



Tilney All Saints

Neighbourhood Plan Period 2020-2036

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Related Documents

- Reference 1 Tilney All Saints Neighbourhood Plan Basic Conditions Statement
This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>
- Reference 2 Tilney All Saints Neighbourhood Plan Consultation 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
This publication is available at: <https://tilneyallsaintspc.wixsite.com/taspc/neighbourhood-plan>

- 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 INTRODUCTION



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. 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.

The population of the Village was recorded as being 573 in the 2011 Census. Approximately half the population is aged over 65. Although easily accessible to King's Lynn the village and neighbouring Tilney High End retain a peaceful rural atmosphere.

Residents see Tilney All Saints as a pleasant, peaceful place to live, employment opportunities, services and a main shopping centre are to be found in King's Lynn, there are also limited employment opportunities in the parish.



The oldest part of this attractive village clusters around the well-attended Tilney All Saints Church which is in the Ely Diocese. It is renowned as one of the 'Marshland Gems'. It is believed to date from the late 12th century and features a fine Norman Arcade and splendid double hammer-beam roof. Much of the current exterior relates to 15th and 16th century remodelling. Inside, there is an unusual screen of 1618 and outside, tomb slabs including one which gave rise to the local legend of Tom Hickathrift, the giant killer being buried there.

The nearby cul de sac, Glebe Estate, comprises 38 properties which were Council built at the same time as the small village hall which is undergoing a planned, continuing programme of refurbishment funded by the Village Hall Committee with contributions from the Parish Council. The majority of the properties on the estate are now privately owned.

There is a scheduled monument (the remains of a medieval settlement (see Appendix A), the Grade 1 listed Church and 14 Grade 2 listed buildings (see Appendix B)

located within the parish which includes All Saints House dating to 1700, and the Old Vicarage which was built around 1750.

The second part of the village is labelled as Tilney High End on Ordnance Survey maps, but is not identified as such on the ground, it contains the thriving Primary School (rated Ofsted 'Good' in May 2014 and again in October 2017), a 9 hole Golf Course, the Millennium Village Green and ribbon development along Lynn Road and School Road. There is a further small community in Shepherds Gate Road about ¾ mile north of the school.

The village has two bus services, the First Group Excel (XL) which serves Tilney High End on the old A47, and a Lynx service which picks people up in Church Road, opposite the entrance to the Glebe Estate and by the school.

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-rotta 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.



Under the Borough Council of King's Lynn and West Norfolk (BCKLWN) Local Plan, adopted on 29th September 2016 in the Landscape Character Assessment (Ref 82) it is defined as being a rural village, having strong historic integrity with a historic drainage network. There is a steady turnover of property in the village, and the growing school currently has 87 pupils attending in three classes. The majority of the pupils come in from the surrounding area.

2.0 NEIGHBOURHOOD PLANNING

2.1 Process

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.

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.

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 Neighbourhood Area. Policies in the Neighbourhood Plan should not be viewed in isolation but have been developed to work holistically.

The document has been prepared by the Tilney All Saints Neighbourhood Plan Project Group. Membership includes local residents and local councillors and is led by Tilney All Saints Parish Council. The Plan runs from 2016-2036 and includes the whole of the Parish of Tilney All Saints.

Various public consultations have been held to gain an understanding of the views of residents, businesses and key stakeholders with an interest in Tilney All Saints. Consultation feedback and evidence from the various studies have been fundamental to the formulation of the policies within this Neighbourhood Plan.

2.2 Context

Tilney All Saints is valued by many for its tranquillity and splendid views across the low-lying fens and farmland. This is despite its closeness to King's Lynn and key road links including the A47 and A17.

The village consists of a mixture of old and new housing, family houses and bungalows, and a number of small businesses, and farms of varying size. The Village does not have its own shop or public house, but Tilney All Saints Primary School is thriving in a successful partnership with Anthony Curton Primary in Walpole St Peter. Both are popular church schools, very close to being fully subscribed, and both graded as 'Good' following recent Ofsted inspections. Many pupils come in from surrounding villages. Tilney All Saints Primary has increased from two to three

classes recently, currently having 87 pupils attending, while Anthony Curton School has just under 200 pupils.

In November 2013 the Parish Council carried out a survey of the parish to gauge opinion on local issues, the future of the Village Hall, transport, road safety, housing and other community issues. The results were published in March 2014. Since then a Village Hall Committee has been formed which the Parish Council has helped to finance, and they are now managing and gradually renovating and upgrading the Village Hall. The kitchen was refurbished, loft and cavity insulation fitted, and new double glazed fire and entrance doors. More recently the hall has been modernised, which includes: installation of an eco-friendly air source heating system; new ceiling with LED lighting; vinyl flooring; fire-resistant doors; a disabled toilet together with baby changing facility; addition of equipment storage cupboards; painting and decorating throughout; new upvc windows and removing and replacing fascias and asbestos guttering/downpipes.

A key local business is the Eagles Golf Centre a family run business that has been established for approximately 30 years. As well as golf there are a wide variety of other activities plus a "19th Hole" (The Greane Room) to quench ones thirst and appetite. Other small businesses including a small engineering works, white goods vendor, taxi company, small holdings, nurseries, farms and agricultural contractors contributing to the economy, providing work and employment opportunities.

Terrington St Clement, and Terrington St John both have Medical Practices and pharmacies, and some larger employers. Most local people attend these or the Southgates Medical Centre in King's Lynn. There are a number of newsagents, hairdressers, hardware stores, public houses and food outlets in these villages, but they can be difficult to reach without access to some form of family transport. The A17 is seen by some as a northern boundary which has to be crossed rather than as an easily accessed traffic route.

2.3 Consultation

Engaging the community in development of the Neighbourhood Plan has been a key focus for the Parish Council. This work commenced in March 2016 with a representative from BCKLWN Planning Department attended a meeting to speak about what a Neighbourhood Plan entailed for the community. The meeting was widely publicised and members of the community attended.

Following this a Neighbourhood Plan Project Group was set up by the Parish Council, with their first meeting held on 26th May 2016. The Group included Parish Councillors and residents. Monthly meetings are now held on the third Thursday of each month, in the village Hall and are minuted and the progress reported back to the Parish Council.

The first public involvement came at the Queen's 90th birthday parish picnic where the Neighbourhood Plan Group had a stand displaying its intentions. The event was an opportunity for the community to be asked their views by completing a questionnaire.

A community consultation drop in event was held on Saturday 17th September 2016. The event was publicised in the local press and with posters in the village and flyers

delivered to the majority of households via the Village News magazine. Individual invitations were posted to businesses and landowners in the parish. Many people attended the event, enjoyed tea and cakes, completed questionnaires and left their comments. A Neighbourhood Plan website and Facebook page were set up.

Further consultation was undertaken in January 2019, focusing on key policy options, including Local Green Space, heritage assets, future housing type and size and priorities such as retaining the gap between Tilney All Saints and Tilney High End. This included a consultation survey and public open event.

The Pre-Submission Draft version of the Plan underwent consultation (Regulation 14) in July 2019. As part of this the Neighbourhood Plan was publicised to all residents, with hard copies made available in key public places and at two open events facilitated by the Neighbourhood Plan Project Group. There was a survey to capture people's views which could be completed online or in hard copy. Thirty-six responses were received from residents, alongside feedback from statutory bodies such as Norfolk County Council. All responses were fully considered by the Project Group with amendments made to create this Submission Document.

Further detail of the consultation process including who was consulted, the methods used, main issues and concerns raised and how these were taken into account is detailed in the Consultation Statement which accompanies this Submission Document.

3.0 VISION AND OBJECTIVES

3.1 Vision

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.

3.2 Objectives

The Objectives for Tilney All Saints are:

- To help the parish remain distinct from the communities of King's Lynn and Wisbech, with no significant expansion of development into the surrounding open countryside.
- To protect the parish's heritage assets, character and natural environment.
- To ensure new dwellings are in keeping with the village and a mix that meets the needs of the community.
- To sustain the vitality and safety of the parish and to allow residents of all ages the opportunity to remain an active and vital part of the community.
- To maintain and support important community assets such as the thriving village Primary School, the Millennium Green, and the Glebe Estate play area.
- To expand and increase the use of the Village Hall as a valuable community hub and focal point.
- To encourage new small local businesses.
- To reduce in the long term, the need to use private vehicles and encourage alternative means of transport.

4.0 HOUSING

4.1 Development

The parish comprises the settlements of Tilney All Saints, Tilney High End, and other scattered dwellings and farm buildings away from the settlements.

Residents of Tilney All Saints parish place a lot of value on the essentially rural character of their village; a tranquil and open farming community where a mix of historic and newer buildings blends throughout what is a scattered settlement.

The two main settlements are around 500m apart, and this gap is seen to be an important part of the character of the parish, although the two settlements are well-related functionally because of the footway connecting the two.

Policy 1.1: Strategic gap between High End and All Saints

Within the Strategic Gap (see Appendix C) development will only be permitted if:

- a) it is consistent with policies for development in the countryside including essential infrastructure provided by utility companies;**
- b) it would not undermine the physical and/or visual separation of the two settlements;**
- c) it would not compromise the integrity of the strategic gap, either individually or cumulatively with other existing or proposed development; and**
- d) it cannot reasonably be located elsewhere.**

The objective of this policy is to direct development 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.

4.1.1 Millennium Green



This area of land is owned and maintained by the Parish Council. It is primarily used by dog walkers and for community outdoor events as well as informal recreation such as football. There are bins, seats and fencing providing security and a gravel car park providing safe access. The Millennium Green car park is used in the mornings and afternoons by parents dropping their children off and collecting them in a safe area adjacent to the school. At the request of local parents the Parish Council is developing a play area adjoining the car park area and is looking to extend

Council is developing a play area adjoining the car park area and is looking to extend

the car park area due to the increase in the number of children attending the primary school. It has been cultivated, maintained and resourced since being 'gifted' to the council on 17th September 1997 after the CEGB erected pylons over the Tilney All Saints Parish Allotment area.

This policy supports development proposals that intend to secure the long-term benefit of the Millennium Green which is an important resource within the community for local people. Remaining viable will require investment in maintaining the size of the facility. This policy is in line with Community & Culture policy CS13 of the BCKLWN in that it supports the retention of existing community facilities unless they are no longer viable. The policy requires that proposals avoid increasing the use of the Millennium Green to the extent that the increased use may harm the amenities of adjoining residential properties, for example through traffic movements, and on-street car parking or noise.



4.1.2 Allotment Land

The allotment land in the parish consists of just over 13 acres, which is located at the junction of Church Road and Church Lane. The land is owned by the Parish Council. In the Parish Council records the land is divided into 27 plots each approximately half an acre in size. These records were ratified at the Parish Council meeting held on 14th December 2017.

Only one plot is currently rented by a resident as an allotment. The remaining plots being rented to two local farmers on an annual basis. This allows the land to continue to be used for agricultural purposes and provide the parish with an income from the land.

4.1.3 Eagles Golf Centre

The Eagles Golf Centre is made up of two areas of land. The first is accessed via a road way from the west side of School Road and extends from the back of the bungalows in Willow Drive, west of Shepherds Gate Road to the position of the first drain running south west from Shepherds Gate Road across to the second drain running south east back towards School Road. The land is bordered by mature trees and shrubs providing a haven for wildlife. The facilities include a par 3 golf and footgolf course; a floodlit part covered and part open driving range; floodlit tennis and 5-a-side football court.

The second area of land is accessed via a car park off the south side of Church Road opposite the Millennium Green car park and stretches from the back of the houses on the east side of School Road, north of public right of way footpath 3 (see Appendix E) to the west of the allotment land (see 6.2.3 above) and bordered on the north by Church Road. This parcel of land consists of the main golf course in beautiful parkland setting with a small lake and pond surrounded and threaded with a variety of

mature trees and shrubs providing a very tranquil location for many birds and wild life including the great crested newt.

The golf centre provides a wide range of recreation and sports opportunities to benefit the health and add to the quality of life of the village and the surrounding communities, plus protecting and enhancing the natural environment whilst improving biodiversity and the landscape of Tilney All Saints.

4.2 Housing Mix & Type

Tilney All Saints housing profile is dominated by detached homes, 44% of which have 3 bedrooms and there is a higher than usual proportion of 4-bed homes when compared to King's Lynn and West Norfolk as a whole. Furthermore, home ownership is high. The properties tend to be more expensive, and in fact property prices in the village are higher than the Norfolk average. These factors are likely to make the village unaffordable or difficult for younger people wanting to rent, and first-time buyers. There is also an ageing population, more so than elsewhere, and so there could be a need to not only support the needs of older, less mobile residents, but also redress the balance by encouraging more young people.

This could indicate the need for development to focus on homes suitable for older and less mobile residents, perhaps single storey or easily adaptable for less mobile occupants, so that residents are able to stay in Tilney All Saints as they get older. The NPPF defines older people as people over or approaching retirement age, including the active, newly retired through to the very frail elderly; and those whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs. In 2001, 15.1% of the population of Tilney All Saints were aged 65 or over, and in 2011 it was 22%, so increasing. Furthermore, in 2001 19.1% of all households were either a family with all aged 65 or over, or a single person aged 65 or over. This had increased to 25% in 2011, which supports the requirement for housing locally which meets the needs of older people.

There is a very low proportion of 1-bed homes, just 10 in the village (most if not all at the Glebe Estate), which is proportionally much lower than across the Borough as a whole, and in contrast nearly a quarter of homes in the village are single occupancy. This suggests there is an unmet need for smaller unit housing within the village.

The Plan identifies a need to address the current imbalance in dwelling size to ensure that housing choice exists for both older people looking to downsize and younger people wanting to move into or stay in the village.

Policy 1.2: Housing Mix

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.

Proposals for sheltered housing will be supported in principle.

Any proposal that does not provide the mix of demonstrable local need or

provide 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, or that the development is made not viable by meeting these expectations.

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.

Dwellings should ideally be accessible and adaptable to meet the changing lifetime circumstances of occupants, and Lifetime Homes Standard or equivalent is encouraged for all new dwellings. Single storey dwellings will be considered as suitable for older residents.

4.3 Design

Whilst in the last 10 years Tilney All Saints has seen very little new development, just two new detached homes, at least a further 10 have outline planning permission. The design of these new homes and how they fit in with the character of the village is an important concern for residents. The issue of design and the need to preserve the rural and open character of the village is high on the agenda.

A Character Appraisal undertaken by local residents has sought to provide good evidence and guidance for the design of new homes within the parish. The methodology used was based on Planning Aid's 'How to prepare a Character Appraisal to support design within a neighbourhood plan'. The entire parish is of historic significance, with highlights including All Saints Church (Grade I Listed), Mear Green (a medieval occupation area), Tilney Old Hall (a 16th Century building with irregular plan), ruins of Bury Manor, and findings such as prehistoric worked flint, a Bronze Age barrow and Roman pottery sherds are recorded. This history is highly valued by residents.

The Assessment identified eight key areas of the village, distinct in their purpose and character:

- Central Village Area
- Tilney High End
- Old A47 – Lynn Road
- Main A47 Trunk Road
- Boundary Road – East
- Outlying Village dwellings
- Roads leading North-Easterly through the parish
- Roads leading North-Westerly through the parish

Traditional building materials, brick of natural colour and tile roofs are common building materials throughout the parish. Residential dwellings are interspersed with farm buildings – also made from traditional materials.

In the central village area, the historic core of the parish, older buildings, some Grade II Listed, sit side by side with newer homes. This diversity and mix of housing of varied design, with a lack of repetition, is part of the character and is valued by residents as endorsed by the Character Appraisal (Related Documents – Ref. 4).

Any new housing is required to be appropriate in density and design and to be of high quality. It should be of sufficient size, and well laid out, and include adequate off-road

parking (see Policy 4.2) and garden space. The building materials selected for use should be in harmony with the existing locality. Gardens are seen to be important as they give children a safe play space, assist with preserving and encouraging wildlife and help with the management of water drainage.

Tilney All Saints is a scattered community that has a rural and open feel, with many long views into the open countryside. It will be important to ensure that new development retains this sense of openness through appropriate layout and density.

If bungalows or houses are demolished, they should be replaced with properties in keeping with the surrounding buildings.

Policy 1.3: Design

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.

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.

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 supported where:

- a) The grain of the existing settlements is respected with design repetition rarely exceeding 3 consecutive dwellings;;**
- 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;**
- c) The density and layout provide for views into the open countryside beyond and retain a rural feeling and sense of openness;**
- 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;**
- e) Private outdoor amenity space is provided with all new residential developments in the form of private gardens (see also separate Policy 3.3 on open space provision);**
- f) Significant trees and hedge masses are retained where possible as an integral part of the design of any development, except where their long-term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss;**
- g) Site boundaries use native trees and hedgerow species to give a rural edge, and to ensure connectivity to existing wildlife corridors.**

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 single proposal.

4.4 Light Pollution

‘Dark Skies’ or ‘Dark Landscapes’ are recognised as contributing to rural tranquillity, as referenced in the Planning Guidance on Light Pollution (www.gov.uk/guidance/light-pollution). 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).

When asked if they would like to see any more street lighting in the parish 75% of the people who attended the Neighbourhood Plan consultation day said no.

Policy 1.4: Street Lighting

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.

Artificial light is to be kept to a minimum, consistent with a small rural parish. Where lighting is proposed that requires a planning consent, a Lighting Assessment will be expected to accompany the application

Lighting Assessments should include details of the type and design of the lights proposed, the hours they will operate and proposed illumination levels. The report should also explain how the proposed lighting scheme has been designed to minimise light pollution and any mitigation measures that will be put in place.

Any permitted lighting is likely to be limited to specific operating hours only and this and any other proposed mitigation measures from within the Lighting Assessment are likely to be secured via a planning condition.

4.5 Affordable Housing

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 January 2019).

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 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 unavailable or they are unable to afford current market prices, which are relatively high. Home ownership is also high.

It is unlikely that there will be significant housing growth in the parish over the life of the prevailing Local Plan, and where there is development this may not trigger the need for affordable housing. To meet the need for affordable housing locally Rural Exception Sites will be supported, subject to Policy 1.5.

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.

Policy 1.5: Affordable Housing

Affordable housing should be provided as part of new development schemes where relevant, with the proportion being in line with the Local Plan requirements. 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.

Developments comprised 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 well related to the development boundary of Tilney All Saints or Tilney High End. Affordable houses are to be retained as such in perpetuity. Furthermore, for Exception Sites the first 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:

- a) Resident of the parish for the previous five years or more;**
- b) Households with a local family connection with that local family having lived in the parish for five years or more;**
- c) Former residents of the parish including those who have had to leave the parish due to a lack of suitable affordable housing;**
- d) People with an employment connection to the parish dating back at least five years;**
- 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;**
- f) Existing residents of the Borough Council of King's Lynn & West Norfolk who have been living in the area for more than 5 years.**

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.

The policy aims to support the delivery of affordable housing, especially for younger people struggling to get on the housing ladder. However, it is felt that those with a strong local connection, either through residence, family or work, should have first refusal of any new affordable dwellings, including on exception sites.

5.0 ENVIRONMENT

5.1 Heritage Assets

The Character Appraisal identified a wealth of designated and non-designated (i.e. significant places of memorial; employment; education or social activities pre 1945) heritage assets that are of value to residents of Tilney All Saints. The Norfolk Historic Environment Record was also consulted. The majority of these assets are in good condition and make a significant contribution towards the character and attractiveness of the parish. These are identified at Appendix B and described below.

Policy 2.1: Heritage

‘Development proposals that will impact on the following including their settings:

- a) designated heritage assets, as shown in Appendices A & B, or**
- b) non-designated heritage assets as now identified in Appendix B; or**
- c) archaeological remains (including areas with potential for finds),**

should ensure that they are conserved in a manner appropriate to their significance.

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.

Tilney All Saints has a very fine Norman church (Grade I listed) with complete arcades. The tower and west bays date to the 13th-14th centuries, but the rest of the exterior was remodelled during the 15th-16th century.



The church is built of Barnack Rag stone from Northamptonshire and is one of the most beautiful medieval churches in Norfolk, with a spire which can be seen for miles. Experts have agreed there was probably a place of worship on the site prior to this building, parts of which can be dated to around 1150.

Inside, there is an unusual Jacobean chancel screen of 1618, fonts and various tomb slabs including that which gave rise to the legend of Tom Hickathrift who is depicted on the village sign. The story goes that Tom fought a 12 feet giant, who had been terrorising the Marshlanders. Tom removed the wheel and axle from his cart, using them as a shield and sword. Despite being smaller than his enemy he killed the giant and was hailed as a hero.

The churchyard also features a cross, a number of memorials and a War Memorial all of which are Grade II listed (see Appendix B).

There is a Scheduled Monument (see Appendix A); a medieval settlement remains north of Kenwick Farm House. The monument, which is located in a paddock on the south side of the modern A17 and to the north of Kenwick Farm house, includes a hollow way with associated ditched enclosures, identified as crofts and tofts of a medieval settlement bordering the north side of Mear Green. The site lies on silt which post-dates the Roman period.

Some of the oldest dwellings in the village can be found clustered around the church in Church Road, with parts of Church Row cottages dating from the late 1600s. One of the oldest residential properties is The Old Hall which dates from the mid-16th Century, although Bell House, (formerly the Bell Inn, licenced in 1691), has evidence of bricks from 1592.

There are many other dwellings of historical significance including Chase Farm which was built in 1745 and thought to have been an ale house at one time, All Saints House, opposite the parish church built in the 18th century, and Orchard Cottage (Church Road) circa 1780.

For centuries the village would have been described as a farming community with the usual associated trades, and archival records show the names of blacksmiths in the village since 1718.

The village school, (which still exists and thrives today,) was built in 1845 at a cost of £500 on the site of a tithe barn and paddock which was owned by Pembroke College, Cambridge. It was known as a 'National' school, set up by the National Society for Promoting the Education of the Poor in the Principles of the Established Church. These schools aimed to provide basic literacy, numeracy and religious education at a time when there was no government provision.

The Methodist Chapel was built in 1900, although former chapels had existed on the site since 1830. The Chapel was closed in 1968, and since 1973 has been a residential home known as Wesley Lodge.

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.

5.2 Flood Risk and Drainage

Tilney All Saints is wholly constrained by Flood Zone 2 (Medium Risk) and partially constrained by Flood Zone 3 (High Risk) (see Appendix G). Environment Agency data indicates that there is risk of Surface Water Flooding within the parish, particularly within the main settlement of Tilney All Saints along Church Road, but also off School Road in Tilney High End (see Appendix G). This is also the experience of residents who have concerns that flooding has been exacerbated by new homes being built or alterations to existing homes. One particular property in the village, close to the allocated site within the BCKLWN Local Plan, flooded three times during 2018.

Policy 2.2: Flooding and Surface Water Drainage

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.

With regard to surface water flooding the expectation of the lead Local Flood Authority is that development will:

- 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.
- Include 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 the IDB (Kings Lynn IDB) on any proposals.
- 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.

The Neighbourhood Plan area has a network of working dykes and drains which drain the land and properties in the parish. In places these have been filled-in by private property owners, which has rendered parts of the system inoperative, as the backfills have either not been piped or the piping is ineffective. During wet weather these water channels can become very full.

The Parish Council will continue to work with the King's Lynn Internal Drainage Board, Lead Local Flood Authority (NCC) and Highways at Norfolk County Council to ensure dykes and culverts are maintained and remain effective and fit for purpose.

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.

5.3 Natural Environment & Landscape

Tilney All Saints is designated as a rural village in the BCKLWN 2011 Core Strategy and falls within The Fens-Settled Inland Marshes. It 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.

The 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.

Policy 2.3: Natural Environment - Farmland

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.

The community feel strongly about protecting and enhancing the natural beauty of Tilney All Saints and its native habitats. In September 2017 one hundred percent of people who attended a consultation event indicated that they would like to see the rural nature of the parish maintained.

Policy 2.4: Natural Environment – Ecology

Where appropriate, development proposals are encouraged to the deliver enhancement of ecological networks, especially where they improve habitat connectivity within the Neighbourhood Area.

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.

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 enable animals, especially species in decline, to move between habitats unhindered.

6.0 COMMUNITY ASSETS AND LOCAL GREEN SPACE

6.1 Community Assets

The Parish Council recognise the following buildings and sites as Community Assets (these are shown at Appendix I) because of their acknowledged importance to the life and enjoyment of the local community. In establishing the Neighbourhood Plan the committee has observed that people enjoy living in Tilney All Saints. Residents are relatively prosperous, and for the most part enjoy good health, good housing, and an exceptional environment. Educational provision is good whilst unemployment, deprivation and crime are low.

6.1.1 Tilney All Saints Primary School

The school is situated on the corner of Shepherdsgate Road, School Road and Church Road, next to a car park maintained by the Parish 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.



Policy 3.1: Tilney All Saints Primary School

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.

Tilney All Saints Primary School has been a significant part of the local community since 1845, both as an educational provider and an employer, it is now as a church school, part of the Diocese of Ely Multi Academy Trust (DEMAT) in partnership with Anthony Curton School in Walpole St Peter about 12 minutes away by car. Parents and members of the community attend the schools' Church services.

The school was rated Ofsted 'Good' in its last inspection (October 2017) is increasingly popular and has a sustained and growing intake, currently at 87 pupils (Nov 2017). It has three classes, Dolphin Class – Reception, Year 1 and Year 2, Penguin Class Year 3 and 4, and Otter Class Year 5 and 6. The school is close to its maximum capacity of 90 pupils, and would need a new classroom to increase any further in size.

6.1.2 Tilney All Saints Village Hall

The Village Hall is built on land leased by the Parish Council and managed by Tilney All Saints Village Hall Charity's active committee who were awarded a £44,000 grant to refurbish the building in 2017. It has a small, newly refurbished, car park, and is regularly used. It currently relies on a small annual grant from the Parish Council but is otherwise financially self-sufficient.

Policy 3.2: Village Hall

Proposals to improve the viability of the established community use of the village hall by way of an extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Proposals that will result in the loss of the village hall will be resisted unless it can be demonstrated that it is no longer viable or that the facility can be re-provided to no less a standard of amenity and usefulness on a suitable site within the village.



This policy supports development proposals intended to secure the long-term benefit of the village hall which is important to local people. Remaining viable will require investment in updating and/or increasing the size of the facility to support new uses. The policy is in line with Community & Culture policy CS13 of the BCKLWN in that it supports the retention of existing community facilities unless they are no longer viable. For clarity, evidence to support such a case will need to

show that the facility can no longer serve its community purpose or that there is no longer any community purpose. If a proposal is made to re-provide the same

community benefits in a new facility, to enable a development proposal, then this must be in a suitable location and fit for that purpose.

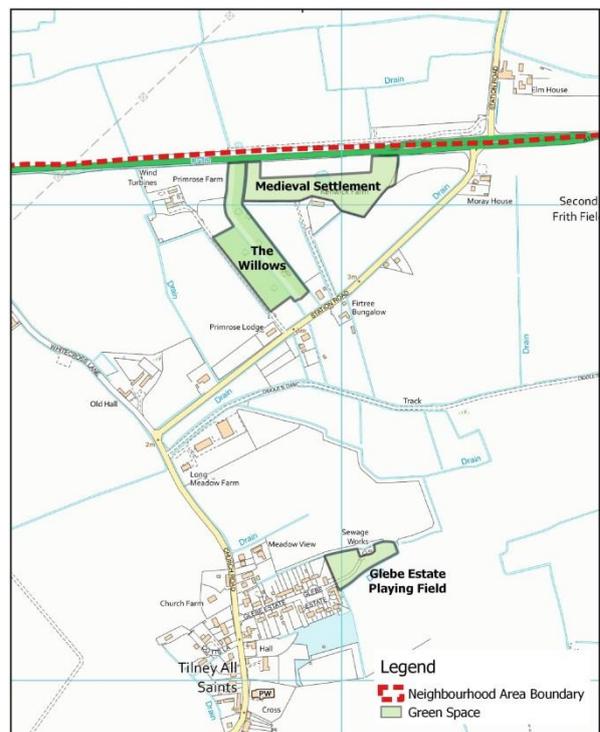
The site of the present village hall has the capacity to accommodate extension or redevelopment in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of the village hall to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.



6.2 Local Green Space

The Neighbourhood Plan recognises that some open spaces are especially important to the local community. For example, they can provide a valuable formal and informal recreational facility for both children and adults, or they can add character and interest to a community. People who have good access to open space, parks, and other leisure and recreation facilities have the opportunity to have an active and healthy lifestyle.

In developing this Neighbourhood Plan the community has identified a gap in social infrastructure within the parish; currently there is no provision of a children’s play area. This was recognised by many members of the community during the consultation exercises in 2017 – 70% of people who responded to a questionnaire indicated that there were not enough facilities for children in the parish.



The Neighbourhood Plan designates three Local Green Spaces. 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.

Policy 3.3: Local Green Space

The following existing open spaces are designated as Local Green Spaces:

- Glebe Estate Playing Field;
- The Willows; and
- Medieval Settlement

These are shown in detail at Appendix I.

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.

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.

6.2.1 Glebe Estate Playing Field

The Glebe Estate Playing Field is located behind the Glebe Estate, a small residential cul de sac, situated off Church Road. This area of land is rented by the Parish Council from the Borough Council, and is maintained and run by the Parish Council, for the benefit of all the residents of the village. The playing field is a relaxing area popular with dog walkers and local children. Two new swing seats were installed by the Parish Council in August 2016 and seating was put in place at the end of 2017, to further enhance the area.

6.2.2 The Willows

The Willows is a privately owned strip of land running south from the south side of the modern A17 at the west edge of the medieval settlement (see section 6.2.6 below) turning south east towards Station Road finishing just short. The land has been planted with mass of evergreen trees creating an environment to support a very varied and rich collection of wildlife. These trees protect and enhance the natural environment, improve biodiversity and help to meet the challenge of climate change.

6.2.3 Medieval Settlement

The scheduled monument, which is located in a paddock on the south side of the modern A17 and to the north of Kenwick Farm house, includes a hollow way with associated ditched enclosures, identified as crofts and tofts of a medieval settlement bordering the north side of Mear Green. The site lies on silts which post-date the Roman period.

The settlement earthworks survive well and are identifiable as remains of one of the few medieval settlements in Marshland which has decreased significantly in size since the 14th century. The hollow way, ditched enclosures and house plots will contain important archaeological information concerning the arrangement and function of the settlement, and evidence of an earlier land surface will be preserved beneath the raised platforms. The relationship of the earthworks to the adjacent medieval green, whose outline is still discernible in the modern field boundaries, gives the monument additional historic interest.

7.0 TRAFFIC & TRANSPORT

Tilney All Saints lies around 5 miles South West of King's Lynn bordered by the key transport corridors of the A47 and A17. Part of the settlement runs linearly along the old A47.

The A17 can be seen as a barrier and is difficult to cross at peak times. From time-to-time, when traffic incidents occur on either the A47 or A17, the village is used as an alternative route and considerable traffic is generated on School Road, Shepherdsgate Road, Church Road and Church Lane. These roads do not have sufficient passing places and congestion quickly builds up, which is a cause for concern for residents. There would be strong support and encouragement for the completion of a flyover for the A17 at Pullover Roundabout. There would also be support for the completion of duelling the A47 from Norwich through to Peterborough.

Some roads through the parish are very narrow in places, particularly in the older parts of the village settlement. This can cause an issue due to the number of large farm vehicles travelling through the village. Some Victorian homes do not have any off-road parking so cars are parked on the road, which adds to this issue. Car ownership has increased over the years, and this combines with the addition of work vans and visitors' vehicles as well. This has led to an increase in parking on the road. New development will be expected to provide sufficient off-road parking and the Parish Council will continue to work to ensure that all possible parking restrictions are introduced and enforced.



There is a footway network but also a number of gaps in footway provision, meaning that residents need to walk in the road in places. The parish also has a number of Public Rights of Way (see Appendix E) that connect parts of the built-up area and provide access into the countryside. There are a number of other trails around the parish that are well used, but are not designated Public Rights of Way. The Parish Council is in the process of identifying any unregistered Public Rights of Way in the parish, so that they can be evidenced and added to the Definitive Map before 1st January 2026. There is also a Restricted Byway to the east.

A small proportion of households have no car and so rely heavily on public transport and local service provision. The parish is served by local bus services on the strategic routes, but the service is far more limited through the main village. Some bus services are subsidised by Norfolk County Council, which means that their viability could be questioned if patronage drops. The Neighbourhood Plan intends to improve and support public and community transport links and services by encouraging and improving the use of the public transport. The Parish Council website will continue to encourage and promote local bus services. The use of public transport will assist in reducing carbon emissions.

However, the car remains the dominant mode of choice for those travelling to work, which indicates that public transport is not flexible or good enough for most

commuters. Whilst car use is inevitable and expected in such a rural community, it can have negative impacts such as inappropriate speeds, which can make pedestrians and cyclists feel unsafe. Tilney All Saints Neighbourhood Plan robustly supports reduced traffic speeds or improved speed management on existing residential streets and roads in the village. The Parish Council deploys a mobile SAM (Speed Activated Monitor) on a rotation basis at three sites within the village. There are plans to form a volunteer 'Speedwatch' group that would monitor the speed of traffic users through the village.

Developments will be expected to take all reasonable opportunities to provide for safe and convenient pedestrian and cycle access. This could include providing new or enhanced facilities as well as improving the physical condition of existing facilities. There is an ambition for a cycle path to be created that links the village to other cycle routes in neighbouring villages and thus opening a safe cycling option to King's Lynn which lies approximately five miles away.

Policy 4.1: Sustainable Transport

In order to support more sustainable travel choices development proposals are encouraged, on a scale appropriate to the proposal, to:

- a) Provide the infrastructure for electric vehicle charging and other emerging technologies for transport;**
- 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;**
- c) Address and improve walking and cycling connectivity towards neighbouring villages, King's Lynn, Wisbech and the countryside;**
- d) Take all reasonable opportunities to promote the use of public transport, such as improving bus waiting facilities and improvements to bus services.**



Policy 4.2: Car Parking

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.

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.

8.0 EMPLOYMENT & BUSINESS

8.1 Economic Development

The village is a dormitory community with most people of working age employed within commuting distance, usually in King's Lynn or Wisbech. There are a few locally based businesses and workplaces such as small engineering works specialising in Minis, a white goods vendor, taxi company, the primary school, golf club, small holdings, nurseries, farms and agricultural contractors. The largest single business type in the parish is agriculture, consisting of three large units. The large farms are all arable and employ a small labour force and occasional contractors, but the smaller units are horticultural nurseries, producing items such as soft leaf salad and wild flower seed. More recently a livestock unit has been established close to the village. A proportion of people employed in local business come from the village. There is also the Eagles Golf Centre and a number of small independent businesses, plumbers, electricians, mechanics, builders and kitchen fitters. These are mostly self-employed tradesmen who service and contribute to the local economy.

The Neighbourhood Planning group wishes to encourage similar small-scale businesses into the village and ensure that unsuitable and unsustainable businesses are discouraged and so prevented from damaging the local environment.

Policy 5.1: Economic Development

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:

- a) Design that is appropriate to the location;**
- b) Any adverse impact on residential amenity;**
- c) Any adverse impact on the transport network;**
- d) Accommodation of all related parking within its site, including for visitors; and**
- e) Any other environmental impacts, including impacts on the historic environment.**

8.2 Broadband

A significant number of people in the parish work from home. They could be more likely to make use of local services and also rely on good technological infrastructure such as broadband. It is recognised that most apparatus for Broadband does not require planning permission.

Policy 5.2: Broadband

Development proposals should, on a scale appropriate to the proposal, incorporate infrastructure to accommodate the latest generation of broadband connectivity.

8.3 Renewable Energy

Renewable energy in the village 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.

Policy 5.3: Renewable Energy

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.

9.0 COMMUNITY ASPIRATIONAL POLICIES

Housing and other development will be expected to contribute towards improving local services and infrastructure. The Community Infrastructure Levy is the Government's chosen approach to set a mandatory tariff on development. It's also known as the CIL or 'the Levy'. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The borough Council formally adopted the Community Infrastructure Levy Charging Schedule January 2017, and it came into use in the February. It applies to planning decisions made from that date. CIL will allow the Borough Council to raise funds from new development in the borough.

The adoption of the Neighbourhood Plan means that the parish council will be given responsibility for spending 25% of the CIL monies raised within the parish, an increase from the standard 15%.

Community Policy 1: Community Infrastructure Levy

The Neighbourhood Plan priorities for investing the 25% CIL money raised by the borough council and managed by the Parish Council will be used to meet agreed community needs such as:

- **New children's playground at the Millennium Green and improved facilities at the Glebe Estate playing field;**
- **Village Hall improvements;**
- **Maintenance of Village Hall, Millennium Green, Glebe Estate Playing Field and allotments; and**
- **Walking and cycle network improvements within the parish.**

10.0 MONITORING

The Neighbourhood Plan covers the period 2020 to 2036. Once the Plan is adopted then any developments that take place during this time will need to take account of the Neighbourhood Plan policies. It is important to ensure this is monitored and that community projects and priorities identified through the Neighbourhood Planning process are achieved.

The delivery of the Neighbourhood Plan will require co-ordinated action involving a number of statutory and non-statutory agencies, private sector organisations and the local community.

Most importantly, development will inevitably take place during this time, both in the parish and outside it, and this will have an impact on the community, as well as on the physical fabric of the village. The Borough Council will determine planning applications in Tilney All Saints.

However, it will be essential to the long-term success of the Plan that developments in Tilney All Saints itself and neighbouring parishes are monitored and reviewed against the Plan's objectives and against the policies.

Subject to available resources, the Parish Council will prepare regular monitoring reports, which will be published on the village website and issued to the Borough Council.

In addition to regular monitoring, the plan will as a minimum be fully reviewed within five years of it being adopted.

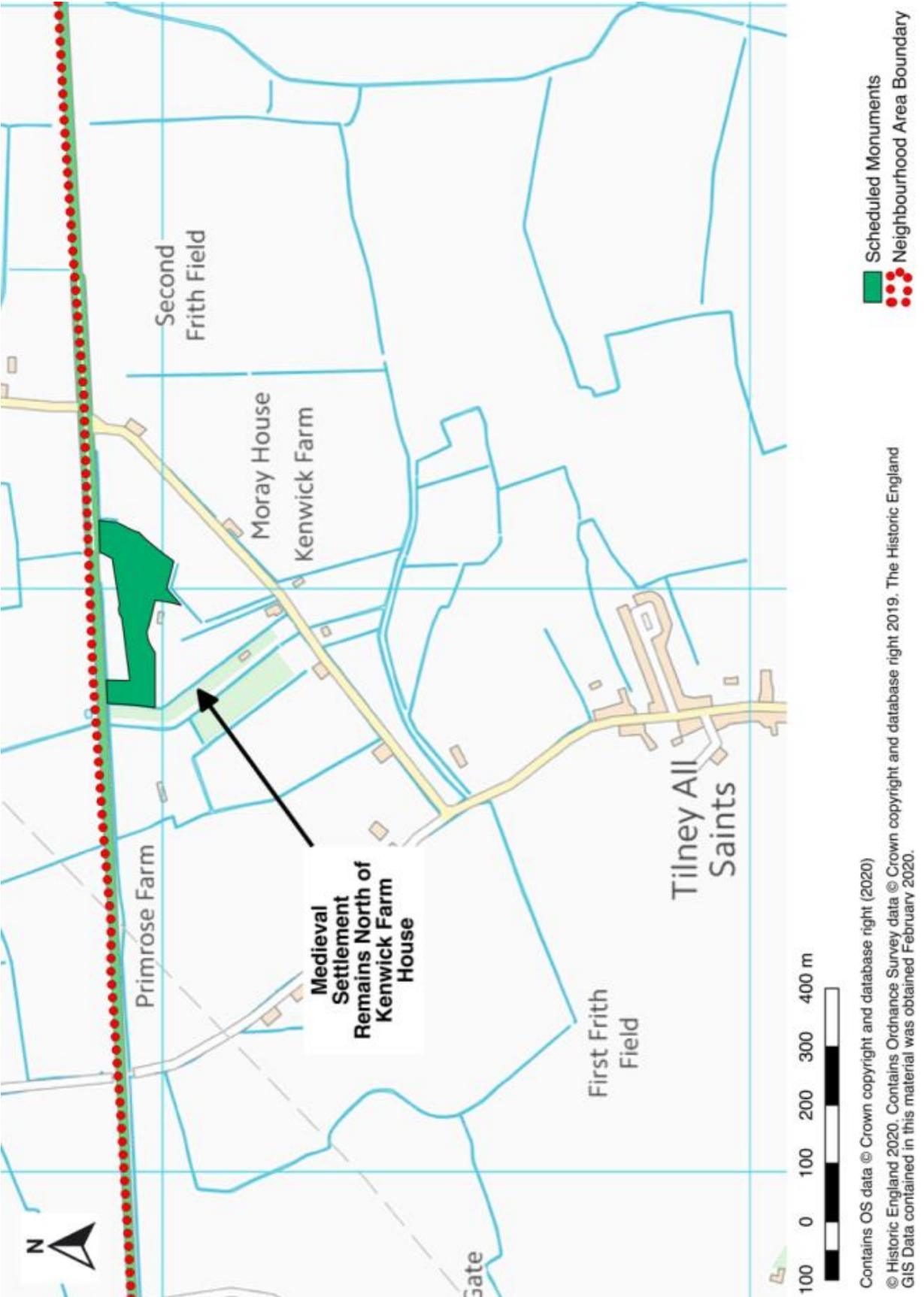
This will be to assess whether the policies need updating due to changes in national policy and will take into account any change in circumstances affecting the parish.

An earlier review may be triggered by:

- The adoption of a new Local Plan by the Borough Council, so as to identify any conflict between the Neighbourhood Plan and the non-strategic policies in the local plan; or
- The identification by the regular monitoring process of any major issues with the plan.

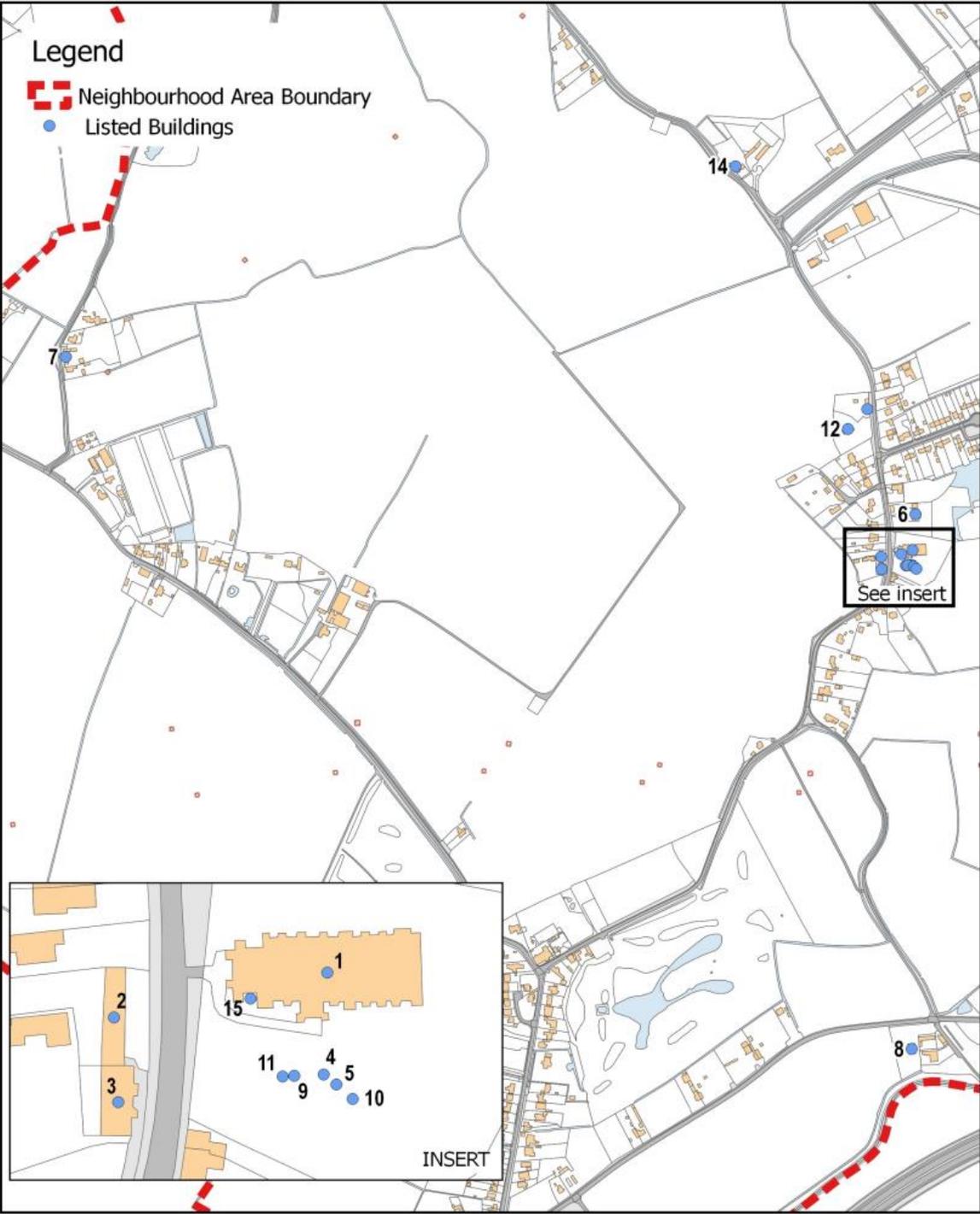
Tilney All Saints Parish Council will lead the monitoring of the Neighbourhood Plan. This will involve the coordinated input of the community and statutory agencies.

APPENDIX A – SCHEDULED MONUMENT



APPENDIX B – DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

Listed Buildings



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663

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 Ordnance Survey 100024314

Listed Buildings



1:8,500

10/05/2021



[1. Church Of All Saints](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright TASLHG



[2. All Saints House](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright Graham Brown



[3. Barn Abutting All Saints House](#)
Tilney All Saints, King's Lynn
And West Norfolk, Norfolk
Copyright Graham Brown



[4. Cross Base 8 Metres South Of Porch Of Church Of All Saints](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright Graham Brown



[5. Memorial 13 Metres South Of Nave Of Church Of All Saints](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright Graham Brown



[6. Old Vicarage](#)
Tilney All Saints, King's Lynn
And West Norfolk, Norfolk
Copyright Alan Francis Polaine



[7. Barn Adjacent To Ivy House](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright Alan Francis Polaine



[8. Tilney Hall](#)
Tilney All Saints, King's
Lynn And West Norfolk,
Norfolk
Copyright TASLHG



[9. Row Of Memorial Stones Between 2 And 12 Metres South Of Porch Of Church Of All Saints](#)
Tilney All Saints, King's Lynn
And West Norfolk, Norfolk
Copyright Graham Brown



[10. Memorial 14 Metres South Of Nave Of Church Of All Saints](#)

Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright Graham Brown



[11. Memorial 11 Metres South Of Nave Of Church Of All Saints](#)

Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright Graham Brown



[12. Church Farmhouse](#)
Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright TASLHG



[13. Barn At Church Farm](#)

Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright TASLHG



[14. Tilney Old Hall Including Forecourt Walls](#)

Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright TASLHG



[15. War Memorial](#)

Tilney All Saints, King's Lynn And West Norfolk, Norfolk
Copyright TASLHG

Non-designated Heritage Assets

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Tilney All Saints has five non-designated heritage assets which are described below and shown on the accompanying map.

Bury Manor

Bury Manor, an 18th century manor house, was recorded by various 19th century maps and documents. It was shown as a group of large buildings with a lake in the grounds to the west. The Local History Group started excavating the site in 2013 recovering medieval to post-medieval pottery sherds; undated and post-medieval to

modern ceramic building material; post-medieval clay tobacco pipe fragments; post-medieval to modern glass shards and undated animal bones and clinker. Further details can be found at <https://www.heritage.norfolk.gov.uk/> NHER No: 42014.

Chase Farm

Chase Farm is an 18th Century farm house which was thought to have been an ale house at one time. During restoration work in 1964 various artefacts were unearthed in the process including ancient coins and pottery the oldest, a farthing, dates from the 13th century. A Local History Group dig in 2013 found a number of items which were identified as Grimston Ware (1080-1400). Further information can be found in a book entitled "House History – Chase Fruit Farm" which is available in the heritage centre in the village church.

Orchard Cottage

Orchard Cottage was originally built as two farm cottages. The earliest record shows the cottages on Fadens map dated 1747 and it's one of a handful of dwellings of this type remaining in the village. The cottages are described in a memoir written by Cissie Gardiner who was born there in 1928 and wrote about her life in Tilney All Saints (a copy of this book can be found in the heritage centre in the village church).

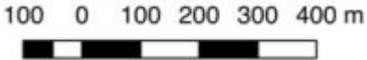
The Bell Inn

The Bell Inn, now known as Bell House, is probably one of the oldest buildings in the village having been licensed as an inn since 1691. However, it could be older, as a brick in the chimney (possibly moved from elsewhere in the property) is dated 1592. It was licensed until 1967. Further information can be found in a book entitled "Tilney All Saints in Living Memory" which is available in the heritage centre in the village church.

The Old Shore Boat Inn

The Old Shore Boat is a former public house that can trace its history back to 1784 when it was called 'The Boat'. By 1869 the name had become 'The Shove Boat'. This may have referred to its role in stabling horses that may have been used to assist boats around the bend in the river before it was recut. By 1879 the name Shore Boat was given, this could be attributed by a misinterpretation of an 'R' for a 'V' and the name remains today. During World War II the premises were used as the rally point for the local home guard who were recruited from nearby villages and usually met in the cellar. The Shore Boat closed as a public house in 1961 and was initially turned into two flats before becoming a family home in 1981.

Non-Designated Heritage Assets



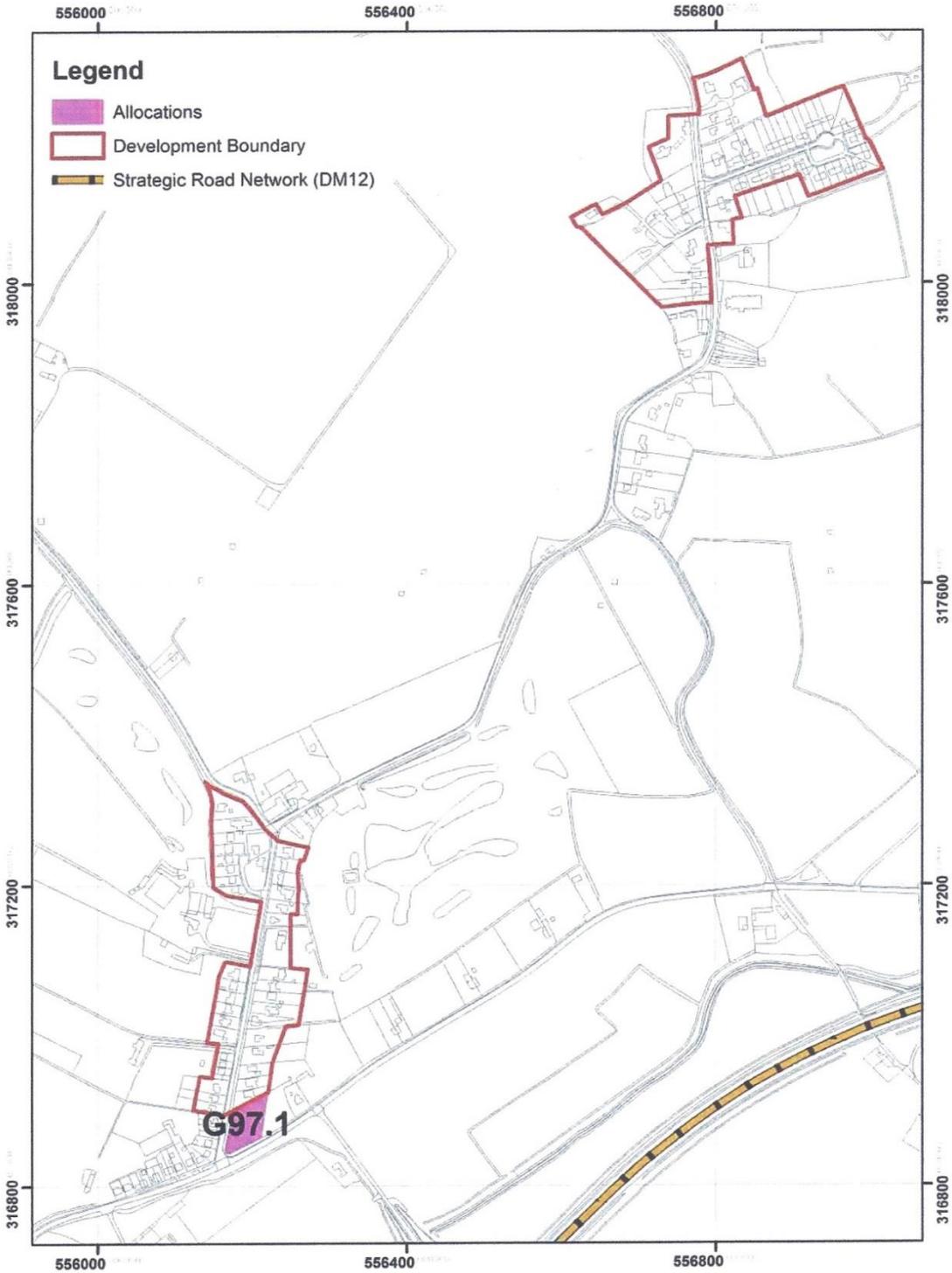
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-  Non-Designated Heritage Assets
-  Neighbourhood Area Boundary

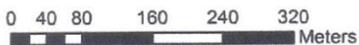
APPENDIX C – DEVELOPMENT BOUNDARIES AND STRATEGIC GAP

Development Boundaries

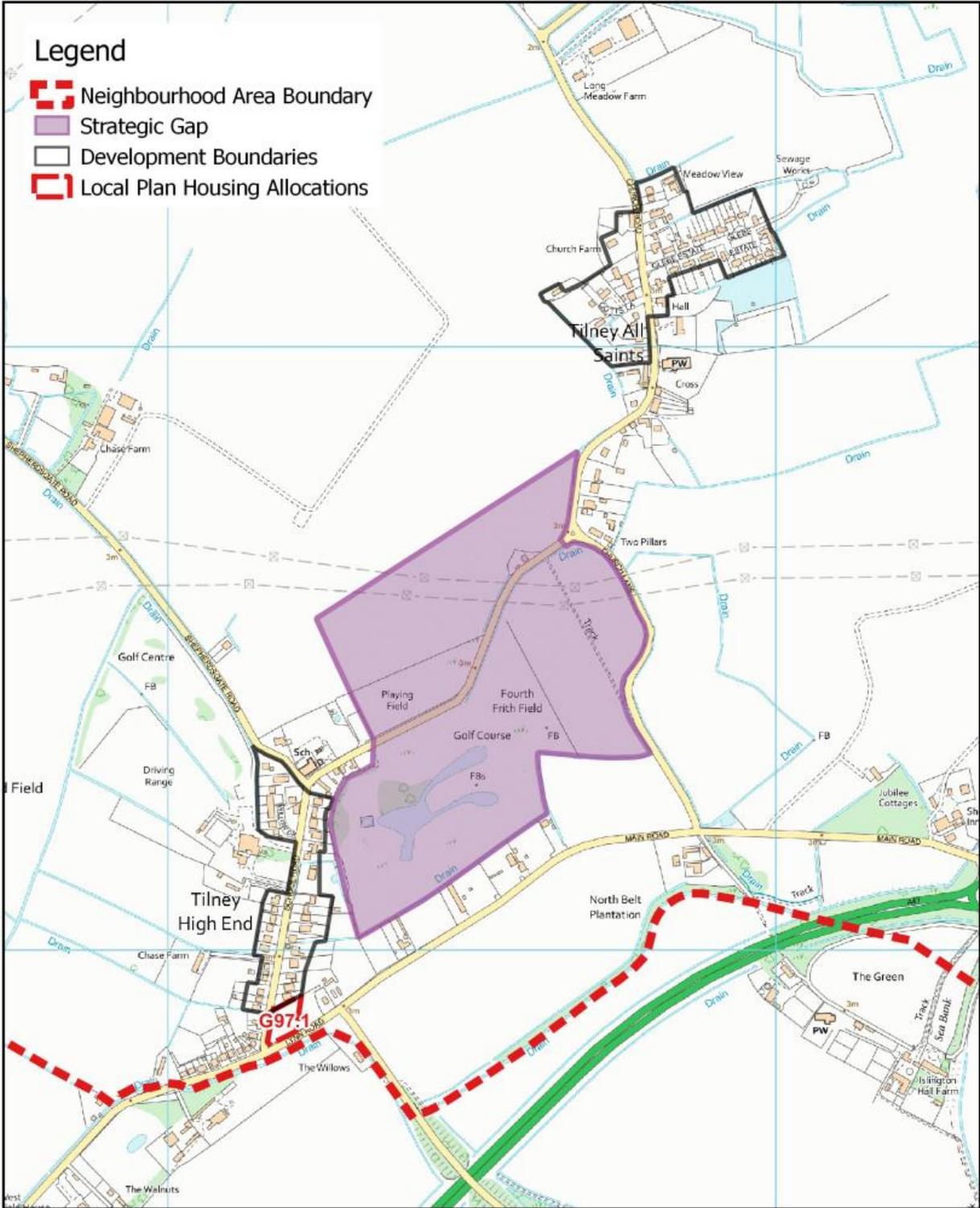


Inset G97 Tilney All Saints

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Ordnance Survey 100024314



Strategic Gap



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663

Strategic Gap

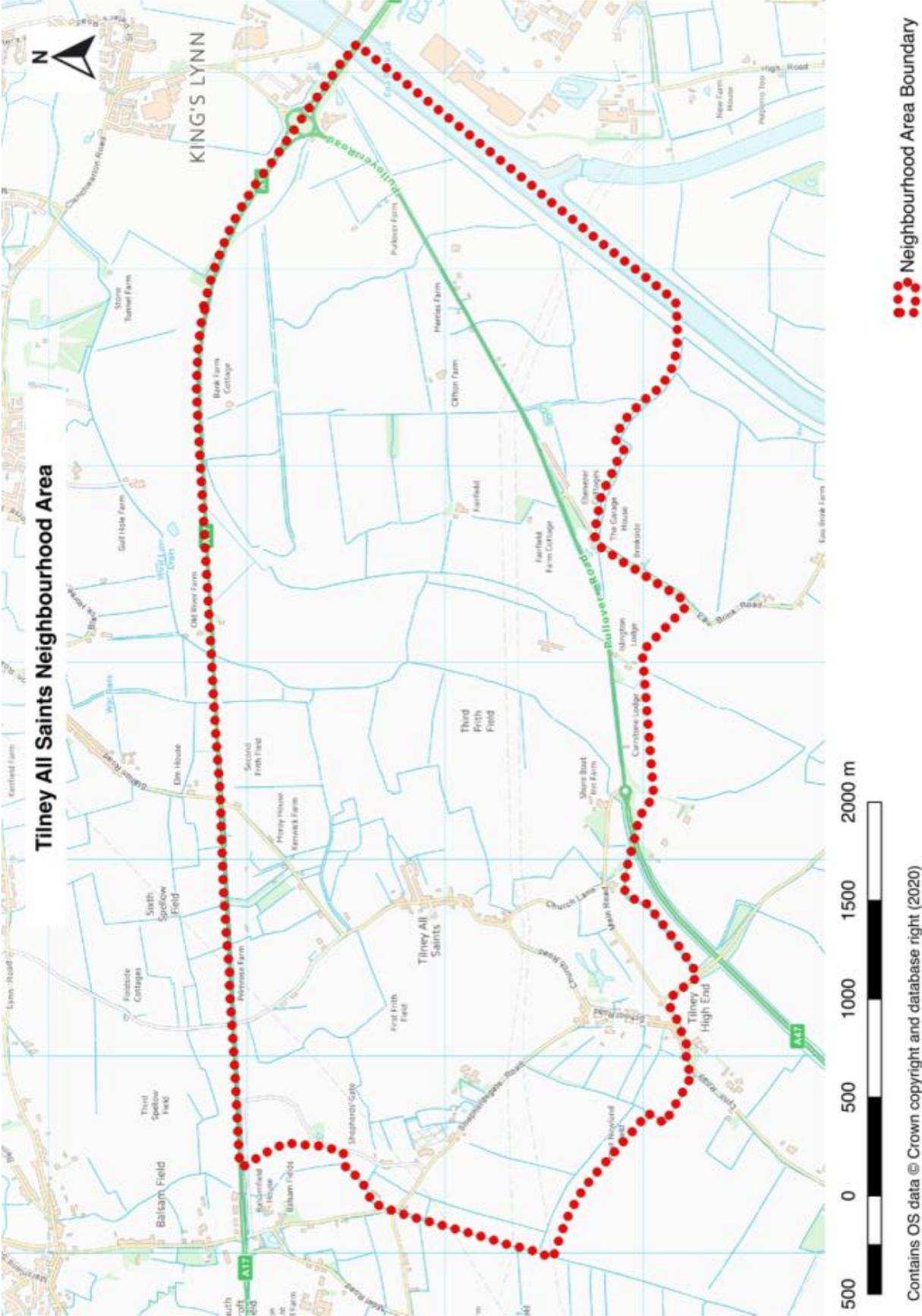


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APPENDIX D –TILNEY ALL SAINTS NEIGHBOURHOOD AREA



APPENDIX E – PUBLIC RIGHTS OF WAY

Definitive Statements for the Parish of Tilney All Saints

February 2020

Each of these footpaths are enjoyed by residents of Tilney All Saints parish, enabling them to access the wider countryside. Although many of the footpaths start within the parish a number travel into the neighbouring parish.

Starting in the area west of Tilney All Saints Church, **Map 1**. Footpath 1 goes from Church Road to the Parish Boundary at Greens Lane. Starting on the west (A) of Church Road approximately midway between Church Farm and All Saints Church, it then proceeds almost due west to (B) then turn north-west then west to point (C) then crosses Green's Lane then proceeding north-west to the parish boundary.

Footpath 2 also starts at (A) at the west of Church Road, shares the same route to (B) but then goes south-west, then north-west along a concrete farm track to come out onto Shepherds Gate Road (D) at the entrance to Chase Farm.

Footpath 3 starts approximately halfway along School Road, crossing a small footbridge between properties No. 26 and 28 near (E) to pass between fences to enter Eagles Golf Centre which it crosses travelling east-north-east, eventually crossing another footbridge into a field to join Church Lane at (F).

Map 2. Footpath 4 starts at the south-east corner of Tilney All Saints Church yard (an alternative start is at the track between Bell House, previously the Bell Inn, and Church Row Cottages). These two branches join at the footbridge across the dyke, then travel south (G) and then exit at Church Lane.

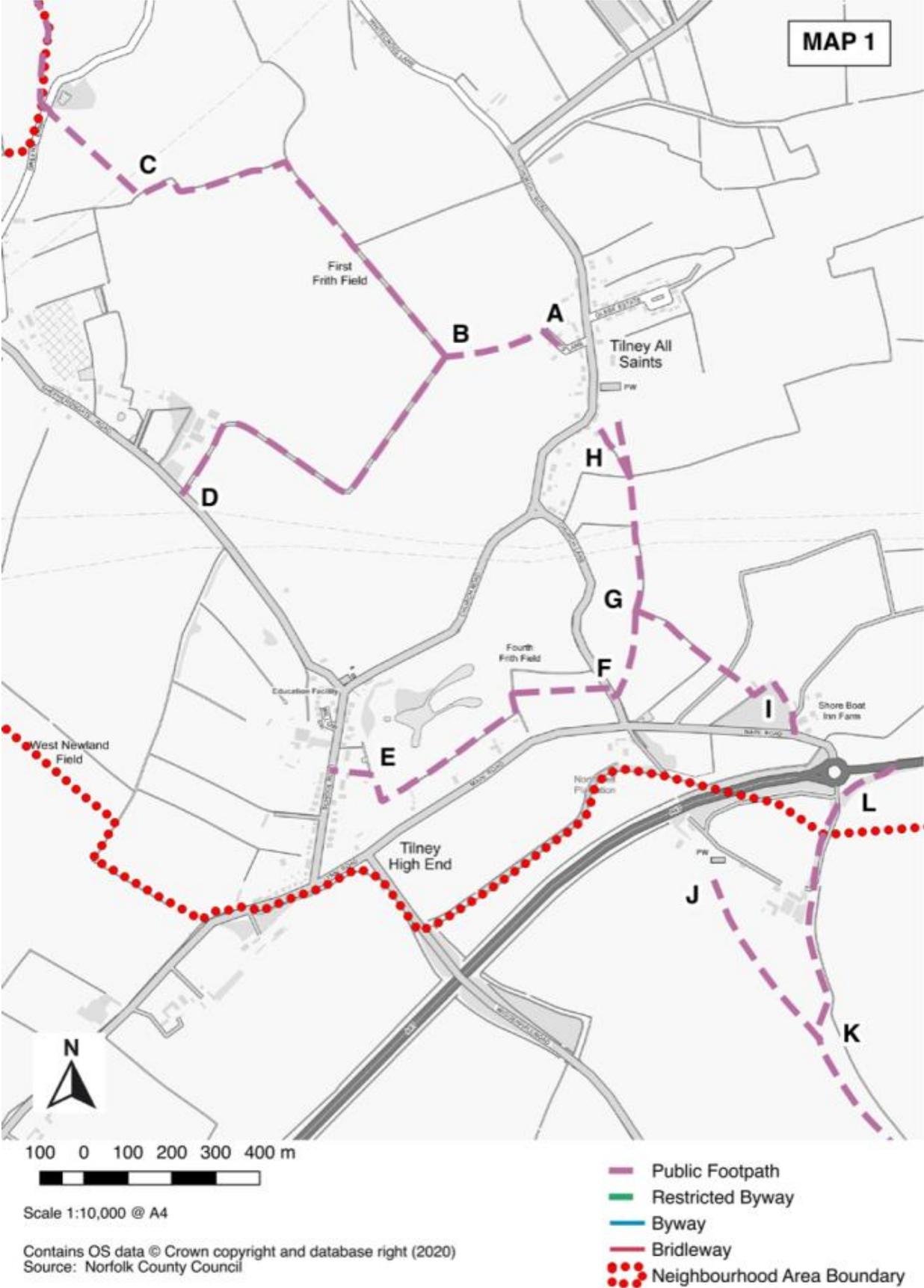
Footpath 5 starts with footpath 4, but diverges at (G) to travel south-east to the Shore Boat Inn (I).

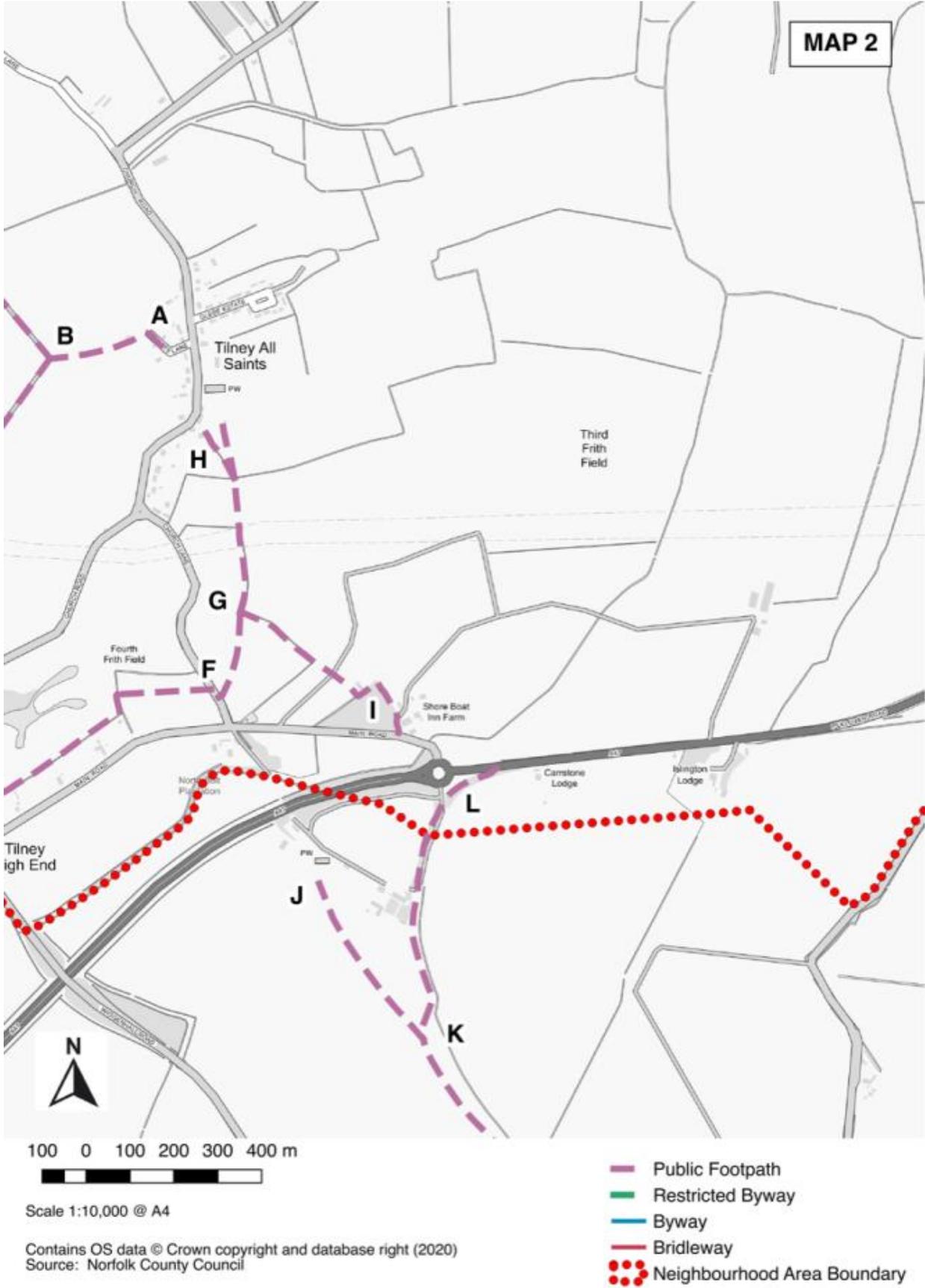
Map 3. Footpath 6 commences at the corner of the disused church at Islington (J) and travels south-east to join footpath 7 at (K).

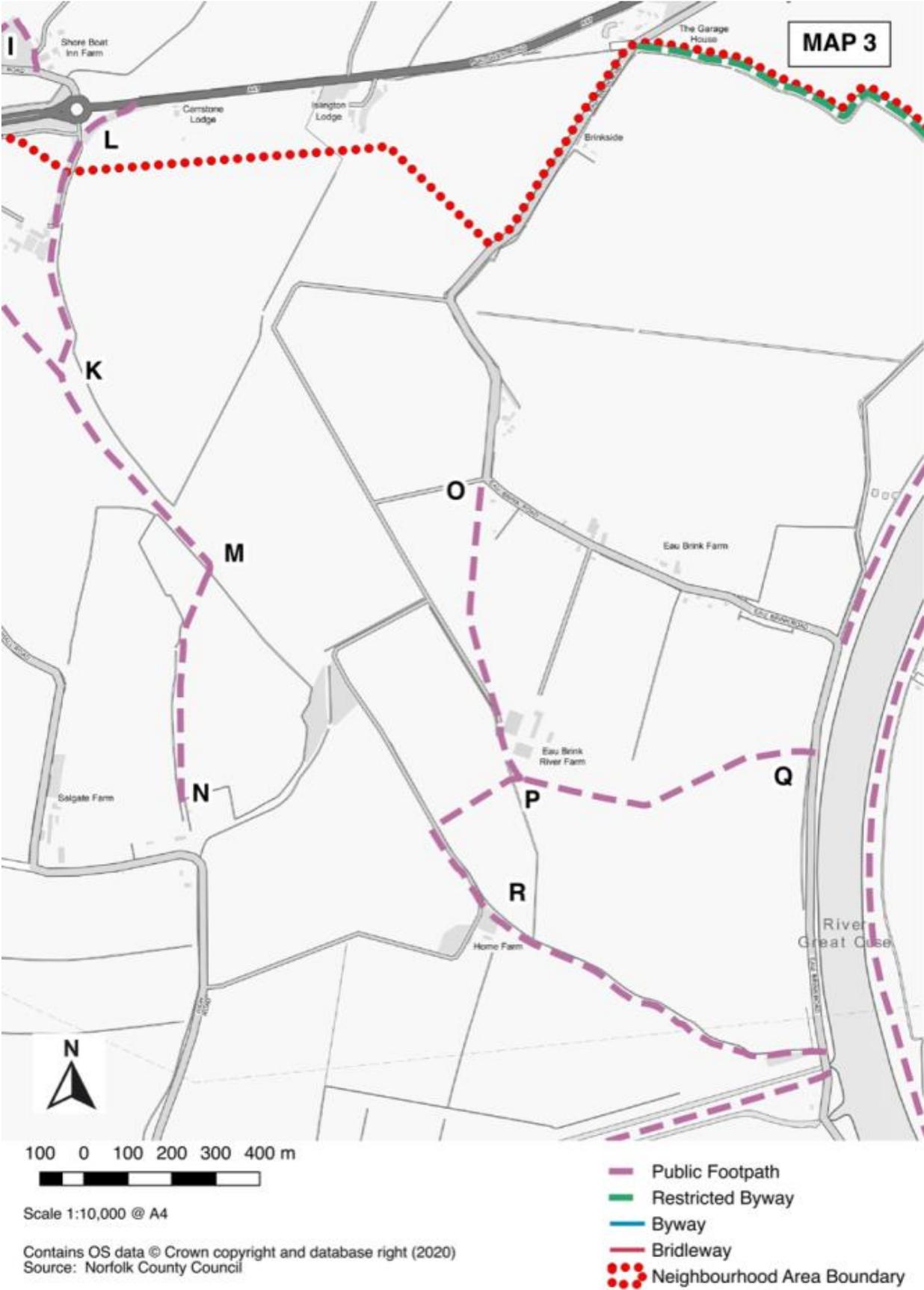
Footpath 7 commences at the south side of the roundabout on the A47, and goes through land adjacent to Islington Hall, travelling south-south-east to (M) and finishing at (N) on Wiggenhall Road.

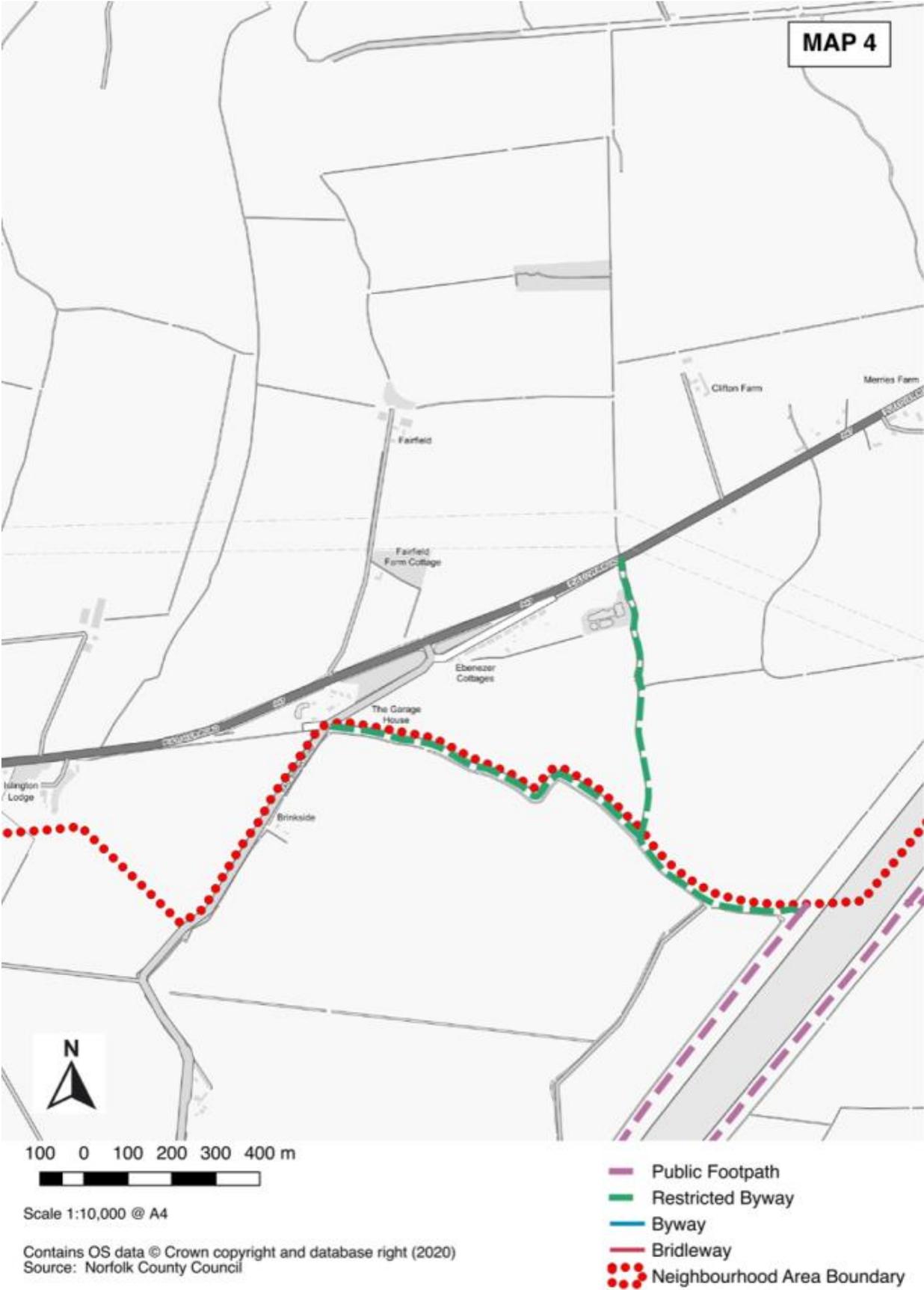
Map 4. Footpath 8, a Restricted Byway, commences from A47, south west of Pear Tree House (S), and runs southwards to North Sea bank (T).

Maps

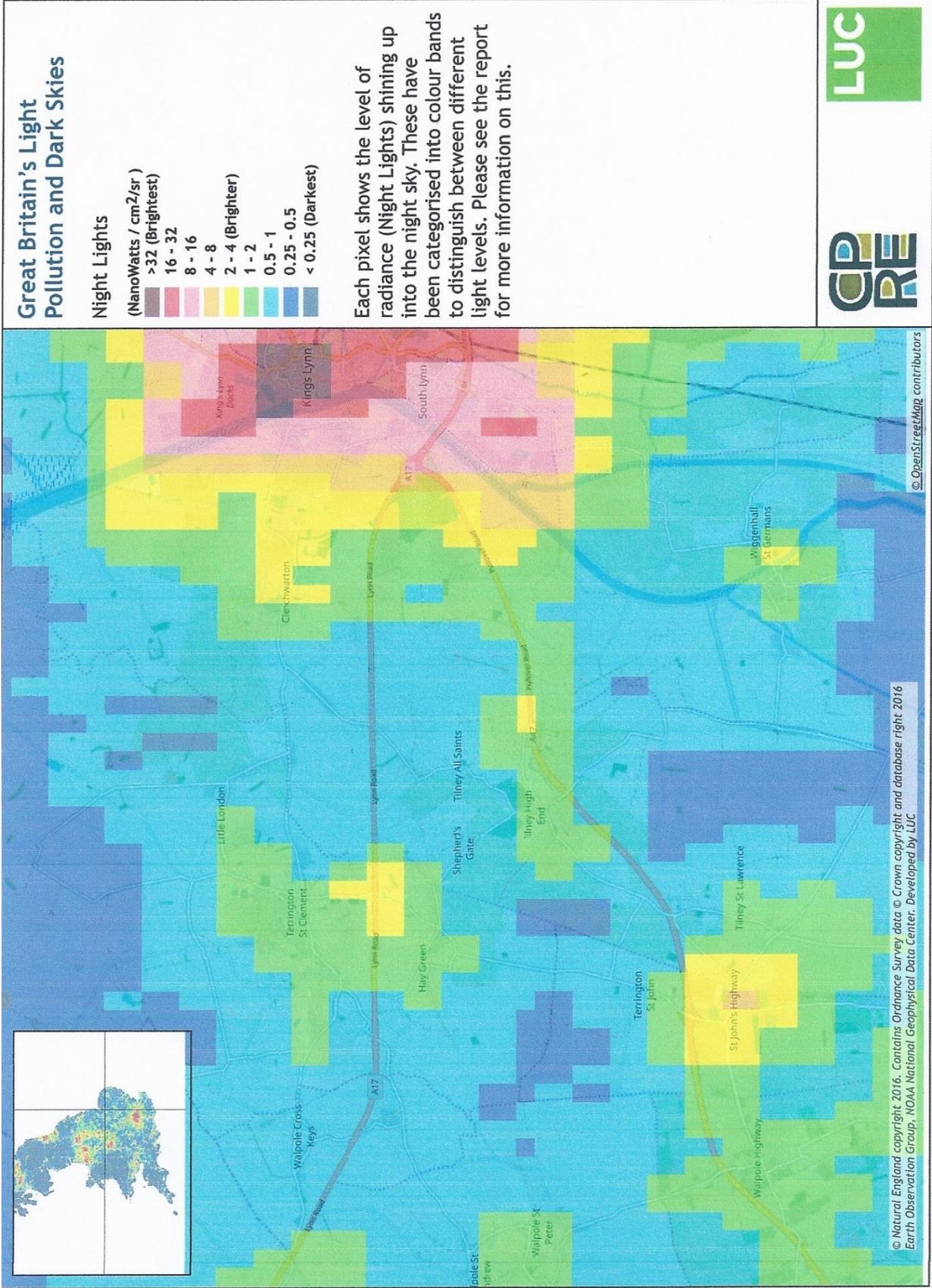






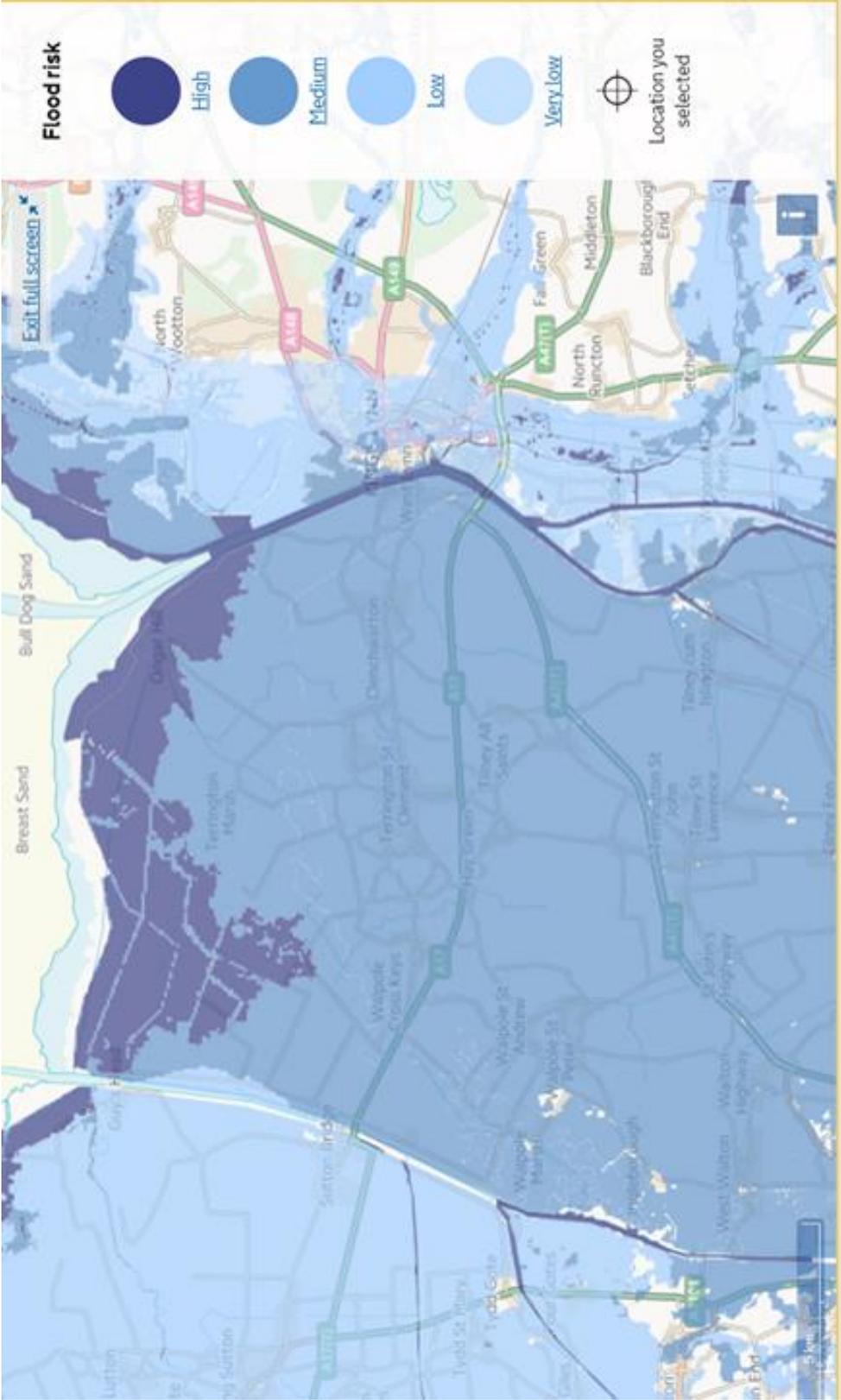


APPENDIX F – DARK SKIES



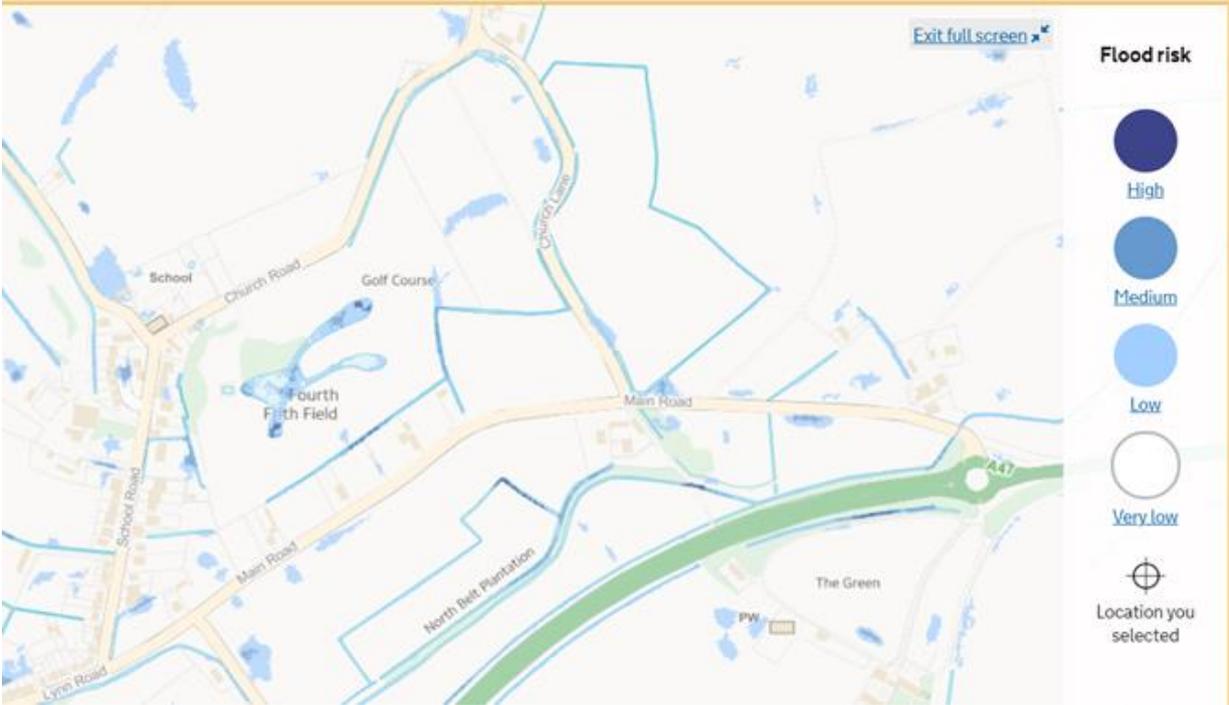
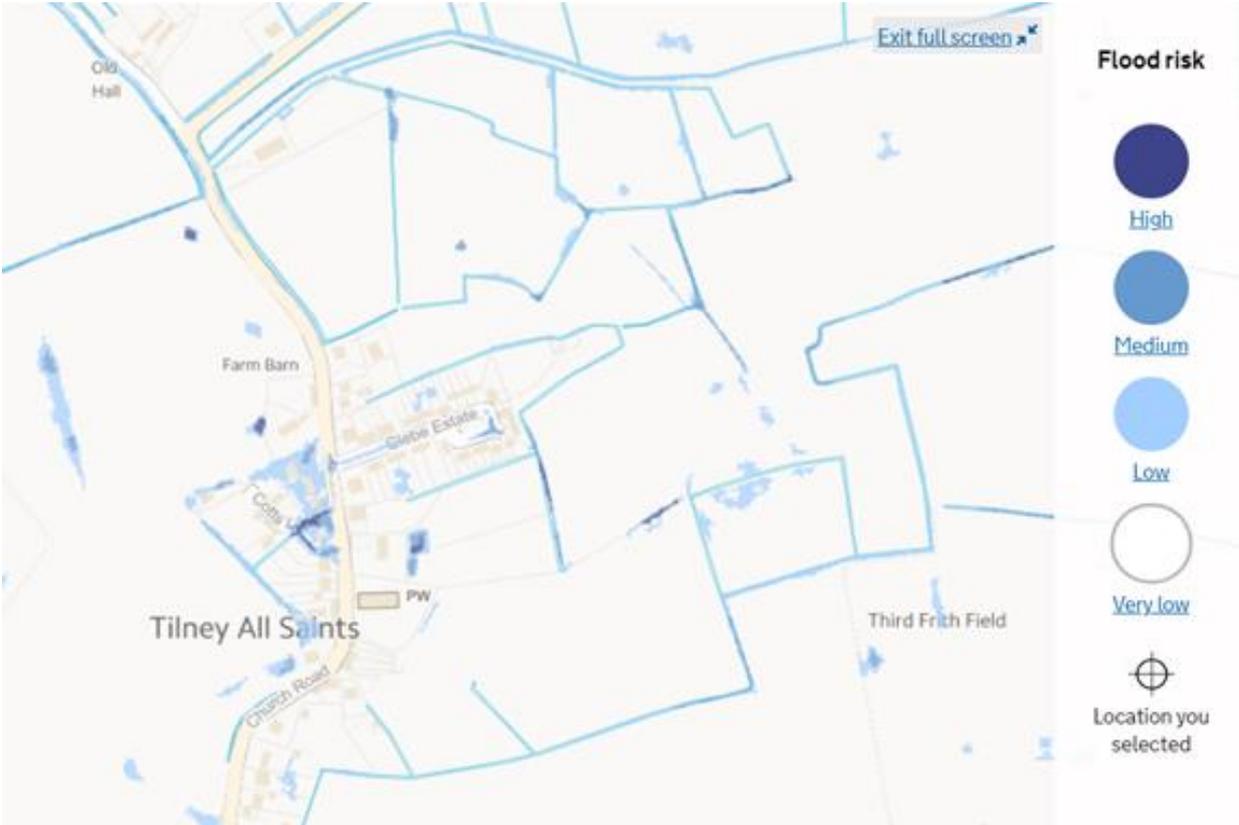
APPENDIX G – FLOOD RISKS

From the River or the Sea



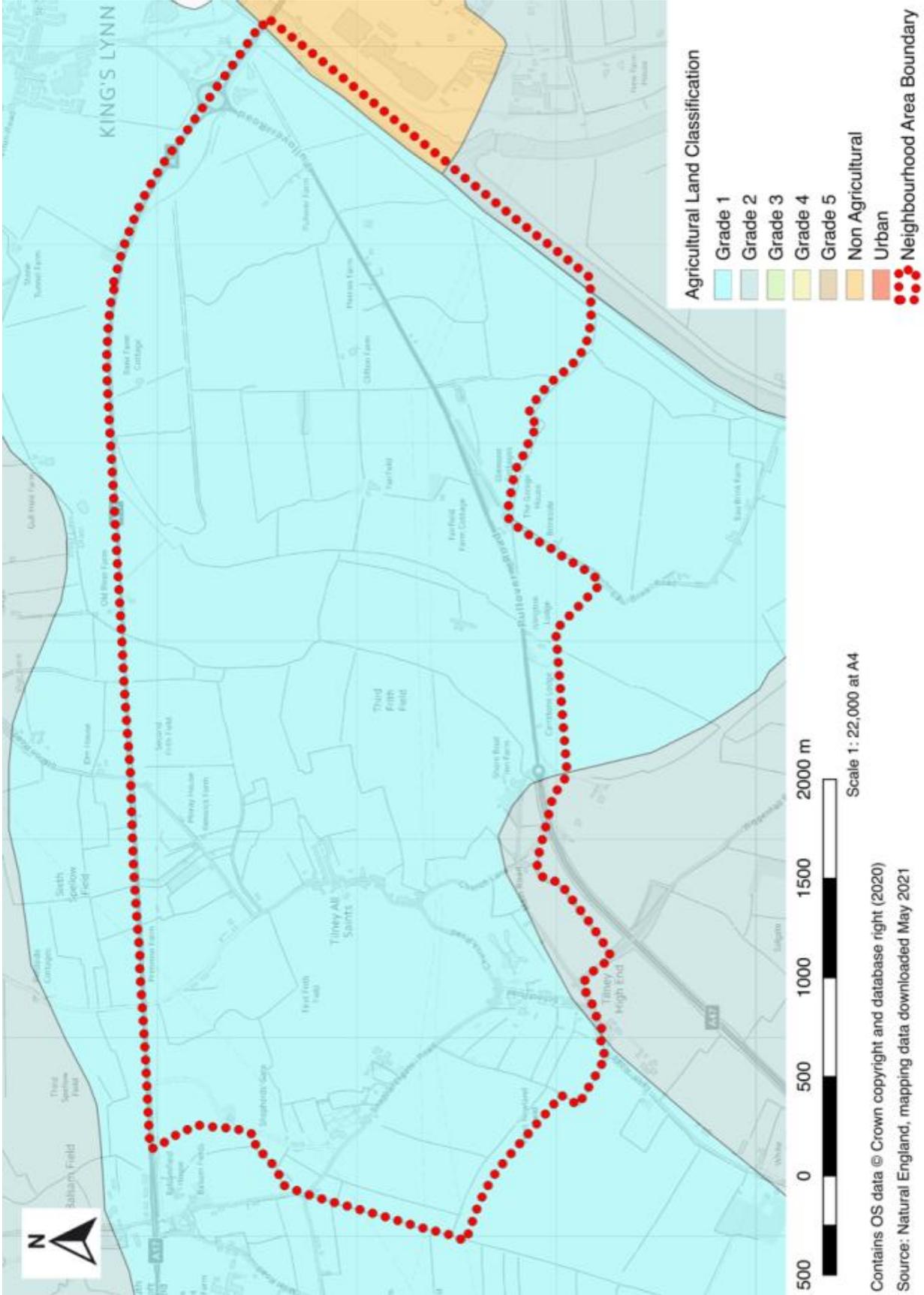
Source: flood-warning-information.service.gov.uk

From Surface Water



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

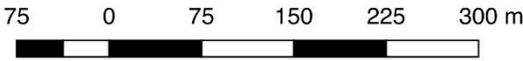
APPENDIX H – EAST REGION AGRICULTURAL LAND CLASSIFICATION



APPENDIX I – COMMUNITY ASSETS AND LOCAL GREEN SPACE

Community Assets

Tilney All Saints Community Assets



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