

**Borough Council of King's Lynn & West Norfolk:**  
**Tilney All Saints Neighbourhood Plan – Decision on**  
**examiner's recommendations**

**May 2021**

Borough Council of  
**King's Lynn &**  
**West Norfolk**



## **Borough Council Decision on the Examiner's recommendation for the Tilney All Saints Neighbourhood Plan**

### **Neighbourhood Planning (General) (Amendment) Regulations 2012**

Name of neighbourhood area	Tilney All Saints Neighbourhood Area
Parish Council	Tilney All Saints Parish Council
Submission	2 <sup>nd</sup> November- 28 <sup>th</sup> December 2020
Examination	January- April 2021
Inspector Report Received	20/04/2021

#### **1. Introduction**

- 1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and to take the plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) details the Local Planning Authority 's responsibilities under Neighbourhood planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the examiner's report on the whole have been accepted. Accordingly, the draft Tilney All Saints Neighbourhood Plan has been amended taking into account these modifications, and the Borough Council has reached the decision that the Tilney All Saints Neighbourhood Development Plan may proceed to referendum.

#### **2. Background**

2.1 The Neighbourhood Area of Tilney All Saints was designated on 14/06/2016. The Neighbourhood Area corresponds with Parish boundaries for Tilney All Saints Parish Council. The Tilney All Saints Neighbourhood Plan has been prepared Tilney All Saints Parish Council. Work on the production of the plan has undertaken by members of the Parish Council and the local community, since 2016.

2.2 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk and the consultation under Regulation 16 took place between 2<sup>nd</sup> November- 28<sup>th</sup> December 2020. As part of this the plan it was publicised for an eight-week period due to Covid-19 to allow further extension for representation invited.

2.3 In December 2020 Andrew Matheson was appointed by the Borough Council with consent of the Parish Council, to undertake the examination of the Tilney All Saints Neighbourhood Plan. The examination took place over January to April 2021. This culminated in the Examiner's Report being issued on 20/04/2021.

2.4 The Examiner's Report concludes that subject to making the modifications recommended by the examiner, the plan meets the basic conditions as set out in legislation and should proceed to a Neighbourhood Planning Referendum.

2.5 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, the Borough Council and Tilney All Saints Parish Council (in accordance with the 1990 Act Schedule 48 paragraph 12) has decided to make most of the modifications to the draft plan referred to in Section 3 below to ensure that the draft plan meets the basic conditions set out in legislation.

2.6 As set out in section 3, it has been decided by the Borough Council and Parish Council to split up the modifications made within the examiner's report. This has been separated into appropriate columns. As stated by the examiner in the Final Examination Report (2021) and left apparent in the table: Areas that need modification are expressed in column 2.

### 3. Recommendations by the Examiner

**Table 1: Specific Modification for the Neighbourhood Plan (NP) to be compliant with the basic conditions**

Section	Specific Modification and suggested amendments for the NP to be compliant with the basic conditions as stated in the final Tilney All Saints NP Examination Report April 2021	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Tilney All Saints neighbourhood plan.
1	<p>1.1 On the front cover and any later references amend the Plan period from “2016 – 2036” to ‘2020 – 2036’.</p> <p>1.2 Remove the heading “Document Control” and the related admin content of 0.i, 0.ii, 0.v and 0.vi and renumber the remaining content appropriately.</p> <p>1.3 Review the “Contents” and “Policy Index” pages once the Plan text has been amended to accommodate the recommendations from this Report.</p> <p>1.4 Amend the “Related Documents” content to add a source reference(s) for the first five documents that are particular to the Neighbourhood Plan; add a reference to the <a href="#">East Inshore and East Offshore Marine Plans</a>.</p>	QB	Yes	Amend the text	<p>Front cover and 2 later references amended.</p> <p>“Document Control” and the related admin content of 0.i, 0.ii, 0.v and 0.vi removed and contents updated.</p> <p>“Contents” and “Policy Index” updated</p> <p>Source references added, but will need updating when actual documents added to PC website.</p> <p>East Inshore and East Offshore Marine Plans added to “Related Documents”.</p>

2	<p>Under the heading “1 Introduction”: 2.1 Delete “(see Appendix A)” from the first sentence.</p> <p>2.2 In the ninth paragraph replace the second and third sentences with: ‘On a population pro-rot a basis Tilney All Saints received an allocation of 5 new dwellings on a site (see Appendix D, G97.1 ref No. 329 of the Local Development Framework) on the corner of School Road and Lynn Road and these have now been constructed.’</p>	QB/LPA	Yes	<p>“(see Appendix A)” deleted and appendices renumbered.</p> <p>Second and third sentences replaced.</p>	<p>2.1- Tilney All Saints Parish lies between 3 and 4 miles south west of King’s Lynn in Norfolk, in a triangle bordered by the A47 and the A17 stretching west from the Pullover Roundabout (see Appendix A). The main village is made up of two parts, Tilney All Saints itself and Tilney High End, although there are ribbon developments along both the old A47 road and out along Shepherdsgate Road to the Moat Road junction with the A17. As with other Fen villages in the area the village grew during the post medieval period as drainage and reclamation were used to increase the amount of workable agricultural land.</p> <p>2.2- In the King’s Lynn and West Norfolk Core Strategy document (January 2015) the village is identified as being ‘capable of accommodating modest growth’ and is defined as part of the Fenland ‘settled Inland Marshes with panoramic views across the area’. On a population pro-rot a basis Tilney All Saints received an allocation of 5 new dwellings on a site (see Appendix C, G97.1 ref No. 329 of the Local Development Framework) on the corner of School Road and Lynn Road and these have now been constructed.</p>
3	<p>Under the heading “2.0 Neighbourhood Planning” and sub-heading “2.1 Process”:</p> <p>3.1 In the first and third paragraphs replace “Neighbourhood Plan Area” with ‘Neighbourhood Area’.</p> <p>3.2 Add at the end of the third paragraph: ‘Policies in the Neighbourhood Plan should not be viewed in isolation but have been developed to work holistically.’</p>	QB	Yes	<p>Text replaced as requested.</p> <p>“period 2016-2036” replaced with “period 2020-2036”.</p> <p>“Appendix A” replaced with “Appendix D”</p> <p>Sentence added.</p>	<p>This Neighbourhood Plan has been prepared by and for the local people of Tilney All Saints Parish for the period 2020-2036. The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The parish area shown in Appendix D was designated as a Neighbourhood Area and Tilney All Saints Parish Council approved as the qualifying body to prepare a Neighbourhood Plan in June 2016.</p> <p>Once the Plan has been ‘made’ (adopted by the Borough Council of King’s Lynn and West Norfolk), following consultation with residents and a local referendum, it will form part of the Development Plan for the area, with our policies used to determine all planning applications that come forward within the</p>

					Neighbourhood Area. Policies in the Neighbourhood Plan should not be viewed in isolation but have been developed to work holistically.
4	Under the heading “3.0 Vision and Objectives” and sub-heading “3.1 Vision” reword the content after the second sentence as follows: ‘The village will continue as a thriving, desirable, attractive and viable residential area and the facilities in the Parish will have gradually improved to meet the needs of old and new residents. Communications and connectivity will have been maintained or even improved by better local bus services, the preservation of footpaths and cycle routes and the provision of universal, good quality broadband and other utilities. The many heritage assets and important open green spaces will have been protected, and local wildlife supported, including any protected species, and the Parish will have worked towards becoming carbon neutral.’	QB	Yes	Text reworded.	The Vision for Tilney All Saints is:  Tilney All Saints aims to continue to be a small rural parish, encompassing a closely supportive community with a strong parish identity. It has a peaceful historic nature, and over the years the landscape, setting and character of the village have been enhanced. The village will continue as a thriving, desirable, attractive and viable residential area and the facilities in the Parish will have gradually improved to meet the needs of old and new residents. Communications and connectivity will have been maintained or even improved by better local bus services, the preservation of footpaths and cycle routes and the provision of universal, good quality broadband and other utilities. The many heritage assets and important open green spaces will have been protected, and local wildlife supported, including any protected species, and the Parish will have worked towards becoming carbon neutral.
5	Under the sub-heading “4.1 Development”: 5.1 Amend the wording of Policy 1.1 to: 5.1.1 Replace the reference to “Appendix E” with ‘Appendix D’. 5.1.2 In element (a) replace “and might include” with ‘including’. 5.2 In the paragraph immediately following the Policy: 5.2.1 In	QB	Yes	Replaced reference to “Appendix E” with “Appendix C”.  Text replaced.  Text deleted.	<b>Policy 1.1: Strategic gap between High End and All Saints Within the Strategic Gap (see Appendix C) development will only be permitted if:</b>  <b>a) it is consistent with policies for development in the countryside including essential infrastructure provided by utility companies;</b> <b>b) it would not undermine the physical and/or visual separation of the two settlements;</b>

	<p>the first sentence delete “elsewhere and”.</p> <p>5.2.2 In the second sentence replace “Appendix E” with ‘Appendix D’.</p>			<p>Replaced reference to “Appendix E” with “Appendix C”.</p> <p>Added “, which are described below” at the end of the third paragraph plus the descriptions of the Millennium Green, Allotment Land and Eagles Golf Centre as requested @ recommendatio n 14.3 below.</p>	<p><b>c) it would not compromise the integrity of the strategic gap, either individually or cumulatively with other existing or proposed development; and</b></p> <p><b>d) it cannot reasonably be located elsewhere.</b></p> <p><b>Supporting text:</b></p> <p>The objective of this policy is to direct development elsewhere and in such a way as to respect and retain the generally open and undeveloped nature of the gap between Tilney All Saints and Tilney High End so as to help prevent the coalescence and retain the separate identity of the two settlements. The extent of the gap defined in Appendix C was agreed with the Borough Council of King’s Lynn and West Norfolk. It’s boundaries accord with the current land uses, namely Millennium Green, the Eagles Golf Centre and the Allotments, which are described below.</p>
6	<p>Under the sub-heading “4.2 Housing Mix &amp; Type” and within Policy 1.2:</p> <p>6.1 Reword the first paragraph as follows:  ‘Housing proposals should provide an appropriate mix of housing types, tenures and sizes, and these should demonstrably reflect local need using the best available evidence. This applies to open-market and affordable housing combined, and can include homes designed to Lifetime Homes Standard. To achieve a more diverse housing stock, proposals should include dwellings of two</p>	QB	Yes	QB will make textual changes	<p>First paragraph of Policy 1.2 has been reworded.</p> <p><b>Policy 1.2: Housing Mix</b></p> <p><del>All housing proposals of five or more dwellings will need to provide an appropriate mix of housing types, tenures and sizes, and these should demonstrably reflect local need using the best available evidence. This applies to open-market and affordable housing combined, and can include homes designed to Lifetime Homes Standard. Our requirements are set out below:</del></p>

	<p>bedrooms or fewer, including dwellings suitable for or easily adaptable for older or less mobile residents.'</p> <p>6.2 In the second paragraph delete "the required proportion of" and "to that level", and replace "requirements" with 'expectations'.</p> <p>6.3 In the first sentence of the paragraph immediately following the Policy replace "will be" with 'is'.</p>			<p><del>a) A minimum of 20% of dwellings must be suitable for or easily adaptable for older or less mobile residents; and</del>  <del>b) Proposals will need to include dwellings of two bedrooms or fewer, and these should, as a minimum, meet the space requirements as set out in the Technical housing standards – nationally described space standard, March 2015.</del></p> <p><b>Housing proposals should provide an appropriate mix of housing types, tenures and sizes, and these should demonstrably reflect local need using the best available evidence. This applies to open-market and affordable housing combined, and can include homes designed to Lifetime Homes Standard. To achieve a more diverse housing stock, proposals should include dwellings of two bedrooms or fewer, including dwellings suitable for or easily adaptable for older or less mobile residents.</b></p> <p>Any proposal that does not provide the mix of demonstrable local need or provide the required proportion of homes suitable for older or less mobile people or smaller dwellings will need to be justified with clear evidence that such homes are not required to that level, or that the development is made not viable by meeting these requirements <b>expectations.</b></p> <p>Separate proposals on contiguous sites that are in the same ownership and/or control, or have a planning history indicating that they have been considered together, will be considered as a single proposal.</p> <p><b>Supporting text:</b></p> <p>Dwellings should ideally be accessible and adaptable to meet the changing lifetime circumstances of occupants, and Lifetime Homes</p>
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					Standard or equivalent will be encouraged for all new dwellings. Single storey dwellings will be <b>is</b> considered as suitable for older residents.
7	<p>Under the sub-heading “4.3 Design” and within Policy 1.3:</p> <p>7.1 In the second paragraph reword the first and second sentences as: ‘Proposals for linear infill development will be supported in principle. To sustain the rural and open amenity of Tilney All Saints, linear infill development of up to five dwellings will be supported’; delete the third sentence.</p> <p>7.2 In the third paragraph: 7.2.1 In the third sentence replace “permitted” with ‘supported’.</p> <p>7.2.2 Replace element (a) with: ‘The grain of the existing settlements is respected with design repetition rarely exceeding 3 consecutive dwellings’.</p> <p>7.2.3 Add a new element (d) as follows and renumber subsequent elements accordingly: ‘Traditional building materials common in the Parish, as set out in the Character Appraisal, are used, although the innovative application of energy efficiency measures will be supported.’</p>	QB	Yes	<p>Text amended as requested.</p> <p>New element (d) added and subsequent elements renumbered.</p> <p>Phrase deleted as requested.</p> <p>Text amended as requested.</p> <p>Fourth paragraph deleted.</p>	<p>Text reworded and third sentence deleted.</p> <p>Policy 1.3: Design</p> <p>Planning proposals will be supported if the character of the proposed development is reflective of Tilney All Saints and High End as rural settlements, and adds to the sense of place. Proposals will be expected to demonstrate how the use of trees and other natural features will contribute to this.</p> <p><del>Proposals for linear development will be supported in principle. Tilney All Saints seeks to maintain the ‘village concept’ and will normally support linear infill development to a maximum of five dwellings. New homes in excess of this number have the potential to become an insular community and discourage integration into the existing village structure.</del></p> <p><b>Proposals for linear infill development will be supported in principle. To sustain the rural and open amenity of Tilney All Saints, linear infill development of up to five dwellings will be supported.</b></p> <p>New residential development should deliver high quality design that complements the rural character and appearance of the parish. Proposals should have due regard to the Character Appraisal and should explain clearly how the design of the proposal reflects and augments the prevailing character of the vicinity. Development will be <del>permitted</del> <b>supported</b> where:</p>

	<p>7.2.4 In element (d) delete “that can be accessed without going through the house”.</p> <p>7.2.5 In element (f) replace “are soft, preferably using” with ‘use’.</p> <p>7.2.6 Delete the fourth paragraph as it has been incorporated within paragraph three.</p>			<p>a) <del>There is diversity in design for proposals of more than 3 dwellings;</del> <b>The grain of the existing settlements is respected with design repetition rarely exceeding 3 consecutive dwellings;</b></p> <p>b) Proposals have careful regard to the height, layout and scale of existing homes in the immediate area, and be well-integrated visually and functionally with existing development;</p> <p>c) The density and layout provide for views into the open countryside beyond and retain a rural feeling and sense of openness;</p> <p><b>NEW d) Traditional building materials common in the Parish, as set out in the Character Appraisal, are used, although the innovative application of energy efficiency measures will be supported</b></p> <p>d) Private outdoor amenity space is provided with all new residential developments in the form of private gardens <del>that can be accessed without going through the house</del> (see also separate Policy 3.3 on open space provision);</p> <p>e) Significant trees and hedge masses are retained where possible as an integral part of the design of any development, except where their longterm survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss;</p> <p>f) Site boundaries <del>are soft, preferably using</del> <b>use</b> native trees and hedgerow species to give a rural edge, and to ensure connectivity to existing wildlife corridors; and</p> <p>g) Affordable homes should be indistinguishable from the market homes in terms of design.</p> <p><del>The use of traditional building materials common in the parish, as set out in the Character Appraisal, will be supported. Innovative application of energy efficient materials will be supported.</del></p> <p>Separate proposals on contiguous sites that are in the same ownership and/or control, or have a planning history indicating that</p>
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					they have been considered together, will be considered as single proposal.
8	<p>Under the sub-heading “4.4 Light Pollution”:</p> <p>8.1 Reword the first sentence of the first paragraph as: “Dark Skies’ or ‘Dark Landscapes’ are recognised as contributing to rural tranquillity, as referenced in the Planning Guidance on Light Pollution (<a href="http://www.gov.uk/guidance/light-pollution">www.gov.uk/guidance/light-pollution</a>).’</p> <p>8.2 Reword Policy 1.4 as follows: ‘To maintain the ‘dark skies’ and the rural amenity in Tilney All Saints, development proposals requiring a planning consent should not normally make provision for external lighting unless there are evidenced issues of highway or community safety or security; in such cases appropriate mitigation measures are required.’</p> <p>8.3 In the paragraph that follows the Policy, replace the second sentence with: ‘Where lighting is proposed that requires a planning consent, a Lighting Assessment will be expected to accompany the application.’</p>	QB/LPA	Yes	<p>QB will make textual changes</p> <p>Text reworded as requested.</p> <p>Policy 1.4 reworded as requested.</p> <p>Second sentence in the paragraph that follows the Policy replaced as requested</p>	<p><del>‘Dark Skies’ is recognised as contributing to the tranquillity of the environment as referenced in the NCC Environmental Lighting Zones Policy.</del></p> <p><b>Dark Skies’ or ‘Dark Landscapes’ are recognised as contributing to rural tranquillity, as referenced in the Planning Guidance on Light Pollution (<a href="http://www.gov.uk/guidance/light-pollution">www.gov.uk/guidance/light-pollution</a>).</b> Although sandwiched between the A47 and A17, the parish is generally very tranquil and dark after sunset (see Appendix F – map of the dark skies around Tilney All Saints).</p> <p>Policy 1.4: Street Lighting</p> <p><b>To maintain the ‘dark skies’ and the rural amenity in Tilney All Saints, development proposals requiring a planning consent should not normally make provision for external lighting unless there are evidenced issues of highway or community safety or security; in such cases appropriate mitigation measures are required.</b></p> <p><del>It will be essential to maintain the ‘dark skies’ and the rural feel in Tilney All Saints by avoiding the introduction of street lighting as part of new development. Additional street lighting within the Neighbourhood Plan Area will not be supported unless there is a demonstrable improvement for community safety. Any proposed lighting should be limited to specific operating hours and it must be designed so as to minimise the adverse impact on dark skies, local amenity and wildlife.</del></p>

					<p>Lighting proposed as part of development proposals, such as security lighting, will be supported provided it is shown to be necessary and minimises the adverse impacts such as on dark skies.</p> <p>Supporting text:</p> <p>Artificial light is to be kept to a minimum, consistent with a small rural parish. <del>Where lighting is proposed, such as street lighting, flood lighting or security lighting, a Lighting Assessment will be expected to accompany any application submitted.</del> Where lighting is proposed that requires a planning consent, a Lighting Assessment will be expected to accompany the application.</p>
9	<p>Under the sub-heading “4.5 Affordable Housing”:</p> <p>9.1 In the first and second paragraphs update the references, and data if required) to the “Local Housing Profile” and “Housing Register”.</p> <p>9.2 Within the third paragraph, and also the second paragraph of Policy 1.5, replace “local plan” with ‘Local Plan’.</p> <p>9.3 Add to the third paragraph: ‘Exception Sites may be outside of the ‘development boundaries’ for Tilney All Saints and Tilney High End; these boundaries are shown at Appendix D and are</p>	QB/LPA	Yes	<p>QB will make textual changes</p> <p>Replaced “local plan” with ‘Local Plan’.</p> <p>Third paragraph added with correct appendix referenced.</p>	<p>Tilney All Saints remains a much sought after village for families who are looking to own their own first home or affordable housing. Historically the Borough Council has kept an active list of persons seeking to live in the parish, at the time of writing the list contains 14 names (BCKLWN, Local Housing Profile Summer 2017) (BCKLWN, Local Housing Profile January 2019).</p> <p>There are 22 affordable homes registered in Tilney All Saints, comprising 9% of the current housing stock. A review of the Housing Register (December 2018) indicates that demand for affordable housing in the parish outstrips supply. A third of applicants on this snapshot of the Housing Register reside within Tilney All Saints. This indicates that there is a desire for people to remain within the community, but that a suitable property is</p>

	<p>derived from the Policies Map of the BCKLWN SADMP.'</p> <p>9.4 Within Policy 1.5:</p> <p>9.4.1 In the first sentence of the second paragraph replace "comprising" with 'comprised'.</p> <p>9.4.2 In the third sentence of the second paragraph replace "have reasonable sustainable access to village services" with 'well related to the development boundary of Tilney All Saints or Tilney High End'.</p> <p>9.4.3 Add after the third sentence of the second paragraph: 'Affordable houses are to be retained as such in perpetuity.'</p> <p>9.4.4 In the fourth sentence of the second paragraph replace "priority" with 'first'.</p> <p>9.4.5 Move the third paragraph to be a continuation of the first paragraph (since both relate to non-Exception Sites).</p>			<p>Text amended as requested.</p> <p>Text replaced as requested.</p> <p>Text added as requested.</p> <p>Text replaced as requested.</p> <p>Third paragraph moved to be a continuation of the first paragraph.</p>	<p>unavailable or they are unable to afford current market prices, which are relatively high. Home ownership is also high. References checked and updated, unless you know better.</p> <p><b>Exception Sites may be outside of the 'development boundaries' for Tilney All Saints and Tilney High End; these boundaries are shown at Appendix C and are derived from the Policies Map of the BCKLWN SADMP.</b></p> <p><b>Policy 1.5: Affordable Housing</b></p> <p>Affordable housing should be provided as part of new development schemes where relevant, with the proportion being in line with the local plan requirements. <b>An affordable housing mix that provides opportunities for local people to buy, and schemes for first time buyers or renters, will be strongly supported, particularly to encourage younger people to remain in the parish.</b></p> <p>Developments <b>comprised</b> of only affordable housing will be supported when related to local need. This includes Rural Exception Sites schemes outside of the development boundary. Exception Sites should be well related to existing development and <del>have reasonable sustainable access to village services</del> <b>well related to existing development and well related to the development boundary of Tilney All Saints or Tilney High End. Affordable houses are to be retained as such in perpetuity.</b> Furthermore, for Exception Sites the <del>priority</del> <b>first</b> allocation of dwellings will be to those in housing need and with a connection to the parish of Tilney All Saints in accordance with the following sequential criteria:</p> <ul style="list-style-type: none"> <li>a) Resident of the parish for the previous five years or more;</li> <li>b) Households with a local family connection with that local family having lived in the parish for five years or more;</li> </ul>
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					<p>c) Former residents of the parish including those who have had to leave the parish due to a lack of suitable affordable housing;</p> <p>d) People with an employment connection to the parish dating back at least five years;</p> <p>e) Existing residents of the adjoining parishes of Clenchwarton, Terrington St Clement, Terrington St John, Tilney Saint Lawrence and West Lynn who have lived there for more than 3 years;</p> <p>f) Existing residents of the Borough Council of King's Lynn &amp; West Norfolk who have been living in the area for more than 5 years.</p> <p>An affordable housing mix that provides opportunities for local people to buy, and schemes for first time buyers or renters, will be strongly supported, particularly to encourage younger people to remain in the parish.</p> <p>For the whole of this policy, separate proposals on contiguous sites that are in the same ownership and/or control, or have a planning history indicating that they have been considered together, will be considered as a single proposal.</p>
10	<p>Under the sub-heading "5.1 Heritage Assets":</p> <p>10.1 Move the first post-Policy paragraph to provide a preamble to Policy 2.1; within that paragraph alter the referencing of "Appendix C" to 'Appendices B &amp; C'.</p> <p>10.2 Reword Policy 2.1 as follows:  'Development proposals that will impact on the following including their settings:</p> <p>a) designated heritage assets, as shown in Appendices B &amp; C, or</p>	QB/LPA	Yes	<p>QB make textual changes</p> <p>The first post-Policy paragraph moved to provide a preamble to Policy 2.1.</p>	<p><b>Policy 2.1: Heritage</b></p> <p><del>New development in close proximity to either:</del></p> <p><b>a) Designated heritage assets, or non-designated heritage assets as identified in Appendix C; or</b></p> <p><b>b) Archaeological remains (either known or with potential)</b></p> <p><del>should take account of the historic nature of the asset and preserve or enhance its character and setting.</del></p> <p><b>To achieve this, the Heritage Statement should be provided in support of development proposals. This should outline details of heritage assets affected and any adverse impacts the</b></p>

	<p>b) non-designated heritage assets as now identified in Appendix C; or</p> <p>c) archaeological remains ((including areas with potential for finds), should ensure that they are conserved in a manner appropriate to their significance.</p> <p>To achieve this, proposals must identify and address any adverse impacts the development may have, including on views to and from the asset, and any appropriate mitigation measures.'</p> <p>10.3 Add an additional paragraph to the post-Policy text as follows:  'Developers with concerns about how their development may affect the historic environment should contact Norfolk County Council Environment Service historic environment strategy and advice team directly for pre-application advice to identify archaeological implications. The historic environment strategy and advice team will continue to examine all planning applications and make recommendations to the local planning authority on archaeological mitigation if required.'</p>			<p>Altered the referencing of "Appendix C" to 'Appendices A &amp; B'.</p> <p>Reworded Policy 2.1 and updated referencing of appendices.</p> <p>Additional paragraph added.</p>	<p><del>development may have on these, including views to and from the asset, as well as any mitigation measures proposed.</del></p> <p><b>'Development proposals that will impact on the following including their settings:</b></p> <p><b>a) designated heritage assets, as shown in Appendices A &amp; B, or</b></p> <p><b>b) non-designated heritage assets as now identified in Appendix B; or</b></p> <p><b>c) archaeological remains (including areas with potential for finds),</b></p> <p><b>should ensure that they are conserved in a manner appropriate to their significance.</b></p> <p><b>To achieve this, proposals must identify and address any adverse impacts the development may have, including on views to and from the asset, and any appropriate mitigation measures.</b></p> <p><b>Supporting text added:</b></p> <p><b>Developers with concerns about how their development may affect the historic environment should contact Norfolk County Council Environment Service historic environment strategy and advice team directly for pre-application advice to identify archaeological implications. The historic environment strategy and advice team will continue to examine all planning applications and make recommendations to the local planning authority on archaeological mitigation if required.</b></p>
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11	<p>Under the sub-heading “5.2 Flood Risk and Drainage”:</p> <p>11.1 Move the first post-Policy paragraph to provide a preamble to Policy 2.2.</p> <p>11.2 Reword Policy 2.2 as follows:  ‘Development proposals must be designed so as to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals designed specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.’</p> <p>11.3 Delete the second post-Policy paragraph.</p> <p>11.4 Amend the opening sentence of the third post-Policy paragraph to read:  ‘With regard to surface water flooding the expectation of the lead Local Flood Authority is that development will:’.</p> <p>11.5 Delete the final sentence of the last paragraph.</p>	QB	Yes	<p>The first post-Policy paragraph moved to provide a preamble to Policy 2.2.</p> <p>Policy 2.2 reworded as requested.</p> <p>Second post-Policy paragraph deleted.</p> <p>Opening sentence amended as requested.</p> <p>Final sentence of the last paragraph deleted.</p>	<p><b>Policy 2.2: Flooding and Surface Water Drainage</b></p> <p><b>Development proposals must be designed so as to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals designed specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.</b></p> <p><del>Any new development, or significant alteration to an existing building that requires planning permission, should be accompanied by an appropriate and proportionate Flood Risk Assessment. This should give adequate and appropriate consideration to all sources of flooding and proposed surface water drainage to ensure there is no increased risk of flooding (from any source) either on the development site itself or to an existing property as a result of the development. This assessment should include appropriate allowances for climate change.</del></p> <p><del>All development proposals coming forward within the areas of high, medium and low risk from surface water flooding, as identified by the Environment Agency and/or Borough Council of King’s Lynn and West Norfolk Strategic Flood Risk Assessment (SFRA) 2019, but not limited to those so identified, will need to be accompanied by a Surface Water Drainage Strategy.</del></p> <p><del>This should demonstrate that the proposal will not result in any increase in the risk of surface water or groundwater flooding on site or elsewhere off site.</del></p> <p><del>The Surface Water Drainage Strategy, including any necessary flood risk mitigation measures, should be agreed as a condition of the development before any work commences on site.</del></p>
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				<p><del>Planning applications that improve surface water drainage in the Neighbourhood Plan area will be supported.</del></p> <p><del>Sustainable Drainage Systems (SuDS) should be considered for all planning applications as the use of SuDS would help to reduce the risk of surface water and sewer flooding.</del></p> <p><del>Proposals that create new culverts, result in the loss of an open watercourse, or fill existing balance ponds will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area.</del></p> <p><del>Appropriate on-site water storage shall be incorporated into drainage schemes to intercept, attenuate or store long term surface water run-off.</del></p> <p><del>All new development will have to provide an effective and sustainable private sewerage plan to be agreed with the Local Planning Authority in advance of development commencing. Such a plan must be implemented prior to the occupation of the first dwelling.</del></p> <p><b>Supporting text:</b></p> <p>The Environment Agency advises the extent of its flood risk zones does not take account of climate change. As a result, Policy 2.2 requires a surface water drainage strategy not only for high and medium risk zones but also for sites within low risk zones as the low risk zones can demonstrate a possible climate change scenario. This</p>
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					<p>is considered appropriate additional protection in light of actual flooding events in the parish.</p> <p>With regard to surface water flooding the expectation is that development will:</p> <p>Para 2: <b>With regard to surface water flooding the expectation of the lead Local Flood Authority is that development will:</b></p> <p>The community are keen to ensure that any future development is able to demonstrate there is no increased risk of flooding and that mitigation measures are implemented to address surface water arising from development. They are also keen to protect existing water courses and ensure that additional development does not exacerbate existing problems relating to these. <del>The Neighbourhood Plan seeks to contribute towards strategic multi-agency efforts to reduce the risk of flooding from all sources in the Plan area.</del></p>
12	<p>Under the sub-heading “5.3 Natural Environment &amp; Landscape”:</p> <p>12.1 In the first sentence of the second paragraph replace “entire” with ‘vast majority’ (I will address the matter of Appendix H later in this Report).</p> <p>12.2 Reword Policy 2.3 as follows: ‘To protect the farming integrity of Tilney All Saints, development proposals on Grade 1</p>	QB	Yes	<p>Text amended as requested.</p> <p>Policy 2.3 reworded as requested.</p> <p>Post-policy paragraph deleted.</p>	<p><b>Policy 2.3: Natural Environment - Farmland</b></p> <p><del>The Neighbourhood Plan seeks to protect the current farming integrity of Tilney All Saints. Development proposals on Grade 1 Agricultural Land outside of the settlement limit will need to show that:</del></p> <p><del>a) The land is not currently in active farming use and there is supporting evidence that it has not been farmed for at least 3 years; or</del></p>

	<p>Agricultural Land should normally be limited to those that will contribute towards an agricultural benefit, such as provision of necessary agricultural dwellings for essential rural workers or other types of development within the countryside that may be acceptable within the NPPF.'</p> <p>12.3 Delete the post-Policy paragraph.</p> <p>12.4 Within Policy 2.4: 12.4.1 Amend the first sentence to read: 'Where appropriate, development proposals are encouraged to the deliver enhancement of ecological networks, especially where they improve habitat connectivity within the Neighbourhood Area.'</p> <p>12.4.2 Replace the last two sentences with one, as follows:  'Net gains in biodiversity should be achieved such as through the creation of high-quality habitats, improved connectivity to other habitats, and the inclusion of design features that enable animals, especially species in decline, to move between habitats unhindered.'</p>			<p>First sentence amended as requested.</p> <p>Text amended as requested.</p>	<p><del>b) The plot is too small to be in viable agricultural use; or  c) The development will contribute towards an agricultural benefit, such as provision of necessary associated agricultural dwellings for essential rural workers.</del></p> <p><b>To protect the farming integrity of Tilney All Saints, development proposals on Grade 1 Agricultural Land should normally be limited to those that will contribute towards an agricultural benefit, such as provision of necessary agricultural dwellings for essential rural workers or other types of development within the countryside that may be acceptable within the NPPF.</b></p> <p><b>Supporting text:</b></p> <p>The entire vast majority parish is classified according to Natural England as Grade 1 Agricultural Land (see Appendix H), which means it is of excellent quality. This places constraints on where further housing growth can be delivered. Farmland also retains a number of native hedges which act as corridors for wildlife. This includes hedgerow around the Allocated Site within the BCKLWN Core Strategy. There is one Tree Preservation Order covering two trees in the historical core of the village, on land behind The Vicarage, Church Road. There have also been recent sightings of Great Crested Newts within the community, as recorded by the Parish Council.</p> <p><del>To support achievement of Policy 2.3 the Parish Council are able to provide local evidence on the current and recent use of agricultural land within the parish. Where land has not been used for farming there should be a good reason for this; leaving</del></p>
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				<p>it fallow to increase development potential is not considered a good reason.</p> <p><b>Policy 2.4: Natural Environment – Ecology</b></p> <p><del>Proposals that lead to the enhancement of ecological networks will be supported, especially where they improve habitat connectivity within the Neighbourhood Plan Area.</del></p> <p>Where appropriate, development proposals are encouraged to the deliver enhancement of ecological networks, especially where they improve habitat connectivity within the Neighbourhood Area.</p> <p>Wherever possible, existing natural features such as trees and hedgerows should be retained unless their removal results in an ecological gain or an improvement to important views or green open space. Supplementary planting with mixed native species which strengthens the existing network of hedgerows will be supported.</p> <p>Where a biodiversity asset is lost as a result of a development it will be expected to be compensated for elsewhere within the site, to a greater ecological value. Where this is not possible, then compensation should take place elsewhere in the vicinity or within the Neighbourhood Plan Area. Net gains in biodiversity should be achieved such as through the creation of high-quality habitats, improved connectivity to other habitats, and the inclusion of design features that</p>
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					<p><b>enable animals, especially species in decline, to move between habitats unhindered.</b></p> <p>Development overall should achieve a net gain in biodiversity such as through the creation of high-quality habitats, improved connectivity to other habitats, and the inclusion of design features that enable animals, especially species in decline, to move between habitats unhindered. Great weight will be given to proposals that would result in a significant ecological benefit, especially with respect to animals that are in decline as a species.</p>
13	<p>Under the sub-heading “6.1 Community Assets”:</p> <p>13.1 Add to the pre-amble paragraph under the sub-heading “6.1.1 Tilney All Saints Primary School” as follows: ‘The site has sufficient capacity to accommodate further buildings to accommodate expansion and/or improvements.’</p> <p>13.2 Reword Policy 3.1 as follows: ‘Development at Tilney All Saints Primary School of a permanent extra classroom and/or additional work space areas will be supported provided the development is sympathetically designed and appropriate to the needs of the School.’</p> <p>13.3 Delete the first sentence of the second paragraph post-Policy 3.2 and amend the second to read: ‘The site of the present village hall has</p>	LPA/QB	Yes	<p>Text added as requested.</p> <p>Policy 3.1 reworded as requested.</p> <p>First sentence deleted and second sentence amended as requested.</p>	<p><b>Policy 3.1: Tilney All Saints Primary School</b></p> <p><del>The Neighbourhood Plan will support proposals that recognise and provide for the development of a permanent extra classroom at Tilney All Saints Primary School. Proposals to create additional work space areas will also be supported provided the development is sympathetically designed and appropriate to the needs of the school.</del></p> <p><b>Development at Tilney All Saints Primary School of a permanent extra classroom and/or additional workspace areas will be supported provided the development is sympathetically designed and appropriate to the needs of the School.</b></p> <p><b>Supporting text for 3.1:</b></p> <p>The school is situated on the corner of Shepherdsgate Road, School Road and Church Road, next to a car park maintained by the Parish</p>

	<p>the capacity to accommodate extension or redevelopment in ways that are suitable to a rural location.'</p>				<p>Council, it is popular and is used by parents from outside the village who drop their children while parking next to the Millennium Green. The site has sufficient capacity to accommodate further buildings to accommodate expansion and/or improvements.</p> <p><b>Supporting text for 3.2:</b></p> <p>The policy identifies those uses that the local community strongly favours and wishes to retain. The site of the present village hall has the capacity to accommodate extension or redevelopment in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of the village hall to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.</p>
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14	<p>14.1 In the third paragraph replace the first sentence with: ‘The Neighbourhood Plan designates three Local Green Spaces.’; amend the related map on page 26.</p> <p>14.2 Reword Policy 3.3 as follows: ‘The following existing open spaces are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> <li>• Glebe Estate Playing Field;</li> <li>• The Willows; and</li> <li>• Medieval Settlement</li> </ul> <p>These are shown in detail at Appendix H.</p> <p>Development proposals that harm the reason for their designation or undermine their openness and amenity value will not be acceptable unless in very special circumstances.</p> <p>All proposals relating to these or new open spaces should be designed to a high standard to fit with the character of the Parish and, where possible, to connect with other amenity land.’</p> <p>14.3 Move and renumber appropriately the post-Policy content relating to Millennium Green, Allotment Land and the Eagles Golf Centre to sit in support of Policy 1.1.</p> <p>14.4 Delete Policies 3.4, 3.5 &amp; 3.6 and renumber the remaining content relating to Glebe Estate</p>	LPA/QB	Yes	<p>First sentence of third paragraph amended as requested.</p> <p>If you can let me have an amended map in jpeg format I will upload to the document.</p> <p>Policy 3.3 reworded and the correct appendix referenced.</p> <p>Millennium Green, Allotment Land and the Eagles Golf Centre moved to sit in support of Policy 1.1 and all renumbering applied.</p> <p>Policies 3.4, 3.5 &amp; 3.6 deleted and</p>	<p><b>Policy 3.3: Local Green Space</b></p> <p><b>The following existing open spaces are designated as Local Green Spaces:</b></p> <ul style="list-style-type: none"> <li>• <b>Glebe Estate Playing Field;</b></li> <li>• <b>The Willows; and</b></li> <li>• <b>Medieval Settlement</b></li> </ul> <p><b>These are shown in detail at Appendix I.</b></p> <p><b>Development proposals that harm the reason for their designation or undermine their openness and amenity value will not be acceptable unless in very special circumstances.</b></p> <p><b>All proposals relating to these or new open spaces should be designed to a high standard to fit with the character of the Parish and, where possible, to connect with other amenity land.</b></p> <p><del>All proposals for new residential developments are required to make a financial contribution towards a new Children’s Play Area and associated equipment on the Millennium Green and enhance the play area at the Glebe. All payments will be made through the Community Infrastructure Levy and managed by the Parish Council.</del></p> <p><del>All proposals involving new or existing open space will be designed to a high standard to fit with the character of the parish and where possible connect with existing amenity land.</del></p> <p><del>The following existing open spaces are designated as Local Green Spaces and should be protected from development:</del></p>
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	Playing Field, the Willows and the Medieval Settlement.			renumbering undertaken.	<ul style="list-style-type: none"> <li>● Millennium Green;</li> <li>● Glebe Estate Playing Field;</li> <li>● The allotment land;</li> <li>● <del>Eagles Golf Centre</del></li> <li>● <del>The Willows;</del> and</li> <li>● <del>Medieval Settlement</del></li> </ul> <p><b>These are shown at Appendix I.</b></p> <p><b><del>Proposals that harm the reason for their designation or undermine their openness and amenity value will not be acceptable unless in very special circumstances.</del></b></p> <p><b>Supporting text:</b></p> <p>The Neighbourhood Plan will designate six Local Green Spaces. <b>The Neighbourhood Plan designates three Local Green Spaces.</b> These are described below. The designation of land as Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designation of Local Green Spaces can afford the same level of protection as Green Belt.</p>
15	Move sub-section “6.3 Community Infrastructure Levy” to a new section toward the end of the Plan titled ‘Community Aspirational Policies’ to include “Community Policy 1: Community Infrastructure Levy”.	QB	Yes	Sub-section moved and promoted to a section in its own right entitled “9.0 COMMUNITY	<b>Sub-section moved and promoted to a section in its own right entitled “9.0 COMMUNITY ASPIRATIONAL POLICIES”.</b>



				ASPIRATIONAL POLICIES”.	
16	<p>16.1 Reword Policy 4.1, incorporating elements of Policy 4.3 as appropriate, as follows:  ‘In order to support more sustainable travel choices development proposals are encouraged, on a scale appropriate to the proposal, to:</p> <ul style="list-style-type: none"> <li>a) Provide the infrastructure for electric vehicle charging and other emerging technologies for transport;</li> <li>b) Demonstrate safe and sustainable transport connectivity, especially walking and/or cycling links to key local services and community facilities, particularly to the primary school, and to bus stops;</li> <li>c) Address and improve walking and cycling connectivity towards neighbouring villages, King’s Lynn, Wisbech and the countryside;</li> <li>d) Take all reasonable opportunities to promote the use of public transport, such as improving bus waiting facilities and improvements to bus services.</li> </ul> <p>16.2 Delete Policy 4.3.</p>	LPA/QB	Yes	Policy 4.1 reworded as requested and Policy 4.3 deleted.	<p><b>Policy 4.1: Sustainable Transport</b></p> <p><del>New developments will be expected to encourage and enhance broader and more sustainable travel choices.</del></p> <p><del>Tilney All Saints Neighbourhood Plan robustly supports cleaner energy technologies. The installation of electric charging points and other emerging technologies for transport will be expected in new developments, and appropriate adaptations to existing properties if requiring planning permission will be supported.</del></p> <p><del>Development proposals must demonstrate safe and sustainable transport connectivity, especially walking and/or cycling links to key local services and community facilities, particularly to the primary school.</del></p> <p><del>Development proposals for the school will need to be supported by a School Travel Plan setting out how sustainable access to the school will be improved and promoted. This could include car sharing.</del></p> <p><del>Where necessary the developer must provide safe and good quality sustainable transport links between their site and existing provision, ensuring the residents can walk safely to bus stops, to the school and other village facilities.</del></p> <p><del>Proposals that include improved connectivity towards neighbouring villages, King’s Lynn and Wisbech for sustainable modes of transport, especially cycling, will be viewed favourably.</del></p>

				<p><del>Development will take all reasonable opportunities to promote the use of public transport, such as improving bus waiting facilities. This could include improvements to bus services.</del></p> <p><b>Policy 4.1: Sustainable Transport</b></p> <p><del>In order to support more sustainable travel choices development proposals are encouraged, on a scale appropriate to the proposal, to:</del></p> <ul style="list-style-type: none"> <li><del>a) Provide the infrastructure for electric vehicle charging and other emerging technologies for transport;</del></li> <li><del>b) Demonstrate safe and sustainable transport connectivity, especially walking and/or cycling links to key local services and community facilities, particularly to the primary school, and to bus stops;</del></li> <li><del>c) Address and improve walking and cycling connectivity towards neighbouring villages, King’s Lynn, Wisbech and the countryside;</del></li> <li><del>d) Take all reasonable opportunities to promote the use of public transport, such as improving bus waiting facilities and improvements to bus services.</del></li> </ul> <p><b>Policy 4.3: Transport Infrastructure and Services</b></p> <p><del>The following improvement priorities should be considered when making decisions on development proposals:</del></p> <ul style="list-style-type: none"> <li><del>a) Improved footway provision in and between the two settlements;</del></li> <li><del>b) Improved cycle provision, including into the countryside;</del></li> <li><del>c) Improvements to, and better maintenance of, the Public Rights of Way to improve access to the countryside; and</del></li> </ul>
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					<del>e) Improved car parking management/ arrangements.</del>
17	<p>Reword Policy 4.2 as follows:  'Residential development proposals are encouraged to include provision for a minimum of one off-road car parking space per bedroom. Where this standard cannot be met because of design or viability constraints, and where there is a potential for on-street parking to occur because of the needs of visitors, streets will need to be designed to safely accommodate some on-street parking, which may include parking facilities such as laybys. Well-designed on street parking schemes on through routes that function as informal traffic calming measures to help slow traffic will be supported.</p> <p>Proposals by existing householders to create additional off-road car parking spaces, where a planning consent is required, will be supported as long as it is not to the detriment of the environment or flood risk.'</p>	LPA/QB	Yes	Policy 4.2 reworded as requested.	<p><b>Policy 4.2: Car Parking</b></p> <p><b>Residential development proposals are encouraged to include provision for a minimum of one off-road car parking space per bedroom. Where this standard cannot be met because of design or viability constraints, and where there is a potential for on-street parking to occur because of the needs of visitors, streets will need to be designed to safely accommodate some on-street parking, which may include parking facilities such as laybys. Well-designed on street parking schemes on through routes that function as informal traffic calming measures to help slow traffic will be supported.</b></p> <p><b>Proposals by existing householders to create additional off-road car parking spaces, where a planning consent is required, will be supported as long as it is not to the detriment of the environment or flood risk.</b></p> <p><del>Proposals for all new residential development should include provision of a minimum of one off-road car parking space per bedroom. This proposal was supported by 95% of responses received from villagers when asked the question.</del></p> <p><del>Where these standards cannot be met or where there is a potential for on-street parking to occur because of the needs of visitors, streets will need to be designed to safely accommodate some on-street parking, which may include parking facilities such as laybys. Well-designed on street parking schemes on through</del></p>

					<p><del>routes that function as informal traffic calming measures to help slow traffic will be supported.</del></p> <p><del>Proposals by existing householders to create additional off road car parking spaces will be supported as long as it is not at the detriment of the environment or flood risk.</del></p>
18	<p>Reword Policy 5.1 as follows:  ‘New economic development within the development boundary that comprises a micro or small business, at a scale appropriate to the rural setting, is encouraged subject to it being demonstrated that the following have been assessed and appropriately addressed:</p> <ul style="list-style-type: none"> <li>a) Design that is appropriate to the location;</li> <li>b) Any adverse impact on residential amenity;</li> <li>c) Any adverse impact on the transport network;</li> <li>d) Accommodation of all related parking within its site, including for visitors; and</li> <li>e) Any other environmental impacts, including impacts on the historic environment.’</li> </ul>	LPA/QB	Yes	Policy 5.1 reworded.	<p><b>Policy 5.1: Economic Development</b></p> <p><b>New economic development within the development boundary that comprises a micro or small business, at a scale appropriate to the rural setting, is encouraged subject to it being demonstrated that the following have been assessed and appropriately addressed:</b></p> <ul style="list-style-type: none"> <li><b>a) Design that is appropriate to the location;</b></li> <li><b>b) Any adverse impact on residential amenity;</b></li> <li><b>c) Any adverse impact on the transport network;</b></li> <li><b>d) Accommodation of all related parking within its site, including for visitors; and</b></li> <li><b>e) Any other environmental impacts, including impacts on the historic environment.</b></li> </ul> <p><del>New economic development within the development boundary that comprises a micro or small business will be encouraged and supported, conditional on appropriate mitigation and design. Any proposal for an employment-generating use will need to demonstrate that:</del></p> <ul style="list-style-type: none"> <li><del>a) It will not have an unacceptable adverse impact on residential amenity;</del></li> <li><del>b) It will not have an unacceptable adverse impact on the transport network;</del></li> </ul>

					<p><del>e) It can accommodate all related parking within its site, including for visitors; and</del></p> <p><del>d) It will not have any other unacceptable environmental impacts, including impacts on the historic environment.</del></p>
19	<p>Reword Policy 5.2 as follows:  ‘Development proposals should, on a scale appropriate to the proposal, incorporate infrastructure to accommodate the latest generation of broadband connectivity.’</p>	LPA/QB	Yes	<p>Policy 5.2 reworded as requested.</p>	<p><b>Policy 5.2: Broadband</b></p> <p><b>Development proposals should, on a scale appropriate to the proposal, incorporate infrastructure to accommodate the latest generation of broadband connectivity.</b></p> <p><del>Proposals to provide access to a super fast broadband network to serve the village and to improve the speed of existing services, will be supported, provided that wherever possible, the location and design of any above ground network installations reflect the character of the local area.</del></p>
20	<p>Under the sub-heading “8.3 Renewable Energy”:  20.1 Replace the first sentence with: ‘Renewable energy in the village context is currently limited to wind turbines, solar panels, air and ground source heating.’</p> <p>20.2 Reword Policy 5.3 as follows:  ‘Development proposals for renewable energy, including any emerging technology thereof, are supported provided they are of a size and scale that does not detract from the rural or historic nature of Tilney All Saints.’</p>	LPA/QB	Yes	<p>Text amended as requested.</p> <p>Policy 5.3 reworded as requested.</p>	<p><b>Policy 5.3: Renewable Energy</b></p> <p><del>Proposals to increase the use of renewable energy will be supported, provided that they do not detract from the general or historic environment.</del></p> <p><b>Development proposals for renewable energy, including any emerging technology thereof, are supported provided they are of a size and scale that does not detract from the rural or historic nature of Tilney All Saints.</b></p> <p><b>Supporting text:</b></p> <p><del>Renewable energy in the village context is limited to wind turbines and solar panels.</del> <b>Renewable energy in the village</b></p>

					context is currently limited to wind turbines, solar panels, air and ground source heating. The surrounding agricultural land in this parish is Grade 1 and consists of some of the most productive farmland in Britain. It is therefore unsuitable for the construction of large arrays of 'solar farms' but we do have a number of small wind turbines about 3.5 metres tall in the parish. Local opinion strongly opposes developments involving the larger type of wind turbines, not least because of its impact on the open landscape and long views.
21	At the heading "9.0 Implementation and Monitoring": 21.1 Remove "Implementation and" from the title.  21.2 Reword the final paragraph as follows: 'Tilney All Saints Parish Council will lead the monitoring of the Neighbourhood Plan. This will involve the coordinated input of the community and statutory agencies.'	LPA/QB	Yes	"Implementation and" removed from the title. Final paragraph reworded as requested.	<del>As part of the preparation of the Neighbourhood Plan, an Implementation Plan will be developed. This will require the coordinated input of the community and statutory agencies. Tilney All Saints Parish Council will lead, and monitor the implementation of, the Neighbourhood Plan.</del>  Tilney All Saints Parish Council will lead the monitoring of the Neighbourhood Plan. This will involve the coordinated input of the community and statutory agencies.
22	At Appendix A alter the two titles and the key of the map to read: 'Tilney All Saints Neighbourhood Area'.	QB	Yes	QB make textual/map changes	Appendix A will now become Appendix D.  Map has been update as requested.
23	At Appendix B correct the title to 'Scheduled Monument' and amend the key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".	QB	Yes		Appendix B will now become Appendix A.  The title has been amended.  Map has been update as requested.

24	<p>At Appendix C:</p> <p>24.1 Provide a numerical cross-reference between the map of the Listed Buildings and the illustrated schedule that follows; amend the map key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".</p> <p>24.2 For the section on Non-Designated Heritage Assets provide a schedule that lists and provides brief details (one or two sentences) setting down the significance of each asset, each titled to read across to the map; amend the map key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".</p>	LPA/QB	Yes	LPA and QB make textual/map changes	<p>Appendix C will now become Appendix B.</p> <p>Non-designated descriptions are now all in place</p>
25	<p>At Appendix D:</p> <p>25.1 Correct the title to 'Development Boundaries'</p> <p>25.2 State on the map the BCKLWN Site Allocations and Development Management Policies Plan source of the defined boundaries and the identified housing allocation.</p> <p>25.3 Overlay the "Strategic Gap" that is the subject of Appendix E onto the Appendix D map.</p>	LPA	Yes	LPA make textual/map changes	<p>Title corrected and renumbering of appendices done.</p> <p>Map updated.</p>

	25.4 Delete Appendix E and renumber subsequent Appendices accordingly.				
26	At Appendix H (as now renumbered G): 26.1 Correct the data mapping and declare the data source.  26.2 Amend the map key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".	LPA/QB	Yes	QB make textual/map changes	Appendix H is still Appendix H in the renumbered system.  Map has been update as requested.
27	At Appendix I (as now renumbered H) replace the Local Green Spaces map with two at a larger scale (as supplied by BCKLWN) and amend the map key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".	LPA	Yes	LPA make textual/map changes	Appendix I is still Appendix I in the renumbered system.
28	At Appendix J (as now renumbered I) provide a source reference for the map data presented and amend the map key to show 'Neighbourhood Area' boundary in place of "Parish Boundary".	QB	Yes	QB make textual/map changes	Appendix J will now become Appendix E.  Map has been update as requested.



#### **4. Decision**

4.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.

4.2 King's Lynn and West Norfolk Borough Council have carefully considered each of the recommendations made in the examiner's report and the reasons for them and have decided to accept most of the modifications to the draft plan.

4.3 Following the modifications made, the Tilney All Saints Neighbourhood Development Plan will meet the basic conditions:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016);
- The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations; and;
- The making of the neighbourhood plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

4.4 It is recommended that the Tilney All Saints Neighbourhood Plan progresses to referendum. Consideration has been given as to whether the area should be extended beyond that of the neighbourhood area. The Borough Council concurs with Examiner's conclusion that nothing has been suggested which would require an extension of the area beyond that originally designated (14/06/2016).

Decision made by:

Geoff Hall

Executive Director Environment and Planning

25.05.21