



Tilney All Saints

Neighbourhood Plan Period 2020-2036 Consultation Statement

Abstract This document is the Consultation Statement for
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 Evidence Base and Key Issues

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

1.0 CONSULTATION STATEMENT

1.1 Overview of the TAS Neighbourhood Plan

The Tilney All Saints Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through planning and managing land-use and development change.

1.2 About this Consultation Statement

This Consultation Statement has been prepared to fulfil the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:

- a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- b) Explains how they were consulted;
- c) Summarises the main issues and concerns raised by the persons consulted; and
- d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.

It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:

- a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Plan area:
 - i. Details of the proposals for a Neighbourhood Development Plan;
 - ii. Details of where and when the proposals for a Neighbourhood Development Plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a Neighbourhood Development Plan; and
- c) Send a copy of the proposals for a Neighbourhood Development Plan to the local planning authority.

Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its neighbourhood plan, and ensure that the wider community:

- Is kept fully informed of what is being proposed;
- Is able to make their views known throughout the process;
- Has opportunities to be actively involved in shaping the emerging neighbourhood plan; and
- Is made aware of how their views have informed the draft Neighbourhood Plan.

This statement provides an overview and description of the consultation that was undertaken by Tilney All Saints Parish Council in developing their neighbourhood plan, in particular the Regulation 14 Consultation on the pre-submission draft. The Working Party have endeavoured to ensure that the Neighbourhood Plan reflects the views and wishes of the local community and the key stakeholders which were engaged with from the very start of the Neighbourhood Plan.

2.0 SUMMARY OF CONSULTATION AND ENGAGEMENT ACTIVITY

This section sets out in chronological order the consultation and engagement events that led to the production of the draft Tilney All Saints Neighbourhood Plan that was consulted upon as part of the Regulation 14 Consultation.

A significant amount of work went locally into engaging with the community early in development of the plan, so that it could be informed by views of local people. Consultation events took place at key points in the development process, and where decisions needed to be taken, for example, on local green spaces. A range of events and methods were used and at every opportunity the results were analysed and shared with local people.

2.1 Details of who was consulted

Activity	Date	Who was consulted	Summary
Public meeting with the Borough Council	March 2016	Local residents Borough Council	A planner from the Borough Council attended a Parish Council meeting to provide an overview of neighbourhood planning, 16 members of the public attended.
Annual parish meeting	April 2016	Local residents	Overview and request that local people join the Neighbourhood Plan Working Group
Area designation	May 2016	Local residents, statutory consultees, neighbouring parishes	6-week consultation period 2/5/16 to 13/6/16 to formally designate the parish as a Neighbourhood Plan area. Borough Council coordinated. Four responses were received, no objections.
NP Working Group Meeting	May 2016	Local residents	Establishment of the Working Group, members including local residents and Parish Councillors. Regular monthly meetings held thereafter with minutes published on TASNPN website.
Village Picnic for the Queen's 90 th Birthday	June 2016	Local residents and visitors	Information provided through a display stand & discussion with Working Group members. 75 people attended the picnic overall. It was a fairly informal event, with people asked to comment on likes and dislikes and what can be improved about the parish – a visioning exercise. Responses are shown in Appendix A . Feedback from this was used to inform a resident's survey.

Activity	Date	Who was consulted	Summary
Consultation day for the NP	September 2016	Local residents, landowners & businesses	Publicised in the local press, posters on village noticeboards, advertised on parish council website and on a flyer distributed to all households. Invitations sent directly to local businesses & landowners. Consultation questionnaire available at the event which 37 people completed. Analysis of responses is provided in Appendix B .
Contacted local stakeholders	September 2016	Local businesses and landowners	Sent a letter advising of the Neighbourhood Plan, requesting feedback. List of people contacted in Appendix G .
Website	November 2016	Everyone	Neighbourhood Plan website established http://tilneyallsaintsneighbourhoodplan.co.uk This was used as a tool to update people on the plans progress and provide the opportunity for residents to get involved.
Facebook page	January 2017	Everyone	Facebook page established to provide updates.
BNI network meeting	March 2017	Local businesses	Attendance by member of the Neighbourhood Plan Working Group to raise awareness, identify key issues and make contacts with local professionals who could support development of the plan.
Meeting with borough council	March 2017	Borough Council	To review progress and key issues for the plan to address. Strategic steer and guidance provided by the Borough Council.
Borough Council review draft plan	February 2018	Borough Council	Review progress and draft plan, provide advice on meeting basic conditions and policy formulation.
Issues and options consultation	February 2019	Local residents	Event at the Village Hall and survey distributed to households and available online. 63 people responded. Analysis of responses and the survey is provided in Appendix C .
SEA Screening Opinion	March / April 2019	Statutory Environmental Bodies & Borough Council	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening Opinion exercise led by the Borough Council.

2.2 The main issues and concerns raised

These included:

- Support for preserving the rural landscape and nature of the parish, its peacefulness and tranquillity;
- Preserving the heritage of Tilney All Saints for future generations;

- The importance of retaining local green spaces, particularly the Millennium Green and the playing field. Green spaces were considered both important for recreation but also heritage and wildlife habitat;
- The level of traffic through the village, which is accentuated when there are issues on the A47 and/or A17;
- A lack of off-street parking for some homes in the older part of the parish, which leads to on-street parking and creates issues where the road is narrow;
- Strong support for retaining the strategic gap between Tilney All Saints and Tilney High End;
- General lack of support for new homes in the village, but should they be built a feeling that smaller and affordable homes would best meet the needs of the community;
- Strong support for any new homes blending with existing and making use of traditional materials; and
- Feeling that the condition of roads, pavements, public footpaths and verges/hedging is poor.

2.3 How this was considered in development of the pre-submission plan

The visioning exercise was used to develop the plan's vision and objectives. These can be viewed on the Neighbourhood Plan website – <http://tilneyallsaintsneighbourhoodplan.co.uk/vision.html>

Feedback from the community on the importance of retaining Tilney's heritage led to the Working Group carrying out a Character Appraisal. This consisted of splitting the community into eight distinct areas which were surveyed to determine key design features, materials, typical layout, buildings of historical merit, green spaces and key views. This has provided evidence to support heritage and design policies within the plan.

The issues and options consultation in February 2019 was used to refine key policy areas of the plan, including housing location and design, local green spaces and parking for new development. In total 63 responses to the survey were received, which is 25% of households in the village. Six Local Green Spaces were proposed during the consultation, with residents asked to indicate whether they agreed with their designation and to make comments on why they were special to the community. Many comments were received, particularly in relation to the wildlife value and recreational benefit of the spaces. The comments helped to refine the boundaries of the spaces designated in the plan. The consultation also provided an opportunity to test the proposal of leaving a strategic gap between Tilney All Saints and Tilney High End. Overall, this was supported by over 80% of survey respondents, with many comments provided as justification.

3.0 REGULATION 14 CONSULTATION

3.1 Details of who was consulted

Timeframe: 8 July 2019 – 19 August 2019		
Who	Method	Response received
Residents	Leaflet to every household which included a response form, see Appendix D Article in the Lynn News, see Appendix E Online survey Two drop-in events	33 responses
Village Stakeholders including local businesses and landowners (see Appendix G)	Leaflet to every business which included a response form (as above) Article in the Lynn News Online survey Two drop-in events	Economy Cookers Parish Council AB Caves (Nurseries) Ltd & Delamore Farms
Neighbouring parishes – Clenchwarton Tilney St Lawrence Terrington St John	Emailed stakeholder letter (see Appendix H)	No
Anglian Water	Emailed stakeholder letter	Yes
BT Group	Emailed stakeholder letter	No
Borough Council of King's Lynn and West Norfolk	Emailed stakeholder letter	Yes
CPRE	Emailed stakeholder letter	No
Coal Authority	Emailed stakeholder letter	No
Community Action Norfolk	Emailed stakeholder letter	No
EDF Energy Networks	Emailed stakeholder letter	No
EE	Emailed stakeholder letter	No
Environment Agency	Emailed stakeholder letter	Yes
GCGP LEP	Emailed stakeholder letter	No
Highways England	Emailed stakeholder letter	No
Historic England	Emailed stakeholder letter	Yes
Homes and Communities Agency	Emailed stakeholder letter	No
Human Rights Commission	Emailed stakeholder letter	No
King's Lynn Internal Drainage Board	Emailed stakeholder letter	No
Marine Management Organisation	Emailed stakeholder letter	No
National Grid	Emailed stakeholder letter	Yes
Natural England	Emailed stakeholder letter	Yes
Network Rail	Emailed stakeholder letter	No
New Anglia LEP	Emailed stakeholder letter	No
NHS England	Emailed stakeholder letter	No
Norfolk Chamber of Commerce	Emailed stakeholder letter	No
Norfolk Constabulary	Emailed stakeholder letter	No

Norfolk County Council	Emailed stakeholder letter	Historic Environment Service Education Lead Local Flood Authority Infrastructure service
Norfolk Wildlife Trust	Emailed stakeholder letter	No
Parochial Church Council	Emailed stakeholder letter	No
RSPB	Emailed stakeholder letter	No
3	Emailed stakeholder letter	No
UK Power Networks	Emailed stakeholder letter	No
Vodafone (CTIL)	Emailed stakeholder letter	No
West Norfolk CCG	Emailed stakeholder letter	No
West Norfolk Disability Forum	Emailed stakeholder letter	No

3.2 Consultation methods

Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation and provided with opportunities to provide their views and comments.

Press release

A press release was sent to the Lynn News, see **Appendix E**, which resulted in an article being published. An advert was also placed on the local community Next Door forum, which many residents of the village are signed up to.

Flyer

A flyer which was sent to every household and business in the village was used to advertise the consultation. This informed people of the drop-in events, how they could access the draft plan, make representations and the timeframe for doing so. The flyer included a survey form and link to the online survey. A copy of the flyer is in **Appendix D**.

Website

During the consultation period of 8 July 2019 to 19 August 2019 the Tilney All Saints Neighbourhood Plan was advertised and available for download along with all the supporting documents on the website: <http://tilneyallsaintsneighbourhoodplan.co.uk>

Various methods of commenting on the draft plan were detailed on the website to encourage as many responses as possible. Snapshots of the website at this stage can be found in **Appendix I**.

Hard copies of the plan

In addition to digital copies of the documents found on the Neighbourhood Plan website, hard copies of the draft plan were available to view throughout the consultation period. These were available at Tilney All Saints Village Hall on consultation days or from the Working Group. Several people did request, and look at, hard copies of the plan at home.

Consultation Event

Two drop-in sessions took place offering people the opportunity to discuss the draft plan with members of the Working Group. There were display boards showing the vision and each of the policies and hard copies of the Draft Plan were available to be reviewed. People were encouraged to complete a response form at the event, and some people did whilst others took one away.

The drop-in sessions took place on Saturday 20 July 10am-4pm and Wednesday 7 August 10am-12:30pm. They were deliberately scheduled to appeal to a wide audience of residents. The second session on 7 August coincided with the Village Hall Committee's coffee morning, with the intention of talking to the regular attendees.

Attendees at the drop-in events:

- 20 July: 18 people
- 7 August: 12 people



The consultation was advertised in the Lynn News, following a press release by the Working Group. The press release and subsequent article are in **Appendix E and F**.

Statutory Consultees

An email was sent directly to each of the statutory consultees as supplied by the Borough Council of King's Lynn and West Norfolk, as listed above. This was sent on 8 July at the beginning of the consultation period. A copy of this is provided in **Appendix H**. The email informed the statutory bodies of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Neighbourhood Plan Working Group and Borough Council believed will be affected by the Neighbourhood Plan for Tilney All Saints, such as neighbouring parishes, key bodies such as English Heritage and Natural England. The email notified consultees of the Neighbourhood Plan's availability on the website, alongside supporting materials, and highlighted several methods to submit comments.

Making representations

Throughout the consultation it was possible for people to make representations by:

- Completing an online survey - <https://www.smartsurvey.co.uk/s/TilneyNPC/>

- Filling in a hard copy of the survey (which was dropped through all doors in the parish) or electronic version of the survey and sending this to the Working Group
- Providing feedback via letter or electronically to the Working Group.

The timescales for making representations were advertised on all materials including the flyer, website and stakeholder emails.

3.3 Responses

At the end of the consultation period there were 36 completed forms, either filled in electronically, by hand, or online. Three of these were completed by local businesses, the rest from individual residents.

Consultee	Number of responses
Residents	33
Local Businesses	3
Statutory Consultees	6

Six statutory consultees wrote to the Working Group with their comments on the draft plan, either in letter or email form.

The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Plan.

3.4 Responses received online or using the response form

The responses captured below were mainly received from residents and a few local businesses.

Question	Yes	No	Comments	How this was considered
I am generally in favour of the Plan	34	2	<ul style="list-style-type: none"> • Could we get more frequent public transport links through the village as if you get the afternoon bus to Wisbech, the last one back leaves Wisbech 5 minutes after you get there! • It looks well thought out and makes sense. • The plan is comprehensive, and representative • Very good as keeping village rural very important. Would like to see speed limit reduced wherever there are houses to 40 or lower especially Shepherdsgate Road as main route for school traffic. • It is a good plan covering all aspects of Tilney All Saints village and works on behalf of the villagers to shape and influence any future growth across the parish. • It is a very comprehensive plan reflecting the thoughts and aspirations of the village. • Well documented and researched. Since publication the X1 buses come through hourly. • A bit wordy - could do with a shorter version. Most informative and a lot of work must have gone into this. • We just hope that the opinions of the Parishioners will be listened to by the Planning Department. 	<p>Some of the general comments received are also considered below in the feedback on individual policies.</p> <p>The key themes identified and reviewed by the Working Group included:</p> <p><u>Transport</u></p> <p>See comments in relation to policy 4.1 and 4.3. The Neighbourhood Plan can encourage improvements in relation to new development being delivered in the parish and seeks to do so through the transport policies. Other improvements, such as to bus services, are more community actions or those for other stakeholders to deliver</p> <p><u>Linear development</u></p> <p>The character appraisal considered the prevailing design and layout of the village, determining that linear housing (rather than estate, backland/garden development etc) is most prominent. The reference to linear infill development in Policy 1.3 seeks to ensure that should there be future development, it is in keeping. A threshold of 5 properties is set within the policy to ensure that the character is not compromised.</p> <p><u>Local service availability</u></p> <p>Comments in relation to local services, such as village shop or post office, were considered</p>
I would like to see changes to the plan	7	29		

Question	Yes	No	Comments	How this was considered
			<ul style="list-style-type: none"> • Apart from my comments regarding street lighting at 1.4, I have great concern at the prospect of ANY form of linear development. Quite regardless of limited "islands" of small developments this would inevitably lead to the gaps in between being developed as well. If this policy was pursued along the entry/exit roads to the village any roads so developed, would, as is the unfortunate case with School Road, come to resemble urban developed roads. The village would lose its charm as a rural community and simply become a small suburban town! Do NOT start on the slippery slope, NO linear development at all, please! • Very acceptable. • I believe the successful development of the village needs to consider:- <ol style="list-style-type: none"> 1) Should the village centre be near school, or church/hall areas or between these. 2) a village shop (circa Terr. St. Clement: Coop) and small business would draw new residents. 3) Housing should be very mixed. 4) Flooding, and surface water drainage (Sceptic tanks) must be thoroughly examined for long term needs of village. • I am in favour of the Neighbourhood Plan for Tilney All Saints. I would like to see green areas and the strategic gap protected to preserve the rural aspect of the village. • We need to cut down pollution by less use of private cars etc. This is rather difficult as it is at least 2 miles to nearest shop, Post Office 	and thought to be addressed through Policy 5.1 Economic Development.

Question	Yes	No	Comments	How this was considered
			<p>or Medical Centre with inadequate public transport not helping. Can we afford to bring in more families with cars which will not help the situation.</p> <ul style="list-style-type: none"> • A good detailed plan. • A well thought out comprehensive view of the village and a plan to keep it a rural site with all the accompanying benefits. Thank you. • This seems to be a comprehensive plan which is actively seeking to enhance the village's rural tradition and attractive appearance. It would be regrettable if young people were unable to settle here and we're glad that thought has been given to this. • More negotiation required. What promises have been made by the Local Authority? • See Notes. 	
Housing				
Policy 1.1: Strategic Gap Between High End and All Saints – do you agree with this policy?	34	1	<ul style="list-style-type: none"> • Concerned over entry/exit onto main road at a very busy junction. • Where does Village hub need to be (see above comments). • Keep villages separate. • Although the two areas are not widely recognised as separate by most inhabitants. • Small number of housing. 	Comments noted and a revision made to how the gap is defined to provide greater clarity and ensure a link with the development boundary.
Policy 1.2: Housing Mix – do you agree with this policy?	35	0	<ul style="list-style-type: none"> • If at all possible, more accessible homes for elderly/disabled. • Older residents need close access to a shop and/or church. • In keeping with village. • Family alongside smaller accommodation. 	Policy refined with respect to the proportion of dwellings suitable for or easily adaptable for older / less mobile residents to better reflect evidence of need.

Question	Yes	No	Comments	How this was considered
Policy 1.3: Design – do you agree with this policy?	32	4	<ul style="list-style-type: none"> • Very mixed!! to allow grandparents to look after children from school. • In keeping with village. • Needs to be in fitting with the village. • 5 new dwellings too many - max. of 1-3. Impact on area too great in small village/hamlet. 	Comments noted and a review of the policy determined that a key focus is to ensure new development is in keeping with existing homes in the village.
Policy 1.4: Street Lighting – do you agree with this policy?	27	9	<ul style="list-style-type: none"> • There should be NO additional street lighting anywhere in the village under any circumstances. • Not essential, Have lived in village for 36 years without street lighting. • I would prefer this to be kept to a minimum. • This is a village! • No street lighting. 	Focus of this policy is on retaining dark skies and not introducing street lighting as part of new development, which comments are in support of. It is possible that people have misunderstood the meaning of this policy. No changes made to the policy.
Policy 1.5: Affordable housing – do you agree with this policy?	33	3	<ul style="list-style-type: none"> • There are very few local opportunities for residents to start on the housing ladder and for elderly near shop. • Unfortunately, always seem to lead to problems & trouble! • I would like to see this area strongly implemented. • This is the law! • + social housing. • No, 'only affordable' housing developments. 	<p>Slight amend to the policy text to ensure that separate proposals on contiguous sites in the same ownership are considered together, which has implications for affordable housing delivery.</p> <p>Rural exception sites for affordable housing are already permitted in national policy. This TASNP policy seeks to provide criteria to ensure any sites coming forward effectively meet local need.</p>
Environment				
Policy 2.1: Heritage – do you agree with this policy?	35	1	<ul style="list-style-type: none"> • This needs to be maintained • No new development near heritage areas of the village 	Comments were noted. This policy seeks to ensure that likely impacts of new development are adequately considered as part of the decision-making process where it is proposed within close proximity of heritage assets.

Question	Yes	No	Comments	How this was considered
Policy 2.2: Flooding and Surface Water Drainage – do you agree with this policy?	33	1	<ul style="list-style-type: none"> • Don't know • We have very well maintained drainage system which is well looked after by I.D.13. Smaller ditches need to be maintained as well. • Can the present system cope with more water drainage? • V. important for a long term plan of future needs, for septic tanks. • Surface water drainage needs closer scrutiny. Blocked drainage channels are a problem. • Needs improvement if more housing is envisaged. 	It is recognised that flooding is a significant concern to local people. Although it is not possible for the Neighbourhood Plan to address existing flood issues, the policy can ensure flood issues are not worsened through development. Requiring Sustainable Drainage Systems will ensure that all surface water arising from new development is dealt with on the development site.
Policy 2.3: Natural Environment, Farmland – do you agree with this policy?	34	1	<ul style="list-style-type: none"> • Needs upkeeping • No development on current agricultural land. 	Comments noted and policy around restricting development on land currently in farming use retained.
Policy 2.4: Natural Environment, Ecology – do you agree with this policy	35	0	<ul style="list-style-type: none"> • Needs upholding 	Comment noted.
Community Assets and Local Green Spaces				
Policy 3.1: Tilney All Saints Primary School – do you agree with this policy?	35	1	<ul style="list-style-type: none"> • Needs to be able to cater for more families? • More houses, will mean a larger school. • Don't need any more, rude arrogant lying parents that fail to use car park!! • Would school be capable of taking more pupils? • Teaching and support staff will be needed. 	Comments noted. The school is currently under capacity so it is not likely to require growth at the present time.

Question	Yes	No	Comments	How this was considered
			What about car parking? - 'Walking Bus'.	
Policy 3.2: Village Hall – do you agree with this policy?	35	1	<ul style="list-style-type: none"> • Welcome improvements • Larger village, may need a bigger hall with maybe additional features. • Necessary meeting point for villagers. • Excellent resource. • No loss of village hall at any point. 	Good to see that the village hall is supported locally within the community and further improvements welcomed. No changes to the policy made.
Policy 3.3: Local Green Spaces – do you agree with this policy	36	0	<ul style="list-style-type: none"> • To be kept • Needed for children to play 	Good to see strong support for this policy, no changes made.
Policy 3.4: Millennium Green – do you agree with this policy?	35	0	<ul style="list-style-type: none"> • Larger population may need more area and/or sports/club house/?? village Hall. • Recreation ground for villagers. • A children's playground was always intended to be a part of this. Unfortunately, this seems to have been overlooked partly due to expense + safety issues. • Excellent resource. 	Comments noted and community policy around CIL reflects a priority for funding to be directed towards a children's playground at Millennium Green.
Policy 3.5: Glebe Estate Playing Field – do you agree with this policy?	36	0	<ul style="list-style-type: none"> • Needs some improving • Recreation ground for villagers • Children need room to exercise in a safe environment 	Comments noted. No changes made to this policy.
Policy 3.6: Allotment Land – do you agree with this policy?	34	0	<ul style="list-style-type: none"> • I've been in the village for near on 30 years and have never seen an allotment in this space - it's just farmland! • Might not part of this be needed in the future. • To be kept. • Could help with those on lower incomes. 	Comments noted. No changes made to the policy.
Policy 3.7: Community	31	2	<ul style="list-style-type: none"> • Could not find any reference to this. • What does this mean? 	Policy changed to reflect the intention being a community action rather than planning policy.

Question	Yes	No	Comments	How this was considered
Infrastructure Levy – do you agree with this policy?			<ul style="list-style-type: none"> This will assist in developing some of the above. This needs improving if additional housing is planned. 	Comments noted.
Traffic and Transport				
Policy 4.1: Sustainable Transport – do you agree with this policy?	35	1	<ul style="list-style-type: none"> Could we get the bus frequencies through the village to be increased More could be done! 	Comments noted. Where development is delivered within the village they will be required to encourage sustainable transport options. Earlier consultations and the evidence base indicated that bus frequencies through the village were not as local people would hope for, but it's not something the Neighbourhood Plan can influence.
Policy 4.2: Car Parking – do you agree with this policy?	33	2	<ul style="list-style-type: none"> For whom? Think all new buildings should have two spaces or one space per bedroom. The roads need to be kept as clear as possible. Needs to be "off road" take outside the church for example. In addition + for horse riders in the village, very dangerous on all bends. Reduction of speed limit, 20 mph, e.g. Church Road, on bend approaching church especially buses, delivery vans + tractors. 	Good to see there is support for this, issues with parking, especially given the narrowness of the roads through the village, came out strongly in previous consultations.
Policy 4.3: Transport Infrastructure and Services – do you agree?	35	1	<ul style="list-style-type: none"> More please Better public transport. Cheaper fares. Roads need addressing along with fly tipping on Church Lane. Speed cameras needed 30 mph limit! Better Maintenance of grass verges. Vision severely restricted (walking or driving + 	Comments noted. This policy is to ensure infrastructure improvements are prioritised to reflect local priorities. Public transport improvements are captured as part of Policy 4.1.

Question	Yes	No	Comments	How this was considered
			cycling) when allowed to grow 4'-5' high. Dangerous on bends, + e.g. Church Lane where vehicles cannot pass. Blind bends.	
Employment and Business				
Policy 5.1: Economic Development – do you agree?	33	1	<ul style="list-style-type: none"> Where? Shop needed, near hub of village & small business Roads need addressing beforehand. 	Comments noted. No changes made.
Policy 5.2: Broadband – Do you agree with this policy?	34	1	<ul style="list-style-type: none"> I am unable to connect to fast broadband, so more access is needed. The service is poor at the moment Faster please. This needs some action as speeds are appalling at end of line areas Very poor and patchy! Currently 'superfast' fibre broadband is dismal, plus intermittent service. Suggest you get onto BORIS ASAP as it is rolled-out across the country. 	The policy supporting access to super-fast broadband should address the comments made. No changes made.
Policy 5.3: Renewable Energy – do you agree with this policy?	34	1	<ul style="list-style-type: none"> In what form? ? Wind Turbines?? Or solar panels, Wind turbines would spoil the vista. What else is envisaged? 	The comments are noted and the policy seeks to support renewable energy as a measure to combat climate change, however balance this with a need to retain the open landscape and historical setting of the parish. No changes made to the policy.

Overall, feedback from residents and local businesses demonstrates strong support for the policies contained within the pre-submission draft of the Tilney All Saints Neighbourhood Plan.

3.5 Responses received from statutory consultees

Consultee	Comments	How this was considered
Anglian Water	<p>Policy 1.1: Strategic gap between High End and All Saints Reference is made to development being permitted only where it is consistent with policies for development countryside. It would be helpful to clarify that this would include essential infrastructure provided by Anglian Water for our customers.</p> <p>Policy 2.2: Flooding and Surface water drainage</p> <p><u>Fourth paragraph:</u> we note that applicants are required to provide a surface water drainage strategy where a site is located in an area at risk of surface water flooding as identified by the EA. It is important that applicants consider the risk of surface water flooding for development proposals in the Parish including but not limited to those identified on the EA's maps. We would therefore ask that Policy 2.2 be amended to this effect.</p> <p><u>Fifth paragraph:</u> Policy 2.2 refers to the use of Sustainable Drainage Systems being considered for all planning applications. Anglian Water support the requirement for applicants to include the provision of SuDS. The use of SuDS would help to reduce the risk of surface water and sewer flooding.</p> <p><u>Final paragraph:</u> Policy 2.2 states that Tilney All Saints Parish is not connected to the public foul sewerage network. However, there are existing public sewers in the vicinity of Glebe Estate which drain to Tilney All Saints Glebe Estate Water Recycling Centre (formerly sewage treatment works). We would therefore ask that Policy 2.2 be amended to say that the majority of Tilney All Saints Parish is not served by public sewers. Reference should also be made to the risk of sewer flooding (where relevant) in the first paragraph of the policy.</p>	<p>'essential infrastructure provided by utility companies' included within policy wording.</p> <p>Amendment made to the policy to include 'but not limited to those so identified'.</p> <p>No action necessary</p> <p>References to the parish not being connected to the public sewerage network taken out.</p> <p>Policy amended to include 'all sources of flooding'.</p>

Consultee	Comments	How this was considered
	<p>Policy 3.3: Local Green Spaces We note that Glebe Estate Playing Field is proposed to be designated as Local Green Space. This includes Tilney All Saints Glebe Estate Water Recycling Centre which serves properties at the Glebe Estate.</p> <p>The National Policy Statement for Waste Management states that waste management development is considered to be inappropriate in the Green Belt. As such it is unclear whether Anglian Water can undertake any development relating to the continued operation in Tilney All Saints Glebe Estate Water Recycling Centre which would require planning permission. We would therefore ask that this land at Tilney All Saints Glebe Estate Water Recycling Centre is not included in the proposed local green space designation.</p>	<p>Further communication with Anglian Water and legal advice sought by TAS Parish Council. Water Recycling Centre not included in LGS designation boundary, so no amendment made to the policy.</p>
Borough Council of King's Lynn and West Norfolk	<p>General Overall the plan is presented well and is set out logically. The policies are clearly distinguishable from the supporting text and other parts of the plan. We would suggest that you include a map of the development boundary for completeness</p>	Map added to reflect this.
	<p>Plan Period The Plan period should be provided on the front cover. We would suggest you could align this with the Borough Council Local Plan review i.e. 2016 – 2036. As the area was designated and works began in 2016.</p>	Changed to reflect.
	<p>Introduction & context Provides a very useful appreciation of the area and how this has evolved over time. It gives a clear flavour of Tilney All Saints.</p>	No action necessary
	<p>Vision & Objectives These are clearly set out.</p>	No action necessary

Consultee	Comments	How this was considered
	<p>Policy 1.1: Strategic Gap The Local Plan doesn't contain detail down to this level and therefore it is entirely appropriate that the Neighbourhood Plan does, given the local view. Be aware of entry level exception sites as set out in the NPPF para. 71 (see below). Perhaps include the development boundary on the map for clarity and maybe define the gap better than is displayed</p>	<p>Made a change to the area identified as the gap to reflect. Map of development boundary has been added.</p>
	<p>Policy 1.2 Housing Mix We would recommend you speak with strategic housing on this. Main points are:</p> <ul style="list-style-type: none"> • Why the 25% threshold? • Would it be appropriate to reference the latest available evidence through the BCKLWN Strategic Housing Market Assessment (SHMA) we are currently preparing a new one which should be available in the coming months. 	<p>Conversation had with Housing Officer at BCKLWN and further evidence provided within the plan. Threshold reduced to 20% to accord with this.</p>
	<p>Policy 1.3 Design</p> <ul style="list-style-type: none"> • What is the justification for no more than five dwellings? • 'Diversity in design for proposal of more than 3 dwellings' - What do you mean by this how will we judge planning applications against this? 	<p>Justification now provided within the policy text for five dwellings. Character appraisal provides evidence to justify 3 dwellings threshold within the policy, discussed this with BCKLWN.</p>
	<p>Policy 1.4 Street Lighting Be aware of permitted development rights with regard to security lighting other lighting</p>	<p>Noted. No action necessary.</p>
	<p>Policy 1.5 Affordable Housing We would recommend you speak with strategic housing on this. Main points are:</p> <ul style="list-style-type: none"> • Open the policy up to neighbouring parishes 	<p>Discussion with Housing Officer at BCKLWN resulting in slight amendments to the policy to provide clarity and fairness.</p>

Consultee	Comments	How this was considered
	<ul style="list-style-type: none"> Time scale for former residents so it is fair, as currently some could have lived there for a month and they would carry greater favour than someone who had lived there for almost but not quite 5 years... 	<p>Added reference to adjoining parishes.</p>
	<p>Policy 2.2 Flooding & surface water drainage</p> <ul style="list-style-type: none"> The policy should refer to the BCKLWN Strategic Flood Risk Assessment (SFRA) 2019 rather EA Maps: https://www.west-norfolk.gov.uk/info/20173/information_for_planning_agents Is it appropriate to ask for Surface Water Drainage Strategy in areas where it is not needed? Why is there a threshold for 5 dwellings? 	<p>Amendment made to reference the SFRA. Discussion with BCKLWN re requirement for Surface Water Drainage Strategy and agreed to retain this in the policy. Removed reference to 5 dwellings.</p>
	<p>Policy 2.3 Natural Environment – farmland</p> <p>What evidence is there that would show the land hasn't been farmed for 3 years? etc. We understand the theory of the policy but perhaps needs rewording somewhat</p>	<p>Reworded the policy and reflected the local knowledge of the parish council in supporting determination of this.</p>
	<p>Policy 3.3 Local Green Spaces</p> <ul style="list-style-type: none"> Perhaps tidy the wording up around CIL A map within the plan showing the Local Green Space would be of benefit next to the policies. Check consistency with the guidance set out in the PPG for Local Green Space Designation: https://www.gov.uk/guidance/open-space-sports-and-recreation-facilitiespublic-rights-of-way-and-local-green-space 	<p>Changes made to policy 3.7 CIL to reflect this being a community policy, see below. Map of LGS now included within the text and appendix I. Further consideration of the guidance demonstrates we have designated in accordance with this.</p>

Consultee	Comments	How this was considered
	Policy 3.7 CIL Not sure this needs to be a policy as such, although it is a positive to set out what you are prioritising. Should this be a community action/aspiration so you are not bound by this, should circumstance change in the future?	Amendment made to have this as a community policy and actions for the parish to take forward.
	Policy 4.2 Car Parking Consider this policy in the light of the Norfolk County Council Parking Standards which are contained within the Borough Council Local Plan (SADMP) as policy DM17 - Parking Provision in New Development (page 57)	Parking Standards reviewed but decision to leave the policy as pre-submission, which was later discussed and agreed with BCKLWN. Evidence from various consultations with villagers support the need for this level of off-street parking in TAS owing to the narrowness of roads, lack of off-street parking at many of the older properties in the village and the fact that very large agricultural vehicles often come through the village to attend the fields. Rather than sticking with the current recommendation of NCC the group feels there is evidence to exceed the standards.
	Policy 4.3 Transport Infrastructure and Services Should this be a community aspiration/ action that the Parish Council will work with relevant bodies on the following.	Some amendments made to the policy to reflect who should be considering these priorities.
	Policy 5.3 Renewable Energy <ul style="list-style-type: none"> What is the policy trying to achieve? A lot of it is covered by permitted development. 	Further discussion had with BCKLWN and agreed to leave the policy unchanged.
Environment Agency	We have reviewed the consultation document with particular attention to Policies 2.2 (Flood Risk and Drainage) and 2.4 (Natural Environment - Ecology). These policies appear to be comprehensive and they are in line with the national policy.	Notes, no action necessary.

Consultee	Comments	How this was considered
Historic England	No comments.	Noted, no changes made.
Norfolk County Council. Note that the Historic Environment Service responded separately to the other NCC departments.	<p>Historic Environment Service</p> <ul style="list-style-type: none"> Policy 2.1 makes no reference to archaeological remains. The sources of information and methods used to define non-designated heritage assets is unclear. Links are not made between the Policy and the plan text with respect to some historic assets. We recommend that the Neighbourhood Plan should include more detailed consideration of designated and undesignated heritage assets of all kinds. As a starting point we recommend looking at the Historic Environment Record and consulting with the Historic Environment strategy and advice team to provide advice on which heritage assets are most significant and ways in which they can be protected and enhanced. <p>Infrastructure Delivery The plan could contain supporting text referencing the following:</p> <ul style="list-style-type: none"> 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. 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. <p>Education</p> <ul style="list-style-type: none"> The Local Authority is pleased that the Neighbourhood Plan would support expansion of an additional permanent classroom Tilney All 	<p>Amends to the policy made to reflect the importance of archaeological remains. Clarity and more detail provided on the information and methods used to determine non-designated assets, namely links to the Character Appraisal and Norfolk Historic Environment Record. Further advice from the Historic Environment strategy and advice team was chargeable so after consideration this was not sought.</p> <p>Text amended to reflect first bullet. The inclusion of sprinklers was discussed by the Neighbourhood Plan Working Group who decided not to include it within a policy due to the level of detail it involved compared to other points.</p> <p>Point noted, no action necessary for the policy.</p>

Consultee	Comments	How this was considered
	<p>Saints Primary School (Policy 3.1, page 22). But it should be recognised that currently there is no demand for additional places at the school.</p> <p>Lead Local Flood Authority</p> <p>The LLFA would suggest the following wording be included specific to policy 2.2 with regards to surface water flooding.</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources. • Have a neutral or positive impact on surface water drainage. • Proposals must demonstrate engagement with relevant agencies. • Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk). • Where appropriate undertake sequential and /or exception tests. • Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use. • Any Sustainable Drainage proposals (SuDS) should have an appropriate discharge location. • Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered. • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. • Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. • Confirmation of the need to seek consent before undertaking works to existing watercourses, engaging with Norfolk Council or 	<p>Bullet points as supporting text.</p> <p>Noted about site allocation assessment, but not relevant in this case as no sites are being allocated as part of the TASNPs.</p>

Consultee	Comments	How this was considered
	<p>the IDB (Kings Lynn IDB) on any proposals.</p> <ul style="list-style-type: none"> In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. <p>It is expected that the NP process provide a robust assessment of the risk of flooding, from all sources, when allocating sites.</p>	
National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission and identified that it has no record of such apparatus within the NP area.	Noted. No action necessary.
Natural England	Natural England does not have any specific comments on this pre-submission consultation neighbourhood plan. However, reference is made to an annex general issues and opportunities that should be considered when developing a neighbourhood plan.	Information sources contained in the annex are noted. No action necessary.

APPENDIX A: RESPONSES TO QUESTIONNAIRE AT QUEENS JUBILEE PARTY

What Do You Like About Tilney All Saints?

Peaceful	7
Quiet	4
Church	4
Tranquillity	2
Friendly	2
Villagers	1
Community Feel	1
Scenic Location	1
Relaxed	1
Historic	1
Sound of the Bells	1
Church Clock /Westminster Chimes	1
Great Village School	1
Ideal for Age Group 65+	1

What Don't You Like About Tilney All Saints?

No Shops	3
Poor Quality Footpaths	2
Nothing to Do	2
Lack of Amenities	1
Dog Poo	1
Excessive Dog Barking (not as bad recently)	1
No Street Lights	1
Speeding Cars Shepherds Gate Road	1
No Speed Limit (No Location Given)	1
No Speed Limit (Why Certain Parts of Village)	1
Road Not Good for Cyclists	1
Can't Find Anything to Dislike	1

What Would You Like to See in Tilney All Saints?

Children's Play Area	8
Youth/Social Club	3
Shop	3
More Villagers to Join in Activities & Events	3
Pub	2
Speed Limits 40mph and under throughout village	1
Takeaway	1
Football pitch	1
Village Hall	1

What Wouldn't You Like to See in Tilney All Saints?

More Houses (other than single houses in app. area)	7
More Development	2
More Traffic	3
Excessive Building	1
No Large Scale Development	1
Rural Haven spoilt by New Houses	1
Green Spaces Concreted Over	1
Golf Course Turned into a Housing Estate	1
Beautiful Healthy Trees Felled for No Reason	1
Shop	1
Pub	1

APPENDIX B: ANALYSIS OF RESPONSES FROM THE QUESTIONNAIRE DISTRIBUTED IN SEPTEMBER 2016

Neighbourhood Plan Questionnaire 17th September 2016

Results Summary

N.B not all questions were answered on all questionnaires

	YES	NO	Comments Made
Have you applied for or do you receive superfast broadband?	13	23	"Applied awaiting confirmation" "applied but cannot get"
Total number of responses		36	
Do you feel there is a need for any affordable housing in the parish?	10	27	"a spread of..."
Total number of responses		37	
Would you support a children's play area being put on the village green?	31	6	"a must"
Total number of responses		37	
Do you think there are enough facilities for older people in the parish?	7	27	"yes village hall"
Total number of responses		34	
Do you walk any of the public footpaths in the parish?	31	6	"used to"
Total number of responses		37	
Do you want to see the rural nature of the parish maintained?	37	0	
Total number of responses		37	
Do you use or attend events in the village hall?	32	4	"yes rarely"
Total number of responses		36	
Do you think there are enough facilities for children in the parish?	10	24	
Total number of responses		34	
If possible, would you support Church Lane being designated a "Quiet Lane" with a 20mph speed limit?	32	5	"and Church Road" "One way system return through School Road"
Total number of responses		37	
Do you think the parish can accommodate more new housing?	9	27	"only a few affordable homes" "village needs more housing but more people will need more facilities which comes first?" "individual houses" "but limited to infill" "limited"
Total number of responses		36	

The responses from the “sticky note” question boards were as follows:

Would you like to see any of the following in the parish?

Village Shop	Yes 26	No 15
Youth Club/Social Club	Yes 17	No 17
Pub	Yes 16	No 21
Takeaway	Yes 1	No 27

Would you like to see any more street lighting in the parish? If yes, where.

Yes 7	No 28	Church Road 4
		School Road 3

What do you think of the condition of the following?

Roads	Good 2	Fair 16	Poor 19
Pavements	Good 0	Fair 9	Poor 27
Public Footpaths	Good 1	Fair 4	Poor 27
Verges & Hedges	Good 2	Fair 13	Poor 17

Do you use public transport?

Yes	No	Sometimes
Regularly 4	Never 15	22

Could the parish accommodate more new housing?

Yes	NO
5	35
(2 people commented “limited”)	
(1 person commented individual)	

Any comments you would like to make.

Footpaths & Verges

Verges along Church Lane need to be cut further back to allow view of oncoming cars;

Footpaths need improving;

Footpaths need improving as difficult to push buggy;

Footpaths and verges need urgent attention. Difficult to walk along with push chair;

Pavement Shepherds Gate Road needs cutting back;

Footpaths too thin for safety;

More public by ways for dog walking.

Public Transport

Bus Shelter needed. (Did not state where);
More local buses rather than X1 as it is expensive to travel to work and not early enough.

Traffic and Speed Limits

Speed limit enforcement;
Speed limit on Shepherdsgate Road, Station Road required. (Comment added Hear Hear!);
Speed limit enforcement of some kind through the village as vehicles are a danger to children and animals;
Stop all traffic being diverted through our village in the event of an accident/heavy traffic A17 or A47;
Stop buses lorries etc. being diverted up School Road, Church Road, Shepherdsgate Road;
Stop buses, lorries, buses, cars etc. being diverted through our village as there is a designated road from A17 through to Terrington St John which is maintained specifically for that purpose;
The roads through Tilney All Saints struggle as it is without extra traffic. Also roads are not made for the number of vehicles.

Broadband

Broadband still slow;
Need fibre broadband Shepherdsgate Road;
Faster broadband/internet @ Shepherdsgate Road part of village.

Street Lighting

Only very limited street lighting needed for dog walking in winter months.

Facilities

Children's play area on the green required;
More play equipment on field in Glebe;
Village shop needed only for essentials;
Post Office;
More for the 30's to 50's maybe an exercise class and a place to meet up and chat, bingo nights.

Environment

Preserve the oldest part of our village e.g. Church Road;
Church Road is the oldest part of this village which has to be recognised and preserved;
Important to maintain village life/community as all too often villages disappear. Once its gone its gone;
And finally..... Pull up the drawbridge.

APPENDIX C: ISSUES & OPTIONS CONSULTATION – ANALYSIS OF RESPONSES

Tilney All Saints Neighbourhood Planning Survey Analysis

9th February 2019

63 responses received = 25.3%.

Question 1	Policy proposal - To reduce the likelihood of development in the gap between Tilney All Saints and Tilney High End Communities
------------	--

Yes
50

No
5

Not Sure
5

No Response
3

Comments To stop over development of the village. The Allotments and the Millennium Green are essential green spaces for a rural village (x2). The Green is an ideal location for a children's play area. Essential for a rural aspect of the village (x 4). To preserve our village vistas. There is no room for any major development which could be sustained in a safe way. The Millennium Green and Allotments should be preserved but limited sensitive development should be permitted. To stop over development of the village. To keep the open spaces, and if the village expands there aren't the facilities to cope (x 2). Protects important assets for the community, future generations and an historical feature of the village (x3). To keep the rural open feel of the village. It is an open space that should be preserved (x 4). To maintain a natural area in a rural village. It is a very pretty part of the village (x 2). The land is grade 1 (agricultural land). Need the open space for children to play and for dog walking (x2). The village has already seen an increase in traffic and the 30mph speed limit is continually exceeded. Green areas attract lots of wildlife, we have seen Buzzards, Barn Owls and Sparrowhawks in this area. To stop ribbon development and keep the rural nature of the village. Many villagers walk along the road for exercise and it is lovely to see the views and the Old Hall looks splendid. A large section of the village dates back to the 16th C. so infrastructure is not suitable for increased traffic. I love the village as it is. The allotments need to be used.

Question 2	What sort of housing do you think the village needs? - select all that apply.
------------	---

Small 1 or 2 bedrooms	24
Medium 3 or 4 bedrooms	23
Large (5 or more bedrooms)	5
Family Homes	24
Housing for older people	19
Homes for people who are less mobile	13
Affordable Homes	27
Homes for people trying to access the housing ladder	26
Other (please specify).	4

What is meant by "family homes"? Is this the same as 3, 4 and 5 bedroom homes? What is the difference between "Affordable homes" and "Homes for people trying to access the housing ladder"? Similarly are "Homes for less mobile people" the same as "Housing for older people"?

None - No new housing in Tilney All Saints
Housing for families with school age children
Social housing
Affordable Bungalows

TAS Neighbourhood Plan Consultation Statement

Question 3	To what extent do you agree with a policy that requires the use of traditional materials, having gaps to provide views of the countryside, gardens and the use of trees and hedges as boundaries?
---------------	---

Strongly Agree
52

Agree
5

Neutral
3

Disagree
1

Strongly Disagree
0

Comments: Don't want more developments like the bungalows at Tilney High End which are completely out of character with rural Norfolk. Keeping countryside surroundings. Environmental factors and preserving the feel of the village. Would it be possible to set limit on height - I would not like to see more huge conifers 6-7 ft high should be maximum. The village does not need any further development. Encourage wildlife and leave space for children to play but please use "spaces" for play area and community events. Maintaining a Norfolk village will discourage out of place developments. In recent times houses have been built close together with tiny gardens, this causes the village a more urban appearance. New homes need to be traditional but also need to embrace new technology, i.e., solar panels. As soon as any new housing is agreed this will inevitably lead to more development - a slippery slope. An old village like this should be built with brick under tile. Retain privacy and promote the rural feel of the area. Need to blend in with current buildings. All the above proposals are essential in a rural village. Keep rural views. This will help the uniqueness of the settlement.

Question 4	To what extent do you agree that we should protect the historic nature of the village and its heritage assets within the Neighbourhood Plan?
---------------	--

Strongly Agree
53

Agree
6

Neutral
3

Disagree
1

Strongly Disagree
0

Question 5	To what extent do you agree that we should encourage lighting which is "Dark Sky" friendly in Tilney All Saints?
---------------	--

Strongly Agree
41

Agree
9

Neutral
4

Disagree
5

Strongly Disagree
4

Not a well worded question, there was some confusion in the responses of some of those completing the survey.

TAS Neighbourhood Plan Consultation Statement

Question 6	Protection of these identified Green Spaces prevents over development
---------------	---

Millennium Green		
Yes	No	Don't Know
60	2	1

Eagles Golf Club		
Yes	No	Don't Know
51	5	5

Allotments		
Yes	No	Don't Know
50	5	6

The Willows Woodlands		
Yes	No	Don't Know
53	3	5

Glebe Estate Playing Field		
Yes	No	Don't Know
57	2	3

Remains of the Medieval Settlement		
Yes	No	Don't Know
55	1	6

Comments :	Green spaces are vital for a rural village, the wildlife, trees, walking areas are essential for a healthy planet. (x 3). The country is being swamped by over development. Without the spaces the village becomes just another urban sprawl. The green spaces are part of the village heritage. In favour of keeping as much green space as possible (x4). Protect the green fields to the right and left of the road leaving the A17 right through the village. The Primary School playing field is vitally important to retain the school and young families or the village will die. Would be nice to have allotments available to residents if there is a desire. Not sure why Eagles requires both green areas. I would like to exclude the Shepherdsgate Road site from "Green Areas". May be a case for allowing some development on Eagles Golf course in the future. Ensure footpaths are marked and maintained. Not sure about these areas, need more information in a leaflet? Once the green areas are built on there will be no going back, and any building works will add to the traffic. I do not support off street parking as the cars parked in the road discourage large vehicles from using the village roads. The village needs a variety of eclectic green spaces. Other spaces :- Diddles Dam, Adjacent to the Old Hall, and behind the Church. Maintain integrity of the enviroment and ensure wildlife is protected for future generations.
------------	--

Question 7	Do you agree that Farm Vehicles and Redirected Traffic Issues are a problem within the village?
---------------	---

Strongly Agree
26

Agree
19

Neutral
8

Disagree
7

Strongly Disagree
1

TAS Neighbourhood Plan Consultation Statement

Question 8	Should the Neighbourhood Plan include a policy requiring all new homes to have off street parking?
---------------	--

Yes
60

No
2

Don't Know
0

No Response
1

There were 63 survey sheets returned, not every question was answered by every respondent.

Tilney All Saints Neighbourhood Plan Consultation session

**YOUR VILLAGE
needs your input**

**Complete the attached survey &
bring it along**

to the Village Hall

Saturday 11 am – 2 pm

9th February 2019

Refreshments provided

**Alternatively,
send the completed survey to
36 School Road PE34 4RS
or visit**

<https://www.smartsurvey.co.uk/s/TilneyNP/>

Tilney All Saints Neighbourhood Plan Survey

Q1 We'd like to include a policy in the Neighbourhood Plan that will reduce the likelihood of development happening in the gap between Tilney High End and Tilney All Saints, this gap is highlighted on the map. We feel the gap adds to the rural and open feel of the village, and contains some important community assets like the allotments and Millennium Green.



Do you agree with this proposal?

- ☐ Yes
- ☐ No
- ☐ Not sure

If you selected 'Yes' please indicate why you think it's important to retain the gap

Q2 Tilney All Saints is identified as a Rural Village in the Borough Council's Local Plan and has been identified as able to accommodate a small number of new homes. What kind of housing do you think the village needs? Select all that apply.

- ☐ Small (1 or 2 bedrooms)
- ☐ Medium to large (3 or 4 bedrooms)
- ☐ Large (5 or more bedrooms)
- ☐ Family homes
- ☐ Housing for older people
- ☐ Homes suitable for people who are less mobile
- ☐ Affordable homes
- ☐ Homes for people trying to get on the housing ladder
- ☐ Other (please specify)

Q3 We would like to include a policy in the Neighbourhood Plan on the design and layout of new development to ensure that the rural character of the parish is retained. To what extent do you agree with a policy that requires the use of traditional materials, having gaps to provide views of the countryside, gardens and the use of trees and hedges as boundaries.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree

Please provide any comments you may have:

Tilney All Saints Neighbourhood Plan Survey

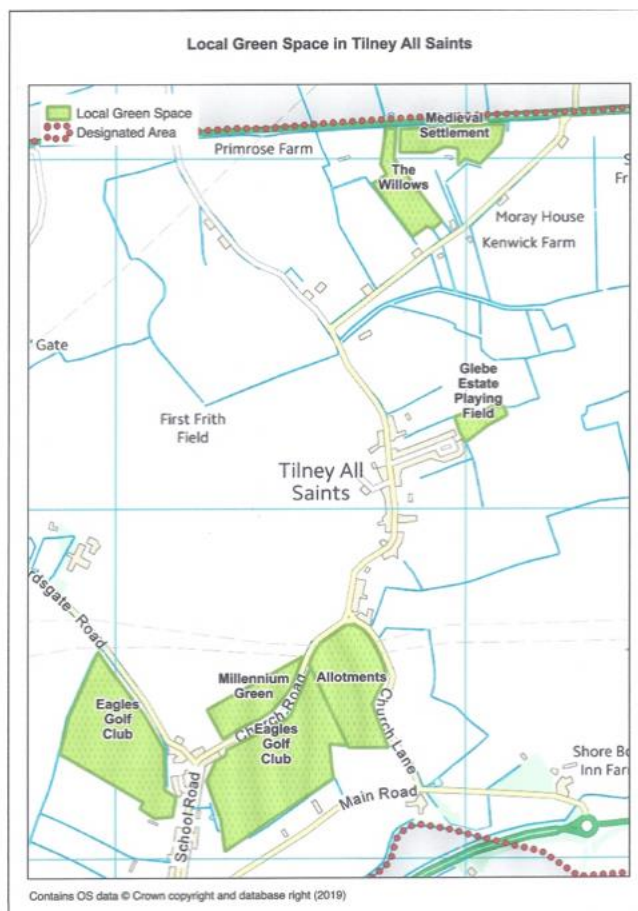
Q4 Tilney All Saints has a wealth of heritage assets that are highly valued by residents and visitors. To what extent do you agree that we should protect the historic nature of the village and its heritage assets within the Neighbourhood Plan

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree

Q5 To what extent do you agree that we should encourage lighting which is Dark Sky friendly in Tilney All Saints? This is lighting that reduces light pollution and uses less energy to run, preserving our view of the night sky.

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree

Q6 In developing the Neighbourhood Plan we have identified a number of green spaces within the parish that we feel are of real value to the community, and therefore should be protected from future development. These are shown on the map. Are you in favour of protecting these areas?



Millennium Green

- ☐ Yes
- ☐ No
- ☐ Don't know

Eagles Golf Club

- ☐ Yes
- ☐ No
- ☐ Don't know

Allotments

- ☐ Yes
- ☐ No
- ☐ Don't know

The Willows Woodland

- ☐ Yes
- ☐ No
- ☐ Don't know

Glebe Estate Playing Field

- ☐ Yes
- ☐ No
- ☐ Don't know

Remains of the Medieval Settlement

- ☐ Yes
- ☐ No
- ☐ Don't know

Tilney All Saints Neighbourhood Plan Survey

Please provide any comments you have about why you think these green spaces should be protected. If you feel there are other green spaces that should also be protected mention those here too with why you think they are special.

Q7 The Neighbourhood Plan will have a section on traffic and transport. Some roads through the parish are very narrow and parking on the road is common in the older parts of the settlement. This is part of the character of our village, but as we often have large farm vehicles driving through and sometimes traffic redirected from the A47 or A17, it can cause issues for cars passing. To what extent do you agree that this is a problem within our village?

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree

Q8 We are proposing to include a policy within the Neighbourhood Plan that requires all new homes to have off street parking. Do you support this?

- ☐ Yes
- ☐ No
- ☐ Don't know

Thank you for participating in our survey

**The results of the study will be used as part of the
evidence base necessary to produce
Tilney All Saints Neighbourhood Plan**

Privacy Policy

Data from this study will be stored securely and analysed. We will ensure that any results published in future will not identify you or be traceable to you.

APPENDIX D: PRE-SUBMISSION REG 14 CONSULTATION LEAFLET

**Tilney All Saints
Draft Neighbourhood Plan
Public Consultation**

We need your input

**Complete the attached form &
bring it to one of the drop-ins**

@ the Village Hall

Saturday 20th July 2019 10 am – 4 pm

Or

Wednesday 7th August 10 am – 12:30 pm

Refreshments available

**Alternatively
send the completed survey to
36 School Road PE34 4RS
or complete the online survey @**

<https://www.smartsurvey.co.uk/s/TilneyNPC/>



Tilney All Saints Neighbourhood Plan

Draft Plan Public Consultation

From 12:00 noon Monday 8th July 2019

To 12:00 noon Monday 19th August 2019

The neighbourhood planning process has reached a critical phase, namely “the pre-submission public consultation”. This process has resulted in the production of the current draft of the Tilney All Saints Neighbourhood Plan Period 2016-2036 Consultation Document, and associated documents: Evidence Base and Key Issues plus Character Appraisal. These documents are available to view online on the Tilney All Saints Neighbourhood Plan website at <http://tilneyallsaintsneighbourhoodplan.co.uk/> or in hard copy form by contacting Robert Sloan on 01553 828448.

We want to hear your views, so please give us your thoughts and comments on any part of the plan and in particular the policies. It is very important to the process that you (and any other members of your household or community aged 16 years or over) indicate acceptance or otherwise of the Plan. If you wish changes to be made, this is your last opportunity before the Plan is sent for examination.

The closing date for submissions is 12:00 noon 19/08/19

Name:	Signature (paper copies):	I confirm I am aged 16 years or over (please tick box) <input type="checkbox"/>
Address:		
Organisation (where appropriate):		

Please note that without your contact details your views cannot be considered.

How the information on this form will be used:

Information given on this form will be used to help prepare the final Tilney All Saints Neighbourhood Plan for examination. Please be aware that the forms will be shared with the Parish Council's Planning Consultants and your comments, including personal details, may be made publicly available, for example, if a challenge is made regarding the validity of responses. The Parish Council's privacy notice can be viewed on its website at <https://tilneyallsaintspsc.wixsite.com/taspc>

Further copies of this form and a 'Word' version, for those preferring to type their response, can be downloaded from the Tilney All Saints Neighbourhood Plan website at <http://tilneyallsaintsneighbourhoodplan.co.uk/> or by contacting Robert Sloan on 01553 828448.

Please use this form for your comments and submit your response in one of the following ways:

- Email as an attachment to rcns.tasvhc@gmail.com
- Post/Hand deliver to: 'Tilney All Saints Neighbourhood Plan', 36 School Road, Tilney All Saints, PE34 4RS
- Complete the online survey at <https://www.smartsurvey.co.uk/s/TilneyNPC/>

If you require any further information, please do not hesitate to contact Robert Sloan on 01553 828448.

Tilney All Saints Neighbourhood Plan Regulation 14 Consultation Period 08/07/2019 to 19/08/2019

General Comments:

I am generally in favour of the Plan	I would like to see changes to the Plan
YES/NO	YES/NO
Comments on the Plan overall: 	

Policy No.	Policy Name	Do you agree? Delete as appropriate	Comments, suggestions, changes – please be as clear and concise as possible
1 Housing			
1.1	Strategic gap between High End and All Saints	YES/NO	
1.2	Housing Mix	YES/NO	
1.3	Design	YES/NO	
1.4	Street Lighting	YES/NO	
1.5	Affordable Housing	YES/NO	

2 Environment			
2.1	Heritage	YES/NO	
2.2	Flooding and Surface Water Drainage	YES/NO	
2.3	Natural Environment - Farmland	YES/NO	
2.4	Natural Environment – Ecology	YES/NO	

Tilney All Saints Neighbourhood Plan Regulation 14 Consultation Period 08/07/2019 to 19/08/2019

3 Community Assets and Local Green Spaces			
3.1	Tilney All Saints Primary School	YES/NO	
3.2	Village Hall	YES/NO	
3.3	Local Green Spaces	YES/NO	
3.4	Millennium Green	YES/NO	
3.5	Glebe Estate Playing Field	YES/NO	
3.6	Allotment Land	YES/NO	
3.7	Community Infrastructure Levy	YES/NO	

4 Traffic and Transport			
4.1	Sustainable Transport	YES/NO	
4.2	Car Parking	YES/NO	
4.3	Transport Infrastructure and Services	YES/NO	

5 Employment and Business			
5.1	Economic Development	YES/NO	
5.2	Broadband	YES/NO	
5.3	Renewable Energy	YES/NO	

Tilney All Saints Neighbourhood Plan Regulation 14 Consultation Period 08/07/2019 to 19/08/2019

APPENDIX E: ARTICLE IN THE LYNN NEWS

Village vision views sought

Residents in Tilney All Saints are being given the chance to have their say on a draft neighbourhood plan for the village.

The document sets out community leaders' ideas for future development in the area.

A public consultation on the document began on Monday and will continue until August 19.

Drop-in sessions will take place at the village hall next Saturday, July 20, between 10am and 4pm, and on Wednesday, August 7, between 10am and 12.30pm for villagers to ask questions of the plan's steering group.

The plan can be viewed online at tilneyallsaintsneighbourhoodplan.co.uk/draft. Comments can be submitted there or by emailing rens.tasvhc@gmail.com.

An online survey is also available at www.smartsurvey.co.uk/s/TilneyNPC/.

APPENDIX F: PRESS RELEASE

8th July 2019

PRESS RELEASE

Have your say on the Tilney All Saints Neighbourhood Plan

Villagers and Stakeholders have a chance to comment on the Draft Pre-submission Tilney All Saints Neighbourhood Plan which has been compiled from opinions and comments from public consultations and surveys since 2016. The **FINAL** Public Consultation runs from Monday, 8th July 2019 until Monday 19th August 2019.

The draft plan contains the vision and objectives for the village plus policies on topics such as environment, community and historical assets, traffic and transport, and employment and business. It also gives details of future housing development and local green spaces.

Residents can attend drop-in sessions at the village hall between 10 am – 4 pm on Saturday 20th July and between 10 am – 12:30 pm on Wednesday 7th August when members of the Neighbourhood Plan Working Group will be on hand to answer questions.

The Draft Pre-submission Tilney All Saints Neighbourhood Plan and associated documents, the Evidence Base and Key Issues plus Character Appraisal, are available to view online at tilneyallsaintsneighbourhoodplan.co.uk/draft.html. Comments can be made by downloading the response form, using the form on the leaflet delivered to all parish households and businesses, emailing rcns.tasvhc@gmail.com subject TASNPs response or through the online survey at www.smartsurvey.co.uk/s/TilneyNPC/.

-ends-

Media information:

For further press information please contact Robert Sloan (01553 828448 or rcns.tasvhc@gmail.com).

Notes to editors:

• Tilney All Saints is a designated 'Rural Village' situated approximately three miles south west of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens with a population of 573 as at the 2011 Census. There are limited employment opportunities and the few services include a school, church, village hall and bus route. In relation to landscape, the village falls within "The Fens – Settled Inland Marshes". This is defined in the Landscape Character Assessment as having panoramic views across the area and beyond, over the adjacent fen

landscape. It is also defined by a strong historic integrity with historic drainage network and a moderate to strong sense of tranquillity throughout the area. Tilney All Saints is designated a Rural Village in the Core Strategy, identified as being capable of accommodating modest growth to support essential rural services.

- **Neighbourhood Plan Process.** *The Neighbourhood Plan has been prepared by and for the local people of Tilney All Saints Parish. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area was designated as a Neighbourhood Plan Area and Tilney All Saints Parish Council approved as the qualifying body to prepare a Neighbourhood Plan in June 2016. This Neighbourhood Plan is a new type of planning document. Working with and on behalf of its parishioners, Tilney All Saints Parish Council has prepared this Plan that will shape and influence future growth across the parish. The Parish Council has reviewed a range of evidence to determine key issues and develop policies for the Plan that will ensure the village remains sustainable, with any new development serving both current and future residents. These policies will enable us to influence the design, location and type of new homes being delivered in the village, as well as ensuring infrastructure improvements that are delivered alongside growth are to maximum community benefit.*

- *Neighbourhood Plan Working Group has received a grant from the Neighbourhood Planning Programme, funded by the Ministry of Housing, Communities and Local Government of £5,642 specifically for the purpose of the 'Project', and in particular, the hiring of professional help. Also the Parish Council has allocated £300 to the Neighbourhood Plan Working Group to cover stationery and postage etc.*

APPENDIX G: BUSINESSES IN TILNEY ALL SAINTS**Businesses in Tilney All Saints**

Builders	Build Right	5 Shepherdsgate Road	0800 389 6602
Car, Van & Truck Hire	SVH Gooderson Ltd	Old Hall, White Cross Lane	01553 829140
Electricians & Electrical Contractors	JB Electrical Services	159 Church Road	01553 828835
Garage Services	Flatlands Engineering	3 Lynn Road	01553 828868
Garage Services	Tilney Service Station	Pullover Road	01553 772767
Painters & Decorators	Williams Decor	13 Glebe Estate	01553 829608
Plumbers & Heating Engineers	Chris Caseley	18 Church Road	01553 828148
Plumbers & Heating Engineers	Green's	Parish Cottage	01553 829749
Plumbers & Heating Engineers	Malcolm W Hardingham	7 Willow Drive	01553 828508
Plumbers & Heating Engineers	Drb Plumbing	2 Shepherdsgate Cottage Shepherdsgate Rd	01553 828337
Schools & Colleges	Tilney All Saints Primary School	Shepherdsgate Road	01553 828209
Skip Hire	Wiles Haulage Grab Lorry Hire	Eau Brink	01553 617318
Animal care	West Norfolk RSPCA Rehoming Centre	Eau Brink Bank PE34 4SQ.	01553 618889
Sports	Eagles Golf and Tennis Centre	39 School Road	01553 827147
Builders	A2Z Contracts Ltd	2 Shepherdsgate Cottages Shepherdsgate Road	07595 636354 0845 475 6451
Agriculture	Emorsgate Seeds	Limes Farm	01553 829028
Agriculture	Collison & Associates Ltd	Honeysuckle Cottage Shepherdsgate Road	01553 828405
Campsite	Kings Lynn Touring Park	Carrstone Lodge, Pullover Road	01553 692035
Charity	CDH UK	The Denes Lynn Road	0800 731 6991

Tilney All Saints Landowner and Business Register 2016

A B Cave Nurseries	Mr Edward Blundy C/o Brown & Co, Market Chambers Tuesday Market Place Kings Lynn PE30 1JJ		
Andrew Barrett	Heating & Plumbing Service 01553 828391	079412406032	
Alan & Sarah's Taxis	Taxi Plot 5 School Road Tinley All Saints Kings Lynn PE34 4RS 01553 828350	07768 202 251 Alan	07887 846 207 Sarah
Chris Caseley	Boiler Engineer 18 Church Road Tilney All Saints PE34 4SW 01553 828148	07931355595	
Joy Chamberlain	Waggin' Tails Dog Grooming Cotts Lane Tilney All Saints PE34 4SW 01553 828093	07733021724	
Jonnie Deakin	Kitchen & Bathroom Fitter 16 School Road Tinley All Saints Kings Lynn PE34 4RS		
Bob Fisher	Tilney Service Station Pullover Road Tilney All Saints PE34 4 01553 772767		
Economy Cookers	Lynn Road Tilney All Saints PE34 4SD 01553 828878		
JB Electrical Services	159 Church Road Tilney All Saints PE34 4RP 01553 828835	07796676265	
Mrs Anne Senior	Headteacher Tilney All Saints Primary Shepherdsgate Road Tilney All Saints PE34 4RP 01553 828209		

APPENDIX H: STAKEHOLDER LETTER

Dear Stakeholder

Tilney All Saints Neighbourhood Plan Pre-Submission Consultation

The current draft of the Tilney All Saints Neighbourhood Plan Period 2016-2036 Consultation Document and associated documents: Evidence Base and Key Issues plus Character Appraisal are available to view online on the Tilney All Saints Neighbourhood Plan website at <http://tilneyallsaintsneighbourhoodplan.co.uk/>. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of six weeks from 12:00 noon Monday 8th July 2019 until 12:00 noon Monday 19th August 2019.

It offers a final opportunity for you to influence the Tilney All Saints Neighbourhood Plan before it is submitted for examination.

You can submit your response in one of the following ways:

- Email your comments to rcns.tasvhc@gmail.com
- Complete the online survey at <https://www.smartsurvey.co.uk/s/TilneyNPC/>

All comments received by 12:00 noon Monday 19th August 2019 will be considered by the Neighbourhood Plan Working Group and may be utilised to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The full draft Neighbourhood Plan contains policies on the following topics:

- Housing
- Environment
- Community Assets and Local Green Spaces
- Traffic and Transport
- Employment and Business

A paper copy of the draft plan will be available to be viewed at one of the advertised consultation drop-in sessions in Tilney All Saints Village Hall on:

- Saturday 20th July, 10 am – 4 pm, or
- Wednesday 7th August, 10 am – 12:30 pm.

If you have any questions or require any further information, please do not hesitate to contact Robert Sloan on 01553 828448 or at rcns.tasvhc@gmail.com.

Yours faithfully



Andy Laughton
Tilney All Saints Parish Council Chairman

APPENDIX I: WEBSITE – SNAPSHOT AT THE POINT OF REGULATION 14 CONSULTATION

TILNEY ALL SAINTS NEIGHBOURHOOD PLAN

[HOME](#) | [VISION AND OBJECTIVES](#) | [POLICIES](#) | [MEETING DATES](#) | [PREVIOUS MINUTES](#) | [DRAFT PLAN - CONSULTATION](#) | [AREA MAP](#)

The current draft of the Tilney All Saints Neighbourhood Plan Period 2016-2036 Consultation Document and associated documents:
Evidence Base and Key Issues plus Character Appraisal are available to view below.

This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of six weeks from 12:00 noon Monday 8th July 2019 until 12:00 noon Monday 19th August 2019. It offers a final opportunity for you to influence the Tilney All Saints Neighbourhood Plan before it is submitted for examination.

You can submit your response in one of the following ways:

- Download the response form below and email to rcns.tasvhc@gmail.com or bring to one of the drop-in sessions (see below)
 - Email your comments to rcns.tasvhc@gmail.com
 - Complete the online survey at <https://www.smartsurvey.co.uk/s/TilneyNPC/>

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[Consultation Document](#)

[Evidence Base and Key Issues](#)

[Character Appraisal](#)

[TASNP Response Form](#)