th November 2019**

**YOUR VIEWS ARE IMPORTANT**

This is a simple guide to how you can have your say at this Pre-Submission stage of the Neighbourhood Plan.

Once it is adopted our Neighbourhood Plan will become an important part of the local planning framework and its policies will be used to determine planning applications. It is important, therefore, that the plan reflects the views of our community. The Pre-Submission Consultation is the final chance for you to have a say in the content of the Plan before it is formally submitted to the Brough Council.

**SO PLEASE LET US KNOW WHAT YOU THINK**

1

**WHAT'S IN THE PLAN?**

**INTRODUCTION**

This section gives a historical background to the Neighbourhood Plan and the Localism Act. It explains why the plan is important, what it can do and how your Neighbourhood Plan was researched and written. There is background historical information on Thornham and a thematic summary of the results from the questionnaire. A section entitled Vision and Objectives which sets out the over-arching ideas which the Plan tries to capture.

**POLICIES**

The POLICIES section of the Plan is divided into broad themes, such as Housing or Employment. Under each of these are sub-sections setting out the context and background of that theme. The individual Policies that arise from that context and background are numbered and set out in distinct boxes. Housing, for example, is broken down into Policies H1, H2 etc.

**THE POLICIES AS WRITTEN IN THESE NUMBERED BOXES ARE THE MOST IMPORTANT PART OF THE PLAN.**

If adopted these are the policies that will guide decision-making in the future.

**PLEASE READ THESE POLICIES CAREFULLY AND THINK ABOUT WHETHER THEY REPRESENT YOUR VIEWS.**

**APPENDICES, MAPS, GLOSSARIES**

There are also a number of supporting documents that accompany and contextualise the Plan: lists of recently granted planning permissions, for example, or maps illustrating various things like the boundaries of designated sites, or albums showing the important and iconic views.

**IS THERE STILL A CHANCE TO HAVE MY SAY?**

**Yes!**

If you have further ideas and suggestions, now is the time to let us know. Turn to the back page to find out how.

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## Appendix (viii) Regulation 14 Consultees letter

### **Thornham Neighbourhood Development Plan Working Party**

Mrs. Megan Greef – Admin assistant  
Priory house  
High Street  
Thornham  
Norfolk  
PE36 6LY

Dear Sir/Madam,

#### **Neighbourhood Plan (2018 - 2036)**

Thornham Parish Council is currently involved in the process of establishing a Neighbourhood Plan for the Parish. We are at the stage of consultation in accordance with Regulation 14, where we are required to inform and consult with any interested party.

The draft Neighbourhood Plan is available to view on the website [www.thornhamplan.org](http://www.thornhamplan.org). Policies within the Neighbourhood Plan need to be consistent with the Local Plan and once adopted become part of the Borough Council's statutory planning framework.

The statutory consultation period is for 6 weeks beginning on 27th September and will end on 8<sup>th</sup> November, if you would like to comment on the draft plan please reply before 8<sup>th</sup> November to enable consideration and if necessary, alteration of the plan before it is submitted.

Although there is no requirement for you to participate in the Neighbourhood Plan process, we are aiming to involve as many people connected to the Parish as possible and I therefore look forward to hearing from you in this respect.

Yours sincerely,