



Tilney All Saints

Neighbourhood Plan Period 2020-2036

Evidence Base and Key Issues

Abstract This document reviews the evidence and key issues to be addressed by the Tilney All Saints Neighbourhood Plan

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Related Documents

Reference 1 Tilney All Saints Neighbourhood Plan

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 2 Tilney All Saints Neighbourhood Plan Basic Conditions Statement

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 3 Tilney All Saints Neighbourhood Plan Consultation Statement

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 4 Tilney All Saints Neighbourhood Plan Character Appraisal

This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

Reference 5 Tilney All Saints Neighbourhood Plan Strategic Environmental Assessment Screening Assessment

Reference 6 Town and Country Planning Act 1990 (as amended by the Localism Act 2011)

Reference 7 Neighbourhood Planning Regulations 2012

Reference 8 King's Lynn and West Norfolk Borough Council's Local Development Framework Core Strategy

Reference 9 National Planning Policy Framework

Reference 10 European - Conservation of Habitats and Species Regulations 2012

Reference 11 European - Offshore Marine Conservation Regulations 2007

Reference 12 BCKLWN - Site Allocations and Development Management Policies Plan (SADMP) Adopted September 2016

Reference 13 BCKLWN Strategic Flood Risk Assessment (SFRA) 2019

Reference 14 Norfolk Strategic Planning Framework 2018

Reference 15 NCC Living Well Homes

Reference 16 Norfolk Insight

Reference 17 East Inshore and East Offshore Marine Plans

Summary of Key Issues

Theme	Key Issues
Population characteristics	<ul style="list-style-type: none"> According to population estimates from the Office of National Statistics Tilney All Saints has an ageing population. There has been a decline in working age population which could indicate that very few people are moving in or out of the parish. The level of unpaid care provided within the community and proportion of people who are limited by their health is higher than average. This may indicate the need for homes to be accessible, or adapted, to meet the needs of people with health issues. People could also be more reliant on health and social care services.
Accommodation profile	<ul style="list-style-type: none"> The housing profile is dominated by detached homes, 44% of homes have 3 bedrooms and there is a higher than usual proportion of 4 bedroom properties. These will tend to be more expensive, and in fact property prices are higher than the Norfolk average. This may make them and therefore the village unaffordable for younger people and first-time buyers. Home ownership is high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent. Tilney All Saints has a very low proportion of one-bed homes, only 10, in contrast nearly quarter of households are single occupancy, suggesting there may be an unmet need for smaller unit housing. Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for families. Overall the analysis indicates a mismatch between the housing profile and population need.
Housing development	<ul style="list-style-type: none"> Two new homes have been built in Tilney All Saints over the last seven years, with several more given planning permission. All of these are for detached homes, plus one agricultural building, which could be at odds with housing need within the village. Land is allocated in the BCKLWN Core Strategy for 5 additional dwellings. This will result in a loss of high-quality agricultural land, which currently has mature hedges and planting. The land allocated is in Tidal Flood Zone 2 and appropriate flood mitigation measures will be required.
Affordable housing	<ul style="list-style-type: none"> Current demand for affordable homes in Tilney All Saints outstrips supply. Around 9% of the existing housing stock is affordable.
Transport	<ul style="list-style-type: none"> The parish is well connected to strategic transport corridors, the A47, A17 and rail link to London and

Theme	Key Issues
infrastructure and connectivity	<p>Cambridge. This is positive from an onward connectivity perspective but the main routes can also be a barrier – the A17 in particular can be challenging to cross.</p> <ul style="list-style-type: none"> • It is common for traffic to be re-directed through the village when there is an incident on the A47 or A17. • Despite the closeness of the A47 and A17 and their associated noise, the village retains a tranquil atmosphere. This would want to be retained should there be additional housing growth within the parish. • The parish is reasonably well served by local bus services – though a number of these are partly subsidised by Norfolk County Council – which means that their viability could be questioned if patronage drops. • Some roads through the parish are very narrow, which can create issues for traffic passing, particularly given the number of large farm vehicles travelling through the village. • There will need to be off-road parking spaces at new dwellings to accommodate vehicles.
Travel to work and car ownership	<ul style="list-style-type: none"> • A relatively high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure. • A small proportion of households have no car and so rely heavily on public transport and local service provision • The car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most commuters.
Services within the community	<ul style="list-style-type: none"> • There is a small local primary school, part of the Diocese of Ely Academy, currently rated Good by Ofsted, which is valued locally. The numbers in early years are healthy, which indicates sustainability. Around 20% of pupils at the school live in the village, others travel in from surrounding communities. • There are some local services and employment opportunities, the issue will be about sustaining these.
The natural environment	<ul style="list-style-type: none"> • Land within the parish is classified as Grade 1 Agricultural Land, which places constraints on where further housing growth can be delivered. • The parish is currently tranquil with panoramic views across the surrounding Fen landscape. Housing growth will need to be planned in such a way as to maintain this.
Flooding	<ul style="list-style-type: none"> • High flood risk means that developable land within Tilney All Saints is constrained significantly. • The drainage network is predominantly good, though surface water flooding is an issue in some parts of the village, to the extent that some homes flood multiple times during the year.
The built environment	<ul style="list-style-type: none"> • The parish is valued for its historical integrity and character as a farming community. This character could be eroded through generic housing development.

1.0 POPULATION CHARACTERISTICS

Tilney All Saints has a population of 531, which is an estimated figure for mid-2016 by ONS (*Source Norfolk Insight*). This reflects a decrease in the number of people living in the parish by just over 7% in five years since the 2011 Census, although discussion with residents suggest there has been a recent increase in the number of families moving into the village, which may have offset this.

Analysis of Census data indicates that between 2001 and 2011 population figures remained fairly consistent, although there is evidence that the population aged with a reduction in the proportion of people aged 25-65 and corresponding increase in people aged 65+. The proportion of older people is slightly lower than the Borough average which is 23%, compared to 22% for Tilney All Saints.

Figure 1: Population Change

Age	2001	2011	Difference
0-24	26%	26%	0
25-64	59%	52%	-7%
65-74	9%	14%	+5%
75+	6%	8%	+2%
Total population	564	573	

Source: NomisWeb

There is a slightly higher than average provision of unpaid care within the community, 13.4% compared to 10.2% nationally or 11.8% for the Borough. In addition, 10.8% of people's day to day activities are limited a lot by their health, which compares to 9.8% for the borough and 8.3% nationally.

Issues:

- According to population estimates from the Office of National Statistics Tilney All Saints has an ageing population. There has been a decline in working age population which could indicate that very few people are moving in or out of the parish.
- The level of unpaid care provided within the community and proportion of people who are limited by their health is higher than average. This may indicate the need for homes to be accessible, or adapted, to meet the needs of people with health issues. People could also be more reliant on health and social care services.

2.0 ACCOMMODATION PROFILE

A review of the 2011 Census indicates that Tilney All Saint's housing profile is significantly different from the Borough's. Over half of Tilney All Saint's dwellings (54%) are detached houses or bungalows and over a third semi-detached. This compares to 42% detached and 29% semi across King's Lynn and West Norfolk Borough, which has a higher proportion of terrace properties and flats.

Figure 2: Accommodation Profile

Dwelling Type	Tilney All Saints	KLWN Borough
Detached	136 (53.8%)	30,760 (41.6%)
Semi-Detached	92 (36.4%)	21,237 (28.7%)
Terrace	21 (8.3%)	10,960 (14.8%)
Flat or Apartment	4 (1.6%)	6,720 (9.1%)
Caravan / Temporary Structure	0 (0%)	4,339 (5.9%)
Total	253	73,962

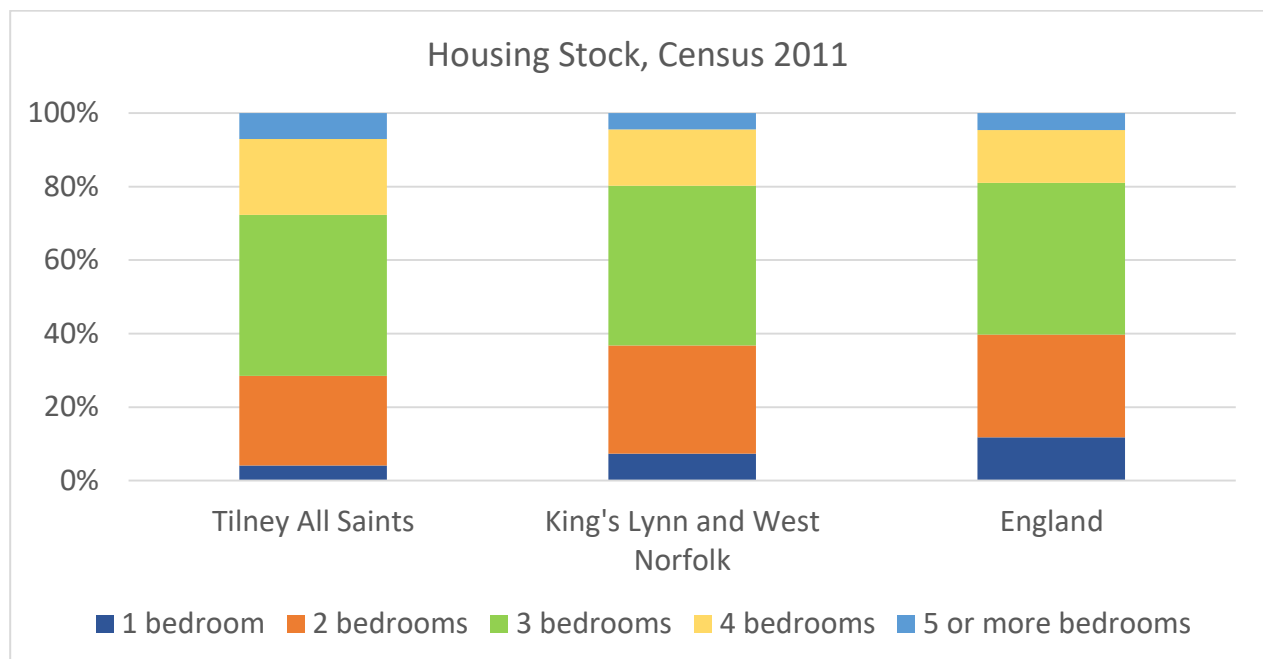
Of the 253 dwellings in Tilney All Saints eleven had no usual residents at the time of the Census 2011. These dwellings may be second homes, vacant properties, or used as holiday accommodation. This equates to 4.3% of houses in the village, which is relatively low in comparison to other areas, suggesting that it is not a significant problem.

The current average house value in Tilney All Saints is £279,089 (Zoopla, Dec 18), with the average price paid over the last 12 months £219,875, a slight 3% reduction in value compared to the last five years. The average house is valued at slightly higher than the current Norfolk average of £263,669.

Data from the Census on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident. As with most other communities, homes with 3 bedrooms are most common (44%). Smaller properties, with 2 bedrooms, are under-represented when compared to borough and national rates, whereas there is a significantly higher proportion of larger homes with 4 bedrooms.

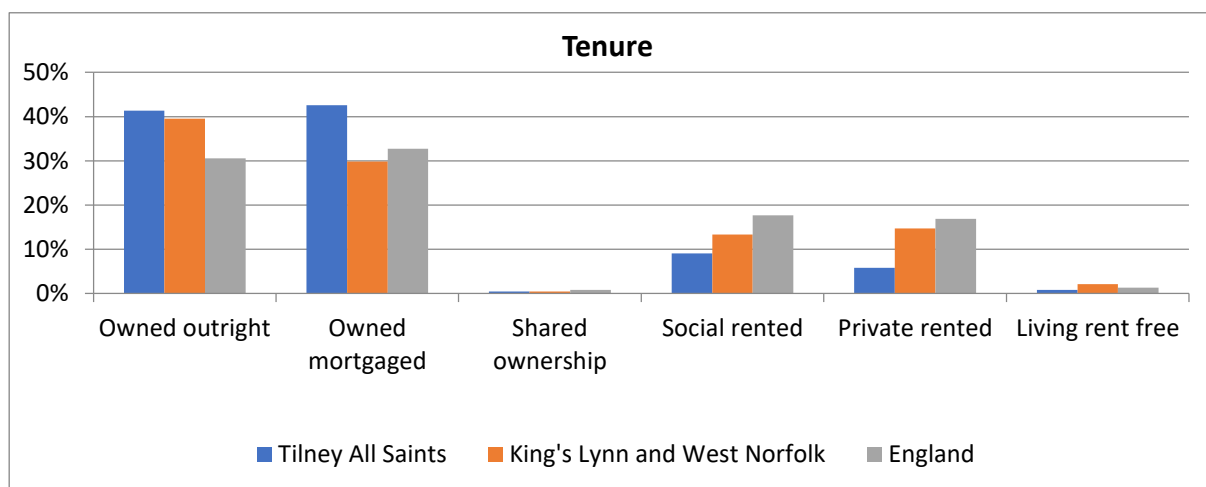
Figure 3: Dwelling Size

Number of bedrooms	Tilney All Saints	West Norfolk	National
1 Bed	4%	7%	12%
2 Bed	24%	29%	28%
3 Bed	44%	43%	41%
4 Bed	21%	15%	14%
5+ Bed	5%	4%	5%

Figure 4: Housing Stock by number of bedrooms

Of the homes that are occupied by residents, 84% are owned, either with a mortgage (42.6%) or outright (41.3%). Home ownership is higher than for the borough (69%) or nationally (63%). The biggest difference is in the proportion of people who own their homes with a mortgage or loan, which is almost 13% greater than the borough.

Overall 15% of homes (36) are rented, significantly less than the Borough average of 28%. The proportion of socially rented accommodation is low (9%) when compared to the Borough (13%) or nationally (18%). This is unsurprising given the high proportion of people who own their home in the village. Differences between the village housing profile and that of the borough are illustrated in Figure 5.

Figure 5: Housing Tenure

Source: KLWNBC, Local Housing Profile, Summer 2017

In Tilney All Saints 24% of households are single occupancy, whereas housing data indicates that there are only 10 one-bed homes, or 4%. Of the homes that are single occupancy almost half (47%) are lived in by older people aged 65 or over.

Figure 6: Second and Long-term empty Homes

<i>Local authority revenues and housing data, 2017</i>	Second Homes	Long term empty homes
Tilney All Saints	3	1
Percentage	1.24%	0.38%
King's Lynn and West Norfolk	3191	115
Percentage	5.07%	0.18%

Source: KLWNBC, Local Housing Profile, Summer 2017

The number of second homes and long-term empty homes totals 4, which is low so not considered to be an issue affecting the village.

Issues:

- The housing profile is dominated by detached homes, 44% of homes have 3 bedrooms and there is a higher than usual proportion of 4 bedroom properties. These will tend to be more expensive, and in fact property prices are higher than the Norfolk average. This may make them and therefore the village unaffordable for younger people and first-time buyers.
- Home ownership is high, which may make it difficult for people with lower incomes, or the younger generation, to stay in the village as there are fewer homes to rent.
- Tilney All Saints has a very low proportion of one-bed homes, only 10, in contrast nearly quarter of households are single occupancy, suggesting there may be an unmet need for smaller unit housing. Some older people living alone will find it difficult to downsize whilst remaining in the village and so are unable to free up family sized homes for families.
- Overall the analysis indicates a mismatch between the housing profile and population need.

3.0 HOUSING DEVELOPMENT

Tilney All Saints is designated as a Rural Village in the 2011 King's Lynn & West Norfolk Core Strategy. This identifies it as being suitable to accommodate limited minor development which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06.

Policy CS06: Development in Rural Areas

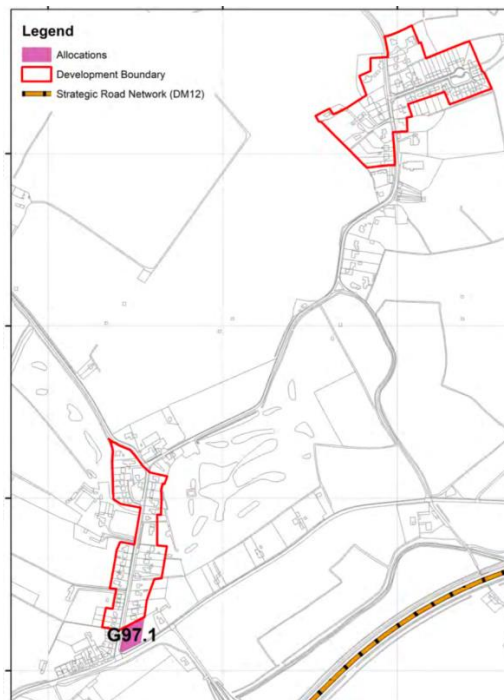
In Rural Villages, Smaller Villages and Hamlets more modest levels of development will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area of landscape. Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

There have been two housing completions in Tilney All Saints since 2011, construction of two detached dwellings, both on Church Road. These were completed in 2012 and 2016. In addition, planning permission has been granted for an additional six detached homes and an agricultural dwelling and associated barn, with building work started on two of these.

The 2016 Site Allocations and Development Management Policies Plan identifies Tilney All Saints capable of accommodating an allocation of 5 new additional dwellings (over and above those already granted permission), which would include 1 affordable housing contribution. The allocation is identified in Figure 7, land between School Road and Lynn Road, to the south of Tilney High End. The land is currently uncultivated flat scrub, though designated high-quality agricultural value. It currently has mature hedges and planting.

Policy G97.1 sets out that any development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

Figure 7: Land Allocated in Tilney All Saints

Source: King's Lynn West Norfolk Borough Council

Issues:

- Two new homes have been built in Tilney All Saints over the last seven years, with several more given planning permission. All of these are for detached homes, plus one agricultural building, which could be at odds with housing need within the village.
- Land is allocated in the BCKLWN Core Strategy for 5 additional dwellings. This will result in a loss of high-quality agricultural land, which currently has mature hedges and planting.
- The land allocated is in Tidal Flood Zone 2 and appropriate flood mitigation measures will be required.

4.0 AFFORDABLE HOUSING

Affordable housing comprises:

- Affordable housing to rent from a registered provider
- Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership – such as rent to buy

There are 22 affordable homes registered in Tilney All Saints, all of which are for general purpose. This is 9% of the current housing stock. There are no sheltered housing or shared ownership accommodation units.

Figure 8: Tilney All Saints Housing Register

Tilney All Saints	Total
Housing register applicants – live in parish	4
Housing register applicants – wish to live in parish	10
Housing register applicants – need easy access	0

Source, KLWNBC, Local Housing Profile, Summer 2017

In total there are 14 applicants on the housing register who wish to live in Tilney All Saints – four of which currently live within the parish. This would indicate that demand for affordable housing outstrips the current supply.

Issues:

- **Current demand for affordable homes in Tilney All Saints outstrips supply. Around 9% of the housing stock is affordable.**

5.0 DEPRIVATION

The Index of Multiple Deprivation 2015 is a measure of relative deprivation across England and an aggregate of a number of indicators, 37 in total across 7 domains. The figure below shows that Tilney All Saints falls into the 40% most deprived neighbourhoods in England – so fairly average (Source Communities.gov.uk). In general deprivation is therefore not likely to be an issue for the Neighbourhood Plan, although it might be the case that some households are deprived.

Figure 9: Index of Multiple Deprivation

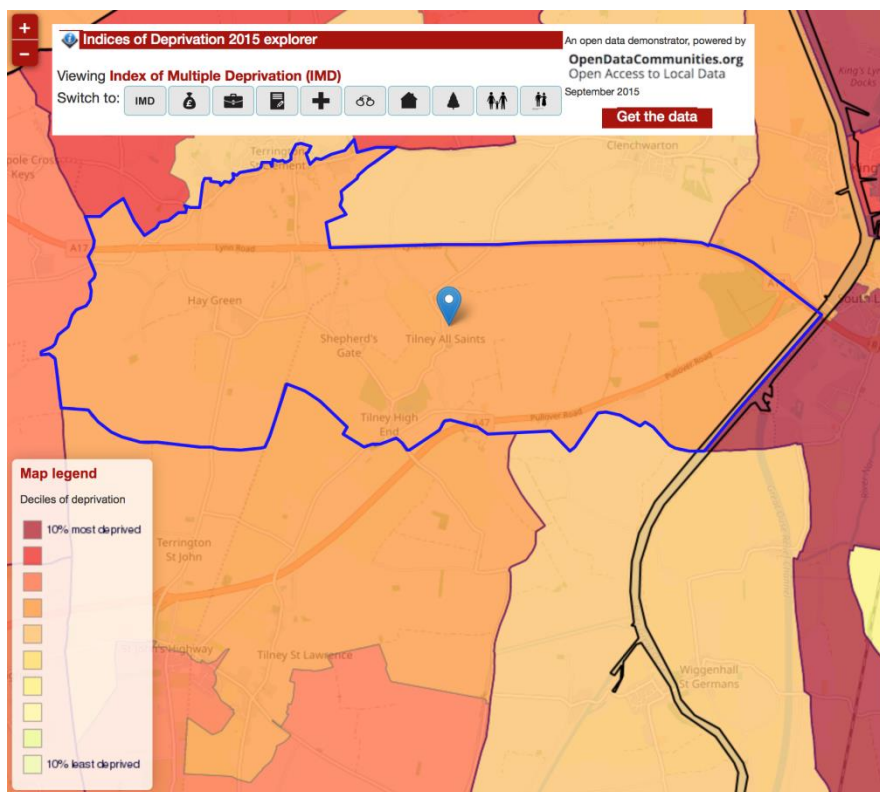
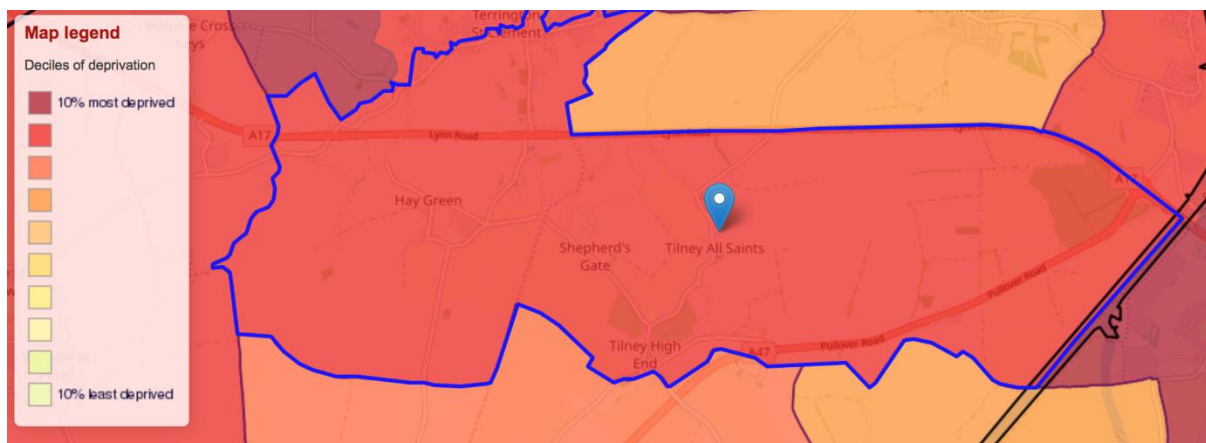


Figure 10: IMD Education, Skills and Training



Source: <http://dclgapps.communities.gov.uk/imd/idmap.html>

The parish falls into the 20% most deprived areas nationally the domains that relate to:

- Education, skills and training
- Barriers to Housing and Services

The Education, Skills and Training Domain is a combination of children's attainment at primary and secondary and levels of entry into higher education, alongside data on adults with no or low qualifications. Levels of qualification are low within the village, and a third of residents do not have any qualifications, which compares to a fifth of people nationally.

The Barriers to Housing and Services Domain takes into account distance to key services, household overcrowding, homelessness and housing affordability. It should be noted that much of Norfolk falls into the most deprived 20% due to rurality.

The parish falls into the 40% most deprived neighbourhoods for health. This means comparatively health is not considered to be significant issue, although earlier data did indicate a higher than average level of unpaid care – compared to the borough as a whole.

According to Police.co.uk there were seven reported incidents of crime in Tilney All Saints over the year to September 2018. These were for a variety of reasons including criminal damage (1), burglary (1) and assault (2). There appears to be no pattern and crime rates are considered to be low.

Issues:

- **No issues relating to deprivation have been identified that the Neighbourhood Plan could address.**

6.0 TRANSPORT INFRASTRUCTURE AND CONNECTIVITY

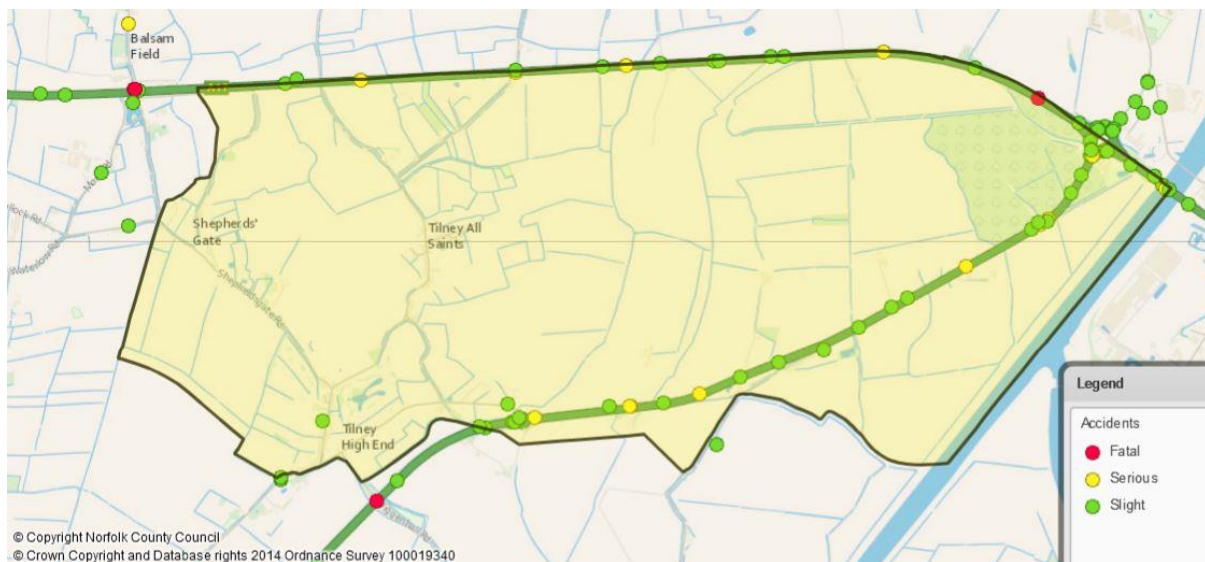
Tilney All Saints lies around 5 miles South West of King's Lynn bordered by the key transport corridors of the A47 and A17. Part of the settlement runs linearly along the old A47. The A17 can be seen as a barrier and is difficult to cross at peak times.

Despite the closeness of the A17 and A47 and their associated noise there is a strong sense of tranquility throughout the village.

Figure 11 shows the number and location of road traffic collisions where the police have been called over the last five years. These cluster along the main roads, with the majority being slight, some serious and one fatal. Over this time period there has been one collision in Tilney High End village. The data indicates that road safety is not a significant concern within the village settlement, however, the number of incidents along the A17 and A47 may reinforce the challenges in crossing or turning onto these routes. It is also common for traffic to be re-directed through the village when there is an incident on the main routes, which is a cause for concern for residents.

Some roads through the parish are very narrow in places, particularly in the older parts of the village settlement. This can cause an issue due to the number of large farm vehicles travelling through the village, working on surrounding farms. Some Victorian homes do not have any off-road parking so cars are parked on the road, which adds to this issue.

Figure 11: Road Traffic Collisions, Tilney All Saints Parish, Last 5 Years



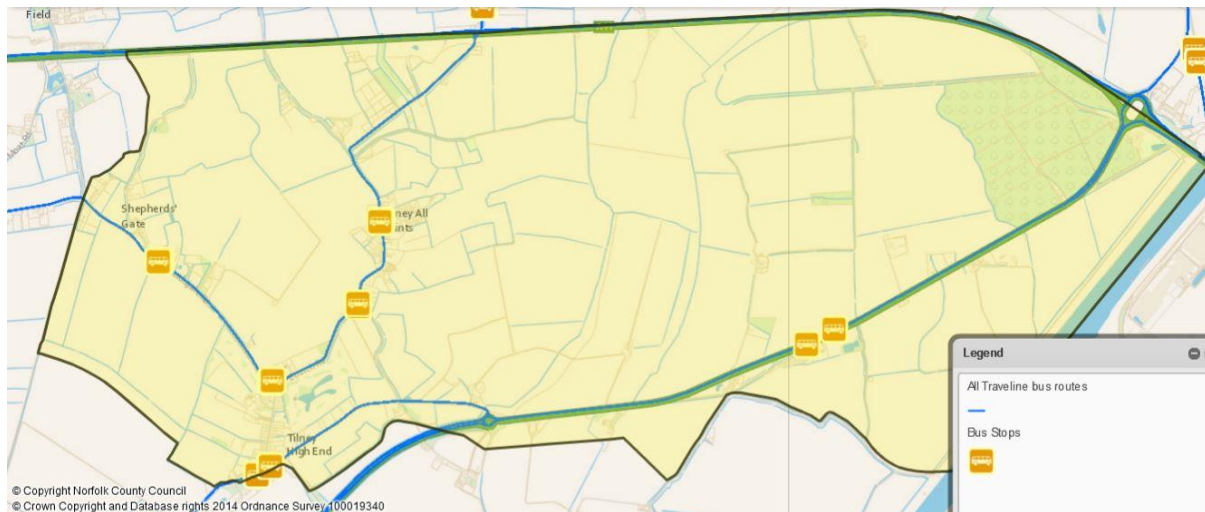
Source: Norfolk County Council

Figure 12 indicates that the parish is well served by public transport. This includes the X1 Bus Service between Peterborough and Norwich which operates every 30 minutes, with the last bus returning from King's Lynn to Tilney All Saints at midnight. There are five bus stops within the village, although hail and ride operates informally.

In addition, Tilney All Saints is served by West Norfolk Community Transport Dial-a-Bus with a weekly journey to King's Lynn on Fridays. This needs to be pre-booked.

There are 27 trains per day travelling from King's Lynn to London and the journey takes around 2 hours – 1hr42m at its quickest. The train stops at Cambridge after 52 minutes.

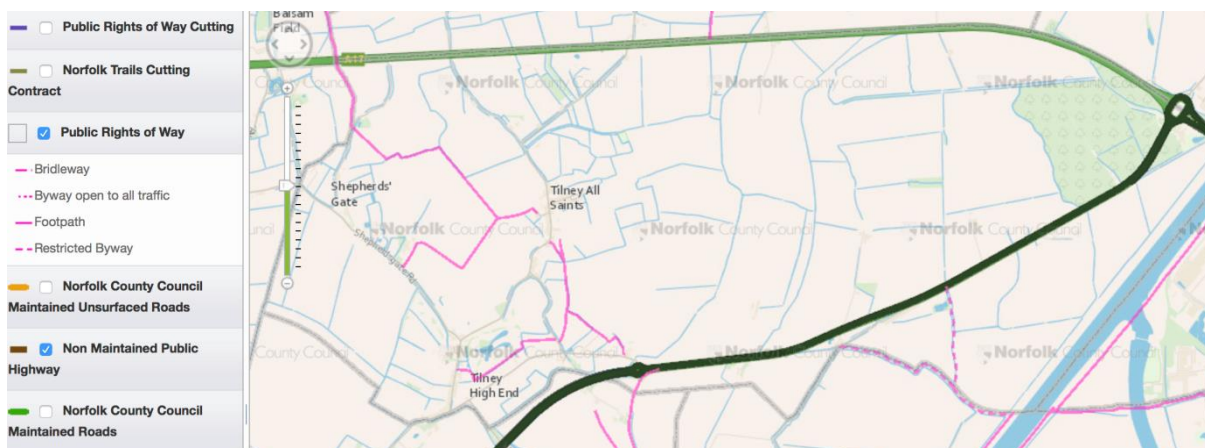
Figure 12: Bus Stops and Services



Source: Norfolk County Council

Figure 13 indicates that the parish has a number of Public Rights of Way that connect parts of the built-up area. There is also a Restricted Byway to the east. The map also indicates the extent to which Tilney All Saints is surrounded by open watercourses such as Dykes.

Figure 13: Public Rights of Way Network (PROW)



Source: Norfolk County Council

Issues:

- The parish is well connected to strategic transport corridors, the A47, A17 and rail link to London and Cambridge. This is positive from an onward connectivity perspective but the main routes can also be a barrier – the A17 in particular can be challenging to cross.
- It is common for traffic to be re-directed through the village when there is an incident on the A47 or A17.
- Despite the closeness of the A47 and A17 and their associated noise, the village retains a tranquil atmosphere. This would want to be retained should there be additional housing growth within the parish.
- The parish is reasonably well served by local bus services – though a number of these are partly subsidised by Norfolk County Council – which means that their viability could be questioned if patronage drops.
- Some roads through the parish are very narrow, which can create issues for traffic passing, particularly given the number of large farm vehicles travelling through the village.
- There will need to be off-road parking spaces at new dwellings to accommodate vehicles.

7.0 TRAVEL TO WORK AND CAR OWNERSHIP

The average distance travelled to work is 16.8km, which is slightly lower than the borough average of 18.4km and likely relates to the closeness of King's Lynn as a key employment centre. Very few people travel less than 2km which highlights the limited employment opportunities locally within the parish. However, 16% of people stated that they work mainly at or from home, which is high. This compares with the national and borough averages of 10% and 12% of people working from home. It also means they will be reliant on good Broadband connectivity. Around 4% of people travel 60km or over which indicates they travel further than Cambridge – potentially to London.

Figure 14: Mode of Travel to Work

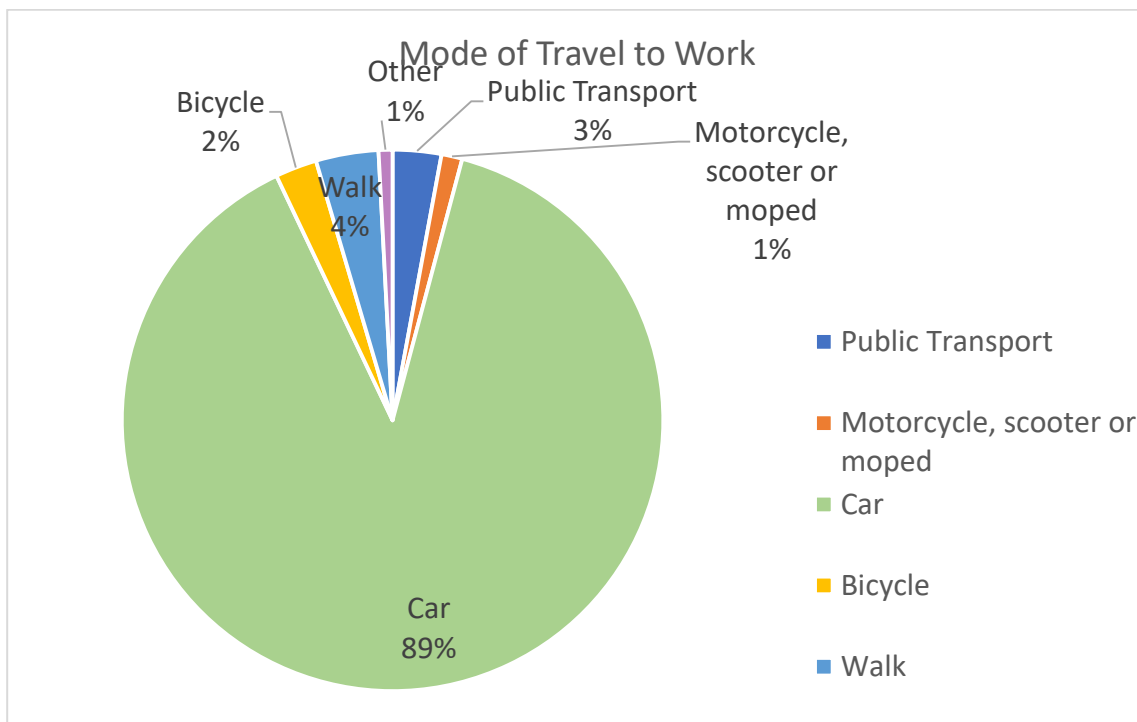


Figure 15: Car Ownership

	Tilney All Saints	King's Lynn Borough
No Cars or vans	6%	16%
1 Car or van	45%	45%
2 Cars or vans	34%	29%
3 Cars or vans	9%	7%
4 or more cars or vans	5%	3%

At the time of the 2011 Census a relatively low proportion of households had no car – 6% or 15 households, but this still means that those individuals will be very dependent on local services and public transport.

Issues:

- A high proportion of people work from home, so could be more likely to make use of local services and rely on good technological infrastructure.
- A small proportion of households have no car and so rely heavily on public transport and local service provision
- The car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most commuters.

8.0 SERVICES WITHIN THE COMMUNITY

Tilney All Saints is a dispersed settlement, with a few local services but limited employment opportunities. Services include:

- Primary School
- Village Hall
- 9 Hole Golf Course
- Millennium Green and Glebe Estate Play Area
- Mobile Library Service operated by Norfolk County Council
- A number of local businesses including a small engineering works, white goods vendor, taxi company, small holdings, nurseries, farms and agricultural contractors.

The primary School, rated Good by Ofsted October 2017. Joined the Diocese of Ely Multi-Academy Trust, March 2015. It shares an Executive Headteacher with its partnership school. It's a small village school with 88 children on roll, though encouragingly numbers coming into the school continue to match those leaving, which does indicate sustainability. Around 20% of children at the school live in the village.

Figure 16: Number on roll May 2018

Year	Number on Roll
Reception	13
Year 1	11
Year 2	7
Year 3	9
Year 4	20
Year 5	15
Year 6	13
Total	88

The Village Hall has an active committee that was awarded funding from WREN for the hall's renovation in January 2017 to upgrade facilities.

The main part of the village clusters around the church, All Saints, which is renowned as one of the 'Marshland Gems'. The church is believed to date from the late 12th Century and has a Norman Arcade and double hammer-beam roof.

The nearest medical practice and pharmacy is in Terrington St Clement or Terrington St John. People without a car can find it a challenge to reach these services.

Issues:

- **There is a small local primary school, part of the Diocese of Ely Academy, currently rated Good by Ofsted, which is valued locally. The numbers in early years are healthy, which indicates sustainability. Around 20% of pupils at the school live in the village, others travel in from surrounding communities.**

- There are some local services and employment opportunities though again the issue will be about sustaining these.

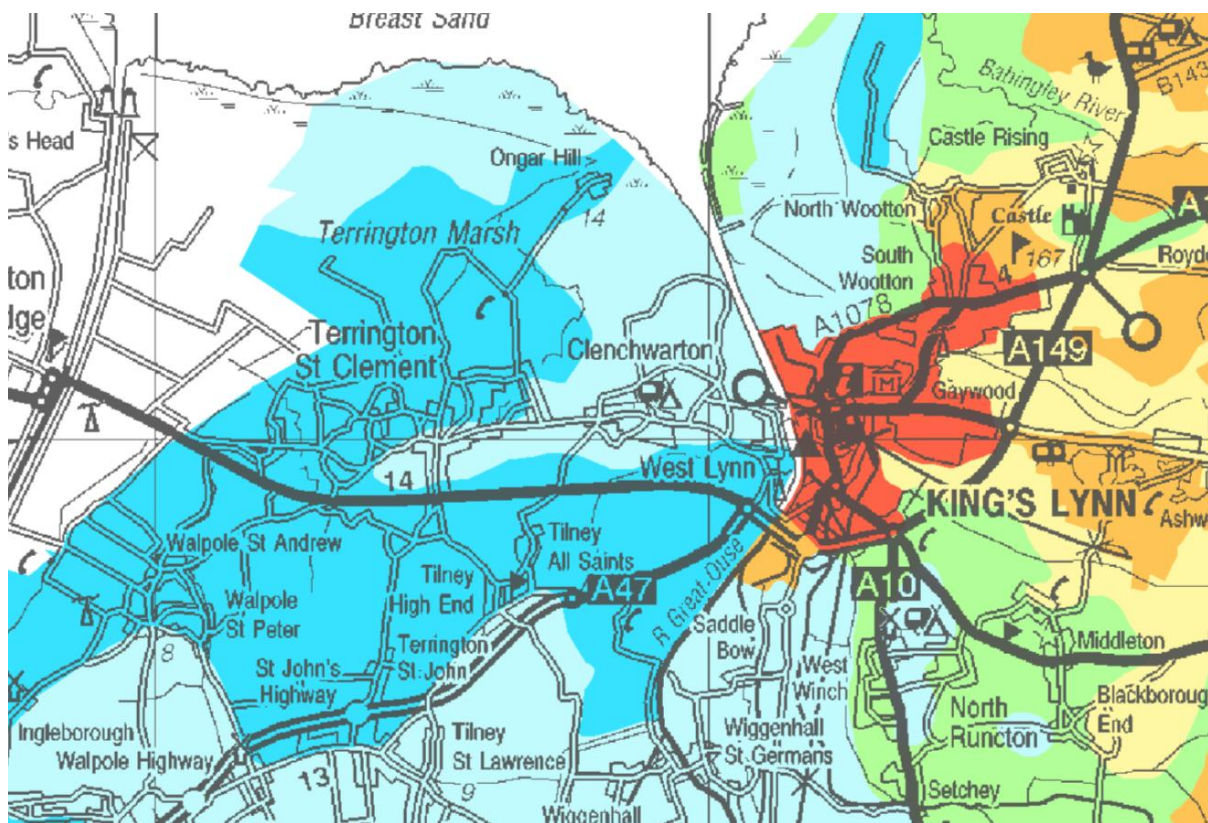
9.0 THE NATURAL ENVIRONMENT

Tilney All Saints falls within the Fens – Settled Inland Marshes landscape classification, identified as having panoramic views across the area and beyond over the adjacent fen landscape. It is also defined as having strong historic integrity with historic drainage network and a sense of tranquility throughout the area.

There are no specific sites of environmental designation within the parish – such as County Wildlife Sites, Local Nature Reserves, Special Protection Areas or Sites of Special Scientific Interest.



Figure 17 indicates that all of the Tilney All Saints parish is classified as Grade 1 Agricultural Land, which means it is of excellent quality. This is land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly this includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Figure 17: Agricultural Land Classification



<u>Grade</u>	<u>Description</u>
1	 Excellent
2	 Very Good
3	 Good to Moderate
4	 Poor
5	 Very Poor

Non-Agricultural Land

	Other land primarily in non-agricultural use
	Land predominantly in urban use

Source: Natural England

Issues:

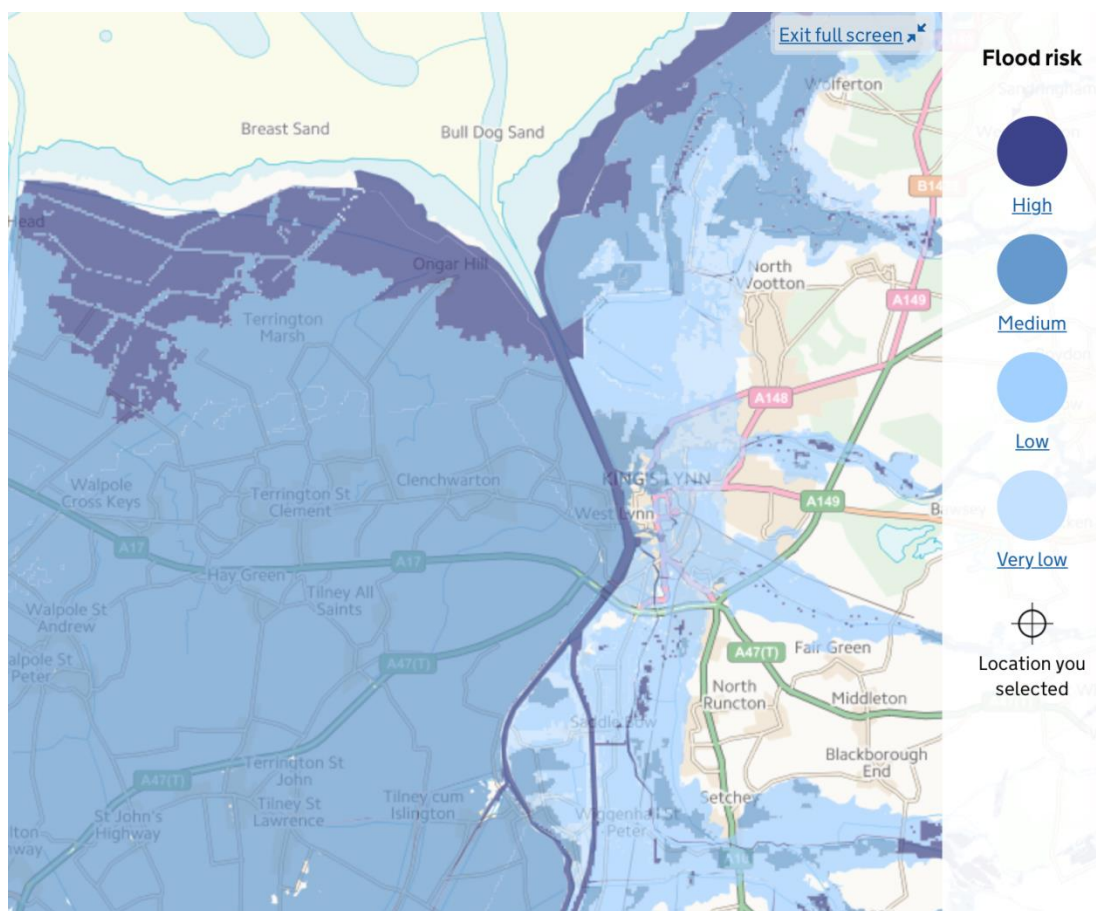
- Land within the parish is classified as Grade 1 Agricultural Land, which places constraints on where further housing growth can be delivered.
- The parish is currently tranquil with panoramic views across the surrounding Fen landscape. Housing growth will need to be planned in such a way as to maintain this.

10.0 FLOODING

The Environment Agency provides an indication of the long-term risk of flooding based on rivers, sea, surface water and groundwater. Figure 18 indicates that Tilney All Saints is wholly constrained by tidal Flood Zone 2 (Medium Risk) and partially constrained by Flood Zone 3 (High Risk). Medium Risk means that each year there is a chance of flooding of between 1 and 3.3%.

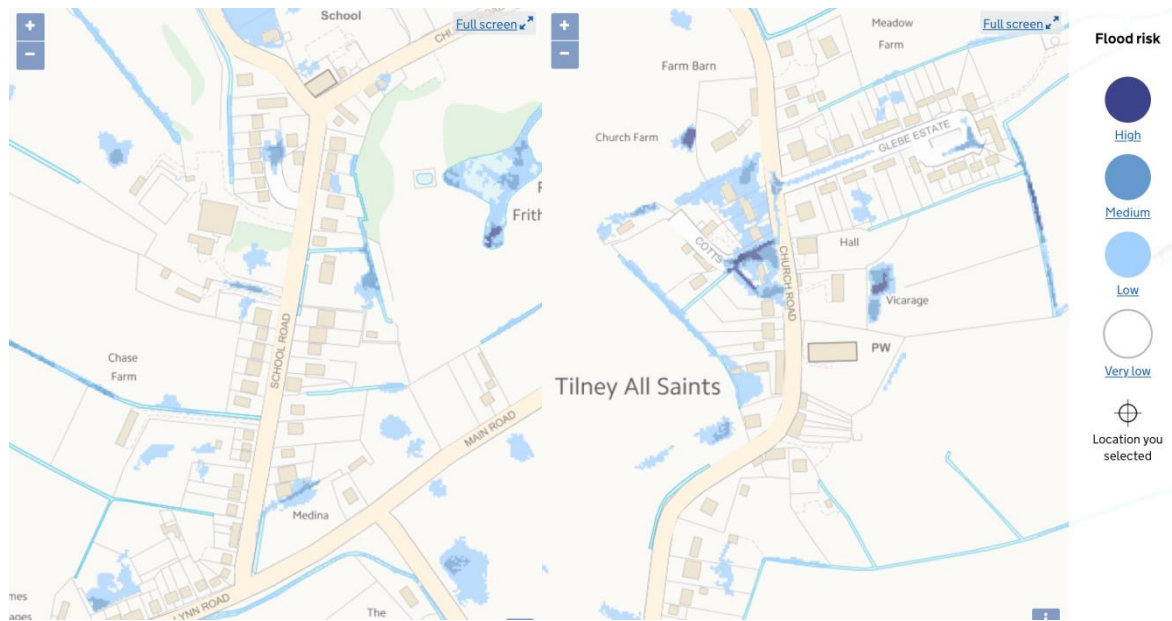
Figure 19 shows that there is also some risk of surface water flooding within the parish. This includes within the built-up area, along Church Road.

Figure 18: Flood Risk from Rivers or the Sea



Source: flood.warning-information.service.gov.uk

Figure 19: Flood Risk from Surface Water



NB. Zoomed in on built up areas of the parish

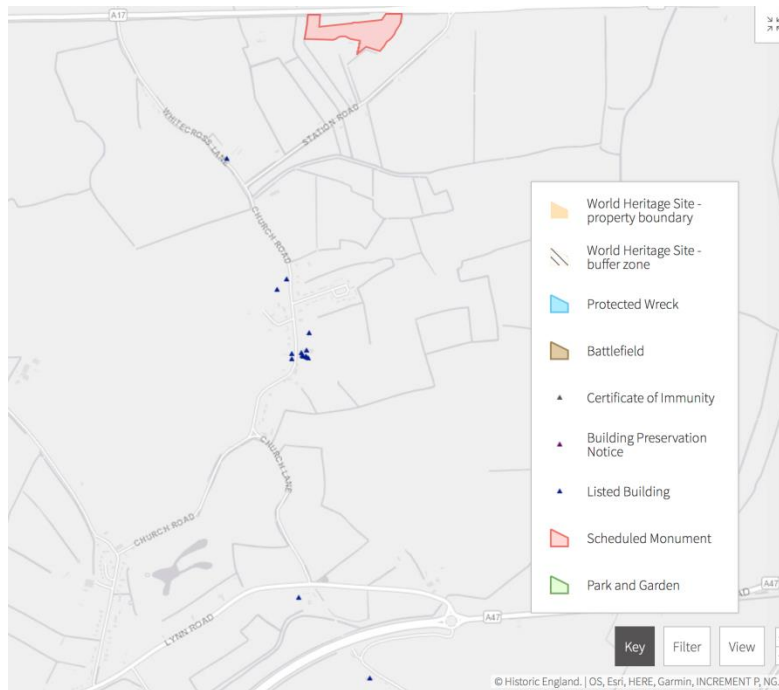
Issues:

- High flood risk means that developable land within Tilney All Saints is constrained.
- The drainage network is predominantly good, though surface water flooding is an issue in some parts of the village, to the extent that some homes flood multiple times during the year.

11.0 THE BUILT ENVIRONMENT

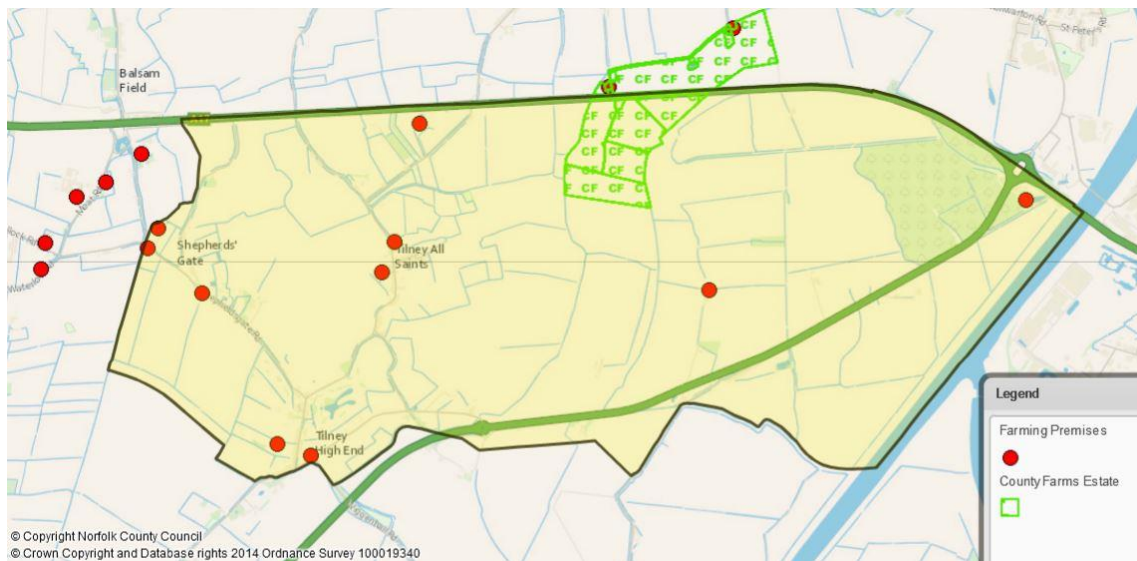
Tilney All Saints has 15 Grade II Listed Buildings and the Church which is Grade I Listed. There is a cluster of Listed Buildings around the All Saints Church, which is believed to date from the late 12th Century and has a Norman Arcade and double hammer-beam roof. There is one scheduled monument – medieval settlement remains north of Kenwick Farmhouse.

Figure 20: Historical Features



Source: historicengland.org.uk

Farmland and buildings are a key feature through the parish. Figure 21 indicates that there are numerous farm premises, and one area of County Farms tenanted land, owned by Norfolk County Council.

Figure 21: Farm Premises in Tilney All Saints**Issues:**

- The parish is valued for its historical integrity and character as a farming community. This character could be eroded through generic housing development.