

Terrington St John Neighbourhood Plan 2016-2036

Consultation Statement



December 2020

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Introduction

The Terrington St. John Parish Neighbourhood Plan was developed through wide consultation with local people and the representatives of relevant organisations and statutory bodies.

This Consultation Statement has been prepared to meet the requirements of regulation 15(2) of the Neighbourhood Planning Regulations 2012 (as amended). These require that it:

*“(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
(b) explains how they were consulted;
(c) summarises the main issues and concerns raised by the persons consulted; and
(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.”*

It also seeks to demonstrate that the preparation of the Plan has followed the guidance in the government’s Planning Practice guidance that:

“A qualifying body should be inclusive and open in the preparation of its Neighbourhood Development Plan and ensure that the wider community:

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

The Consultation Statement describes the steps that have been taken to involve the community while the plan has been prepared and provides full details of the statutory consultation carried out in accordance with Regulation 14 of the Neighbourhood Planning Regulations. The appendices to the statement contain detailed information on each stage and set out the comments received and the action taken in response to them.

Throughout the preparation of the Neighbourhood Plan there was a standing item on the agenda of all Parish Council Meetings in which progress on the preparation of the Plan was reported. There were also regular updates in the parish magazine and on the website.

A Summary of Consultation Undertaken During the Preparation of the Plan

The decision to prepare a neighbourhood plan was followed by the establishment of a working group to co-ordinate the process

The preparation of the Terrington St John Neighbourhood Plan has involved public consultation at several stages:

1. The designation of the Neighbourhood Area February 2017
2. The Parish Survey in May/ June 2017
3. Regulation 14 pre-submission consultation Date 10 December 2018 – 8 February 2019
4. 2nd Regulation 14 pre-submission consultation 24 August – 18 October 2020

Each of these stages is described in more detail below.

1. The Designation of the Neighbourhood Area.

An application for the designation of the whole of the Parish of Terrington St John to be designated as a neighbourhood area was submitted by the Parish council to the Borough council of King's Lynn and West Norfolk in December 2016. It was publicised by the Borough Council between 19th December and 13th February 2017 in accordance with the Neighbourhood Planning Regulations at that time. No objections were received and the designation was confirmed on 16 February 2017. See Appendix 1.

2. Formation of Working Group

Following the decision to prepare a neighbourhood plan a working group was set up in February 2016 to co-ordinate the process. The working group was chaired by the Chairman of the Parish Council, Colin Clifton, Kevin Knight the Vice-Chair, Bob Dye and Gail Robinson the Clerk to the Parish Council. Subsequently, on joining the Parish Council, Michelle Purse joined the working group to play a key role in the researching the evidence to support the policies. The group reported monthly to the Parish Council and updates on progress were included on a regular basis in the parish magazine and on the parish website.

3. The Parish Survey

The first step taken to ensure that the community had the opportunity to influence the neighbourhood plan was the parish survey, which was designed to identify the issues of concern to parishioners and their views on future development in the village.

The Neighbourhood Plan Working group produced a draft questionnaire. The

questionnaire was considered at a Parish Council meeting, open to the public. Suggestions for further questions/alteration of existing questions were made and adopted.

Parishioners were informed via the Parish Council minutes (displayed on the Parish Council Website) and notifications in the Parish News Magazine that a questionnaire would be circulated. It was advised also that additional questionnaires would be available from identified Councillors houses and other public places within the village.

The questionnaire was considered at a Parish Council meeting, open to the public. Suggestions for further questions/alteration of existing questions were made and adopted. The agreed questionnaire is attached at Appendix 2a).

Parishioners were informed via the Parish Council minutes (displayed on the Parish Council Website) and notifications in the Parish News Magazine that a questionnaire would be circulated. It was advised also that additional questionnaires would be available from identified Councillors houses and other public places within the village.

Questionnaires were produced and delivered to every household in the Parish. People were also made aware of the process through the following channels:

- Parish Magazine
- Parish Website
- Village Noticeboards

Extra copies of the questionnaire were available from the Pharmacy, the Village Store, the Doctors Surgery and the Garage in the village. Parishioners were given one month to complete and return the questionnaires. 81 questionnaires were returned from 700 delivered or obtained from designated public areas, a percentage return of 11.57%.

The results were collated (Appendix 2 b) and made available to the Parishioners on the Parish Council website.

The views expressed in the consultation have informed the policies of the Plan.

4. Statutory Regulation 14 Consultation:

1. 10 December 2018-8 February 2019

Regulation 14 of the Neighbourhood Planning Regulations requires that:

“Before submitting a plan proposal to the local planning authority a qualifying body must-

(a) publicise in a manner that is likely to bring it to the attention of people who live work or carry on business in the neighbourhood area-

(i) details of the proposal for a neighbourhood plan,

(ii) details of where and when the neighbourhood plan can be inspected

(iii) details of how to make representations; and

(iv) the date by which those representations those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan; and

(c) send a copy of the proposals for a neighbourhood plan to the local planning authority.

The plan was publicised in accordance with these requirements between 10 December 2018 and 8 February 2019. A notice was printed and circulated within the Parish. It was included in every copy of the Parish Magazine and was hand delivered to each household, this was circa 10th December 2018. The notice is attached as Appendix 3. Parishioners were invited to view the documents displayed on the Parish Website and also cordially invited to our Open Presentation of the Terrington St. John Neighbourhood Plan held at the Methodist Hall on Saturday 19th January 2019. This clearly stated the deadline for comments and made it clear how comments could be made.

Statutory bodies and other relevant organisations were consulted, in accordance with Schedule 1 of the Neighbourhood Planning regulations. The Borough Council provided contact details and the full list of bodies consulted is attached at Appendix 4.

The comments received during the consultation, the response of neighbourhood plan working party and any changes made to the plan in response to them are set out in Appendix 5.

5. Health Check

Following the regulation 14 consultation and advice from the Borough council of King's Lynn and west Norfolk, A Health Check on the emerging plan was commissioned from NPIERS¹ in order to test whether the Plan was likely to meet the basic conditions and legal requirements. The healthcheck highlighted a number of issues which needed to be addressed including: the relationship between the emerging plan and the adopted and emerging Local Plans, and the reasoning and evidence to support the policies in the Neighbourhood Plan. The Health Check is attached as Appendix 6.

To address the issues raised in the Health Check Richard High, a consultant with extensive experience of neighbourhood plans, was appointed to assist the Parish Council.

6. Regulation 14 Statutory Pre-Submission Consultation 2. 24 August- 18 October 2020

Between May 2019 and mid-2020, the Plan and its supporting documents were redrafted and additional supporting evidence was assembled. As a result of this some significant changes were made to some of the policies, notably the policy to extend the village development boundary. It was decided that because the Plan was substantially different from the version that had been the subject of the first Regulation 14 consultation it was necessary to carry out this consultation again.

By the time the documents were available for consultation, the social distancing requirements associated with the Covid 19 pandemic meant that the means of publicising the Plan were somewhat limited. In particular it was not possible to hold an open event or exhibition. However, in accordance with government guidance which indicated that consultation should proceed wherever possible the second consultation took place between 24 August and 18 October 2020.

The responses to the consultation and the response of the Parish Council to them is attached as Appendix 7.

¹ The Neighbourhood Planning Independent Examiner Referral Service

Appendix 1 Designation of Parish as a Neighbourhood Area

Neighbourhood Area Designation: Terrington St. John

An application for designation of a neighbourhood area was received from Terrington St. John Parish Council by the Borough Council of King's Lynn and West Norfolk on 1 December 2016.

In accordance with regulation S of the Neighbourhood Planning (General) Regulations 2012 as amended King's Lynn and West Norfolk Borough Council is satisfied that the application includes:

- a. a map which identifies the area to which the application relates;
- b. a statement explaining why the area is considered appropriate to be designated as a neighbourhood area; and
- c. a statement that the organisation or body making the area application is a relevant body for the purposes of Section 61G of the 1990 Act.

In accordance with regulation SA of the Neighbourhood Planning (General) regulations 2012 as amended this application is:

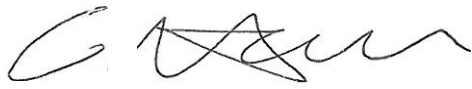
- a. from a parish council;
- b. the area specified in the application consists of the whole of the parish council's area; and
- c. no part of the specified area is part of a pre-existing neighbourhood area

Therefore, as set out in regulation SA (3), regulations 6 and 6A do not apply. As such, in accordance with regulations SA (2) of the Neighbourhood Planning (General) Regulations 2012 as amended, **Terrington St. John Parish is hereby designated as a neighbourhood area.**

In addition, the application was published and advertised for a period eight weeks (19 Dec 2016- 13 Feb 2017), allowing for the Christmas Holiday. The application was advertised:

- on the Borough Council's website and in the local press;
- posters were produced and displayed at the borough council offices in King's Lynn, and were provided to the parish council for display locally; and
- direct notifications were sent to statutory consultees, neighbouring districts, parish councils and Councillors (Borough, Ward and County).

A total of four representations were received. Norfolk County Council had no objection to the application. Sport England provided general advice and information. Historic England provided specific advice on historical assets in the locality to help inform the plan making process. One local resident supported the area being proposed. There were no objections to the proposed neighbourhood area.



Executive Director

16/02/2017

Date

Appendix 2a: The Parish Survey

Below is a copy of the questionnaire delivered to all Parishioners.

Terrington St John Neighbourhood Plan

Firstly, let us provide the explanation of the concept of a Neighbourhood Plan as we, the Terrington St John Parish Council intend to pursue. The Neighbourhood plan can cover as many items and issues as 'agreed by the Parishioners'. However, such a wide scope is extremely time consuming and would require virtually a full time commitment from at least one Parish Council member. To ensure that any actions we pursue do actually come to fruition we are limiting our focus to specifically that of planning issues.

The following is a common explanation of such Neighbourhood involvement.

'Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas.

It must be stressed that the policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.

Neighbourhood planning is one of the community rights, along with the Community Right to Build, Community Right to Bid, Community Right to Challenge and Community Right to Reclaim Land. See the My Community Rights website for more information

How does it work?

The local parish or town council will lead on neighbourhood planning in their areas. Where one does not exist then a community group known as a neighbourhood forum needs to be established to lead. The Localism Act recognises that not all communities are residential in nature and as such in areas that are predominantly commercial then a business led neighbourhood forum can be established.

The Local Planning Authority is involved and will make decisions at key stages of the process, such as approving the neighbourhood area within which the Neighbourhood Development Plan will have effect. It will also organise the independent examination of the plan and the 'Community Referendum' that is held at the end of the process.

The referendum is an important part of the process allowing those that live in the neighbourhood area to decide whether or not the Neighbourhood Development Plan, Neighbourhood Development Order or Community Right to Build Order comes into effect or not. This is direct democracy and outlines the importance of working with the wider community and securing their support at an early stage in the process.

That is the 'formal definition of the Neighbourhood Plan initiative. The Terrington St John Parish Council intend to seek your opinion and support in adopting this very important opportunity to exercise control over the development within and around the village of Terrington St John.

Attached is a simple questionnaire that we would ask you to complete.

Once you have done so you can drop those completed forms at –

- The Pharmacy in old Church Road
- The village store on Main road
- The Anglican Church on Church Road

We ask that you return your completed forms by May 27th. The Parish Council meet on Wednesday the 1st of June at the Methodist Church in Ely Row at 7.00pm. All parishioners are welcome to attend and take part in the debate on this and all Parish Matters.

Thank you for your support in advance

Colin Clifton- Chair Terrington St John Parish Council

Terrington St John Neighbourhood Plan Questionnaire

Section One Town Character

1.1 What do you like about living in or around Terrington St John *(please tick all that apply)*

	1 Least important	2	3	4 Most important
Being close to Kings Lynn and Wisbech				
Easy access to the A47				
Rural aspect				
Town activities / community groups				
Familiar service in local shops and businesses				
Proximity to schools				
Local emergency services				
Feeling safe				
Any additional comment				

1.2 If there is one thing you would add to or change about Terrington St John, what would it be?

Section 2 Homes

2-1 What do you think about the present composition of homes in Terrington St John? *(Please tick)*

	1 Too many already	2 About right	3 Need a little more	4 Need a lot more
Flats				
Bungalows				
Two-storey homes				
Three-storey homes				
Terraced homes				
Semi-detached homes				
Detached homes				
Affordable rental accommodation				
Starter homes to buy				
Sheltered housing				
Residential Care Homes				
Eco-friendly housing				
Community homes				
Land for self- build				
Any additional comment				

2-2 What do you think about the size of homes in Terrington St John *(Please tick)*

2-2 What do you think about the size of homes in Terrington St John (Please tick)

	1 Too many already	2 About right	3 Need a few more	4 Need a lot more
One bedroom				
Two bedrooms				
Three bedrooms				
Four bedrooms				
Five or more bedrooms				
Any additional comment				

2-3 What building materials would you like to see in any new development? (Please tick)

	1 Least preferable	2	3	4 Most preferable
Brick walls				
Carstone/Flint/Chalk walls				
Wooden walls				
Contemporary materials e.g. sheet glass, metal				
Slate roof				
Tiled roof				
Eco living roof				
Solar panels				
Any additional comment				

2-4 When additional homes are built, what would you prefer? (Please tick)

	1 Least preferable	2	3	4 Most preferable
One or more large estates				
A number of small developments				
Individual released plots				
Garden infill developments				
Development of existing brownfield sites				
Any additional comment				

2-5 What facilities should be provided with new homes? *(Please tick)*

	1 Least important	2	3	4 Most important
Good-sized garden				
Adequate off-road parking				
Adequate public formal/informal space				
Child-friendly areas				
Allotments				
Easy access to public transport				
Any additional comment				

2-6 Which of these should be considered when building more homes in Terrington St John *(Please tick)*

	1 Least important	2	3	4 Most important
Overall scale of development				
Density of new development				
Visual amenity				
Development to match existing character				
Impact on green spaces and landscape				
Impact on local services				
Any additional comment				

Section 3 Transport

3-1 What are your modes of transport when going to local villages? *(Please tick all that apply)*

Private car	Taxi	Motorcycle	Bus	Bicycle	Walking	Mobility scooter	Other(Please state)

3-2 What are your modes of transport when going out of the area *(Please tick all that apply)*

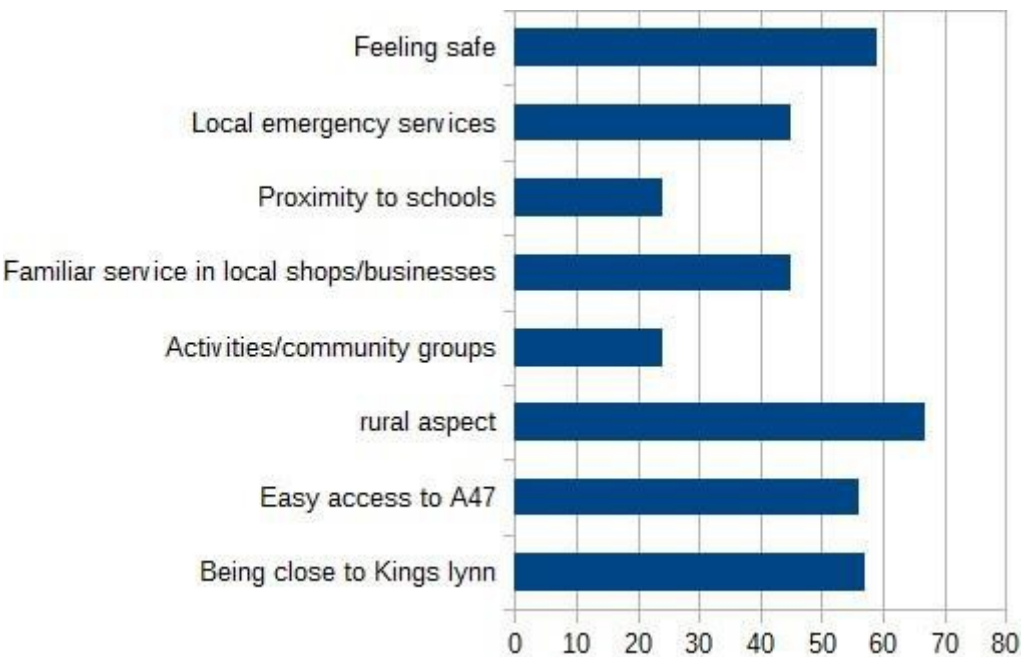
Private car	Taxi	Motorcycle	Bus	Bicycle	Other (Please state)

Appendix 2b) Results of Parish Questionnaire

The figures represent actual total answers given by Parishioners, not a percentage, not all respondents completed each question. The questionnaires gave a scale of four options, 1-2 being least and 3-4 being most, we have concentrated on the most important or most preferable options. Our survey also contained questions regarding transport however as the Neighbourhood Plan solely concentrates on land use, we have not published the data for this, but will use the information gathered when considering infrastructure detailed in Section 8.

Question 1.1: what do you like about living in or around Terrington St. John?

Total Number of results rated 3 and 4 (most important)



The survey data shows that people come to live in Terrington St. John for its rural feel, its access to main roads and the Town of King’s Lynn, in contrast people are not reliant on activities or community groups

Question 2.1: What do you think about the composition of homes in Terrington St John?

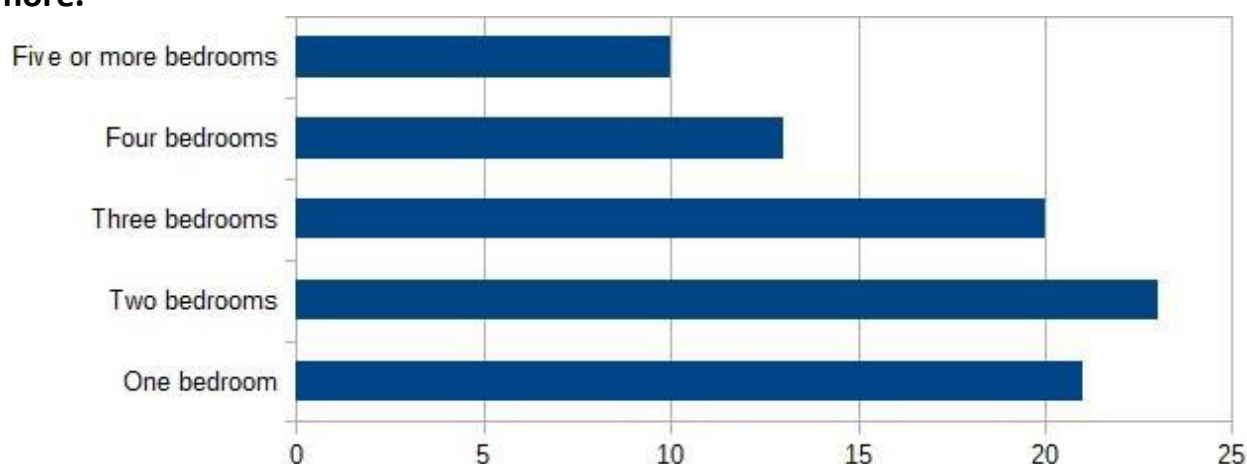
Number of total results based on 3) need a little more or 4) need a lot more



Policies 1 and 3 of the Neighbourhood Plan attempt to address some of the requirements as a result of the Parish Survey, we are endeavouring to support development which satisfies the need for starter homes for young people, land for self-build and also encourage homes that are of good design, and by national policy standards will be sustainable and eco-friendly.

Question 2.2: What do you think of the size of the homes in Terrington St John?

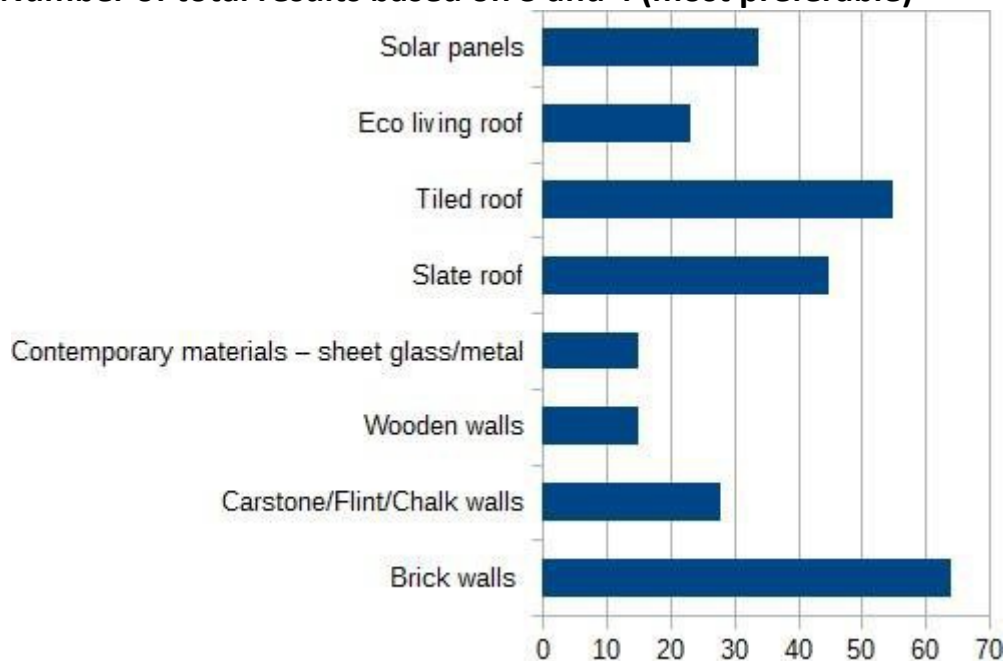
Number of total results based on 3) need a little more and 4) need a lot more.



Policy 3 of the Neighbourhood Plan addresses the need for two- and three-bedroom houses within the neighbourhood. Although there was strong support on our survey for one bedroom houses we appreciate that this would be unachievable as it is not cost effective for Developers to build very small houses and is not economically viable.

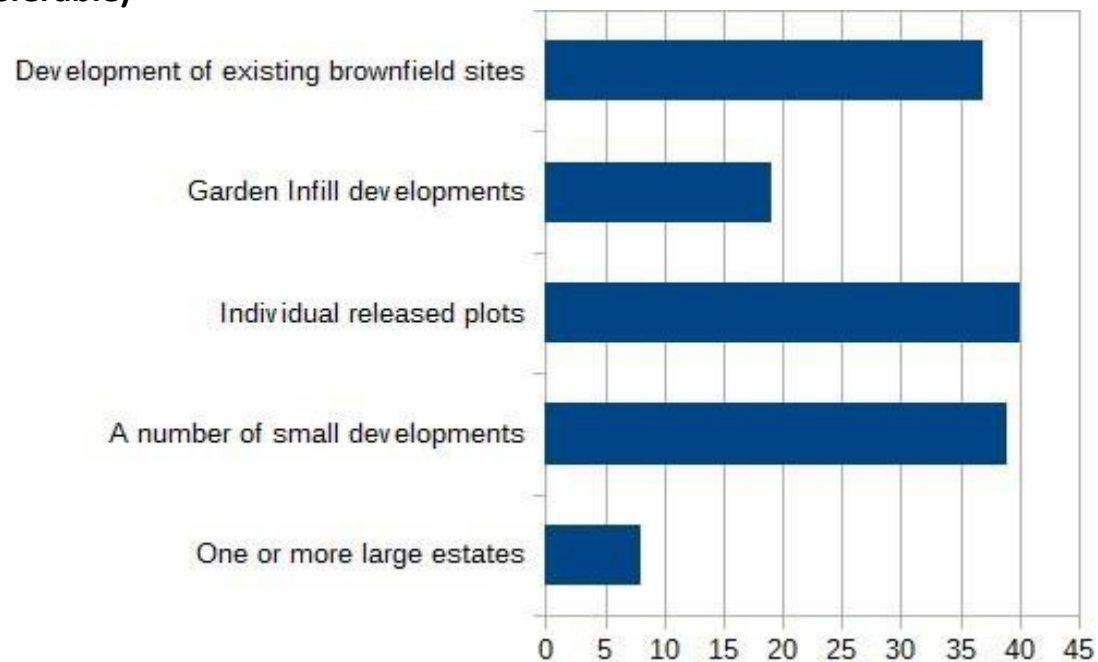
Question 2.3 What building materials would you like to see in any new development?

Number of total results based on 3 and 4 (most preferable)

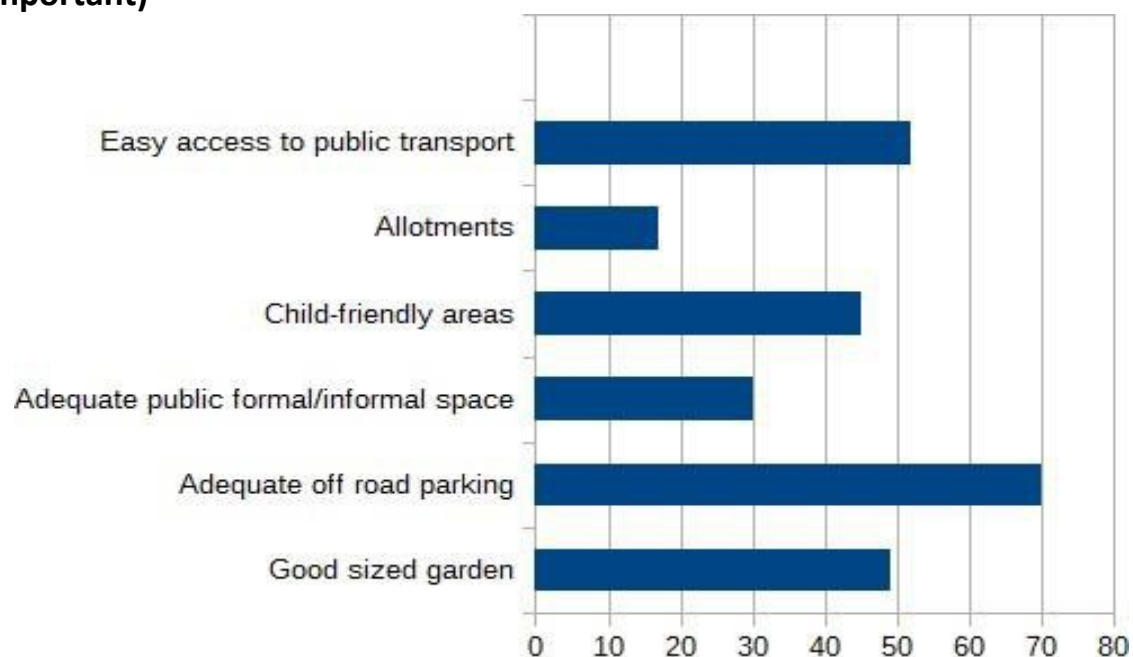


Where possible, and as per Policy 4, the Neighbourhood Plan will seek to ensure that future development within the Neighbourhood Plan Area will be of good design and construction in line with existing housing.

Question 2.4: When additional homes are built, what would you prefer?
Results based on total response for level 3 and 4 (most preferable)

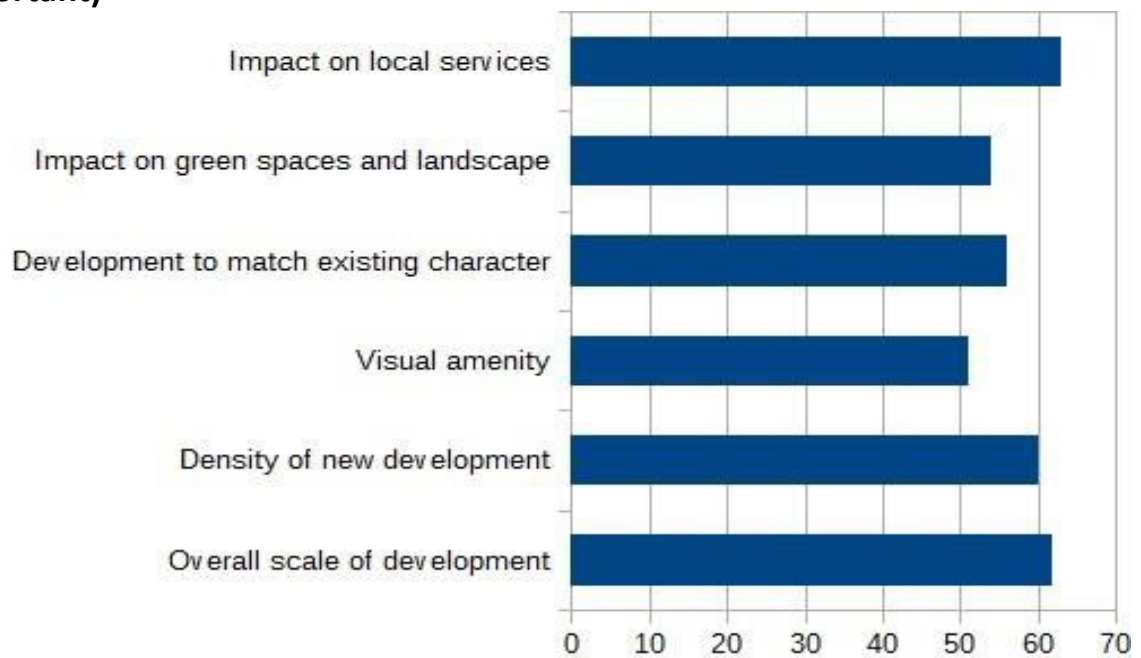


Question 2.5: What facilities should be provided with new homes?
Results based on total response for level 3 and 4 (most important)



Question 2.6: Which of these should be considered when building more homes in Terrington St. John?

Results based on total response for level 3 and 4 (most important)



Appendix 3 Notice circulated to publicise first Regulation 14 consultation

Terrington St John Parish Council Neighbourhood Plan Consultation 10th December 2018 to 8th February 2019

I am writing to inform you that Terrington St. John Parish Council has commenced the process of developing a neighbourhood plan for the area. The Terrington St John Neighbourhood plan is available to view on the Parish Council website:

<http://terringtonstjohnparishcouncil.norfolkparishes.gov.uk/>

As you may be aware, neighbourhood plans were introduced by the Localism Act 2011 and provides the opportunity for the local community to set out its own statutory development plan and policies for its area. The Borough Council of King's Lynn and West Norfolk has formally designated the neighbourhood planning area as the administrative boundary of the parish.

We are following a timetable which we hope will see a draft plan ready for submission to the Borough Council of King's Lynn and West Norfolk. The Parish Council is currently developing the evidence base and holding a consultation with local people, organisations and other key stakeholders and consultees about their views.

In order to help us ensure that we are aware of all issues relevant to the development of the neighbourhood plan, we would be grateful if you will contact us by email should you wish to contribute anything at this stage in the process. This might include:

- informing us of key strategies, plans and programmes of which you think we should be aware
- any other comments you wish to make to inform the developing neighbourhood plan.

If you do wish to contribute anything at this consultation stage, please do so no later **than Friday 8th February 2019** as this will inform the next stage of the process. Your comments should be sent to the Terrington St John Parish Council Clerk, Gail Robinson at: clerktsjpc@gmail.com

Terrington St John Parish Council will be displaying the Neighbourhood Plan and inviting comments from parishioners and local businesses on Saturday 19th January 2019 from 10.00am till noon at the Ely Row, Methodist Church Hall.

The event was hosted by The Chairman of the Terrington St. John Parish Council and was supported by the Clerk, along with several Parish Councillors, all on hand to answer questions or queries and supply any clarification required on the Neighbourhood Plan.

The general response was very positive, the main areas queried were the development of the two new sites within the village and concern over the scale of these, also the roads and infrastructure to support these, as these developments are not part of the Neighbourhood Plan as the sites were

granted permission prior to our Draft Neighbourhood Plan was issued, this Consultation Statement cannot include these, however, the concerns regarding these issues have been duly noted by the Parish Council for future guidance and insight into shaping the Parish for the benefit of the whole community.



Appendix 4 Organisations consulted in both Regulation 14 consultations

The following Bodies were consulted as part of the Regulation 14 consultation carried out in both December 2018/Jan 2019 and August/September/October 2020 Based on SCHEDULE 1 of the NP regulations – “Consultation Bodies for Neighbourhood Development Plans”

- Borough Council of King’s Lynn and West Norfolk
- Norfolk County Council
- Marshland St James Parish Council
- Tilney St Lawrence Parish Council
- Walpole Highway Parish Council
- Terrington St Clement Parish Council
- Breckland Council
- North Norfolk Borough Council
- Fenland District Council
- South Holland District Council
- Forest Heath District Council
- Suffolk County Council
- Cambridgeshire County Council
- The Coal Authority
- HCA (Homes and Community Agency)
- Natural England
- The Environment Agency
- Historic England
- The Gardens Trust
- Sport England
- Network Rail
- Highways England
- The Marine Management Organisation
- BT Group PLC
- CTIL (Vodafone and Telefonica)
- MNBL (EE and Three)
- NHS England
- West Norfolk CCG
- EDF Energy Networks
- UK Power Networks
- National Grid

- Anglian Water
- Community Action Norfolk
- Norfolk Wildlife Trust
- RSPB
- CPRE -
- Terrington St John Consolidated

Charities

- Equality and Human Rights Commission – FREEPOST, EASS

HELPLINE, FPN6521

- Norfolk Chamber of Commerce
- New Anglia LEP
- Greater Cambridge and Greater Peterborough LEP
- West Norfolk Disability Forum
- Water Management Alliance (Internal Drainage Boards)
- Norfolk Constabulary Essex and Suffolk water
- Civil Aviation Authority
- Office of Rail and Road
- King's Lynn Civic Society
- Hunstanton Civic Society
- Forestry Commission
- Elizabeth Truss MP

Appendix 5 Comments received during first regulation 14 consultation and action taken

Replies were recorded as received, where no reply is recorded there was no response. The table excludes automated acknowledgements and responses where no specific comments were made.

Responses or actions where necessary have been indicated in the 'Contact' row and highlighted in **RED**

Date and respondent	Comment	Response of Working Group and Action Taken
31/12/18 Environment Agency	<p>Dear Gail</p> <p>Thank you for consulting us on Terrington St John Neighbourhood Plan. We have reviewed the Neighbourhood Plan and we do not have concerns with the Plan.</p> <p>As a statutory consultee in the planning process, the Environment Agency's aim is to reduce flood risk, while contributing to and enhancing the natural and local environment. We are pleased to note that the Neighbourhood Plan is in general conformity with the Local Plan and the National Planning Policy Framework (NPPF).</p> <p>Below is a link to our developers guidance entitled 'Building a better environment' this sets out our role in development and how we can help. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p> <p>For further information, please see the attached Environment Agency Planning Guidance which sets out the environmental issues within our remit which need to be considered for planning purposes.</p> <p>We hope this is of assistance to you.</p> <p>Yours sincerely</p> <p>Elizabeth</p> <p>Elizabeth Mugova Sustainable Places East Anglia Area (West)</p>	<p>SRA AND HEA CONSULTEE – SEE FULL SCREENING REPORT</p>

10/1 2/18	<p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p> <p>Kind regards The Marine Management Organisation</p>	Consultations.MMO@Marinemanagement.org.uk
10/1 2/18	<p>Thank you for contacting Natural England. This is an automated response.</p> <p>We will respond to your query within our statutory response times and Customer Service standards.</p> <p>If you have any queries or require an update, please contact our enquiry line on 0300 060 3900 quoting the reference number you attached to the original consultations and/or site address.</p> <p>If you are a Local Planning Authority and your request is in relation to:</p> <ul style="list-style-type: none"> • Development Management, we will respond within 21 days from the receipt of your email. • Local Plan consultations, we will respond within 6 weeks from the receipt of your email. If you have specified a longer deadline, we will respond within the time you have specified. • If you are applying for the Discretionary Advice Service, we will respond to you within 15 working days. • If you are a member of the public, we will respond to your query within 10 working days from receipt of your email. <p>In exceptional circumstances we will consider providing a response to shorter deadlines than those listed above. Please contact the enquiry line as detailed below if you have requested a shorter response time to the statutory response times listed above.</p> <p>Natural England is here to conserve and enhance the natural environment, for its intrinsic value, the wellbeing and enjoyment of people and the economic prosperity that it brings.</p>	<p>consultations@naturalengland.org.uk</p> <p>SRA AND HEA CONSULTEE – SEE FULL SCREENING REPORT</p>
11/1 2/18	<p>Dear Gail</p> <p>Many thanks for sending me this Draft Plan. Although Terrington St John has a smaller population than Hunstanton the problems we face are very similar. The Draft Neighbourhood</p>	<p>Andrew Murray - Hunstanton Civic Society Andrew. Murray</p>

	<p>Plan for Hunstanton has just gone out for consultation and can be found on the web site of the Civic Society and the Town Council.</p> <p>I will be interested to follow developments.</p> <p>Kind regards</p>	1@virgin.net
11/1 2/18	<p>Thank you Gail,</p> <p>Much appreciated</p> <p>Kind regards Karen</p> <p>Hope you have a lovely Christmas</p> <p>K</p>	terringtonpc@outlook.com
11/1 2/18	<p>Dear Gail,</p> <p>Thank you for your email which has been forwarded to members of our senior team.</p> <p>Kind regards,</p> <p>West Norfolk Clinical Commissioning Group King's Court Chapel Street King's Lynn PE30 1EL 01553 666900 www.westnorfolkccg.nhs.uk Disclaimer</p>	Contact.wnccg@nhs.net
12/1 2/18	<p>Dear Mrs Robinson,</p> <p>Thank you for consulting Suffolk County Council on the draft Terrington St John Neighbourhood Plan.</p> <p>Based on your location relative to Suffolk and the policies proposed in the draft plan, it appears unlikely that your plan will have significant impacts on Suffolk County Council responsibilities (e.g. education, transport, etc within the county of Suffolk).</p> <p>As such, Suffolk County Council does not have any comment on the proposed policies.</p> <p>Best wishes, Robert Robert Feakes Senior Planning and Growth Officer Suffolk County Council Tel: 01473 260454 Mob: 07864 620352</p>	<p>Robert Feakes Senior Planning and Growth Office Suffolk County Council Planning@suffolk.gov.uk</p>

<p>17/1 2/18</p>	<p>Dear Gail</p> <p>Thank you for consulting the Forestry Commission, unfortunately we do not have the resources to respond to Neighbourhood plans. If you have ancient woodland within your boundary to consider the Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first /instance. This advice is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees.</p> <p>The Standing Advice website will provide you with links to Natural England's Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts. The assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.</p> <p>Yours sincerely,</p> <p>Corinne Meakins Local Partnership Advisor</p> <p>Forestry Commission East and East Midlands Area</p> <p>Santon Downham, Brandon</p> <p>Suffolk. IP27 0TJ</p> <p>Corinne.meakins@forestrycommission.gov.uk</p> <p>Tel: 0300 067 4583</p> <p>Mobile; 07900 227 123</p> <p>www.gov.uk/forestrycommission</p> <p>Please note my new shorter week working pattern is 8-4.30 pm Monday, Tuesday and Thursday.</p> <p>The consultation on Biodiversity Net Gain is out now https://consult.defra.gov.uk/land-use/net-gain/</p>	<p>Corinne.meakins@ Forestrycommission.gov.uk</p> <p>NO ANCIENT WOODLAND IN PARISH BOUNDARY</p>
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15/1/19	<p>Dear Gail</p> <p>Thank you for consulting Marshland St James Parish Council on your Neighbourhood Plan.</p> <p>The Parish Council considered the matter at their meeting on 7th January 2019 but do not wish to make any comments on your plan.</p> <p>Regards</p> <p>Sarah</p> <p>Miss Sarah Thorpe MAAT PSLCC Clerk for Marshland St James Parish Council</p> <p>Telephone: 01945 430930</p>	
18/1/19	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p>	<p>Planning.central@Sportengland.org</p> <p>NPPF GUIDELINES WILL BE FOLLOWED FOR ANY NEW DEVELOPMENT</p>

	<p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>http://www.sportengland.org/playingfieldspolicy</p>	
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	<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section),</p>	
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	<p>links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely,</p> <p>Planning Administration Team T: 020 7273 1777 E: Planning.central@sportengland.org</p> <p><i>PLEASE NOTE: Sport England planning services will be operating a Christmas shut down from 14.00 on Friday 21st December 2018 until Wednesday 2nd January 2019.</i></p> <p><i>All planning applications and Local Plan consultations sent during this period cannot be accepted as formally received until Wednesday 2nd January 2019.</i></p> <p><i>From the planning team at Sport England we wish you a Merry Christmas and a Happy New Year!</i></p>	
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	<p>Wed, Jan 30, 7:07 PM</p> <p>Dear Ms Robinson,</p> <p>Thank you for consulting Historic England regarding your draft neighbourhood plan for Terrington St John. I am pleased to say that I have now had a chance to review your plan, and attach some brief comments. Please do contact me if you have any queries.</p> <p>Kind regards,</p> <p>Edward</p> <p>-----</p> <p>Edward James MA BA ACIfA Historic Places Adviser Planning Group East of England Historic England</p> <hr/> <p>Direct Line: 01223 582 746 Mobile: 07833 718 273</p> <p>Comments circulated 30/1/19</p>	<p>eastplanningpolicy@historicengland.org.uk</p>
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15/1/19	<p>Dear Gail,</p> <p>Thank you for the opportunity to comment on the Terrington St John Neighbourhood Plan consultation. The following comments are submitted on behalf of Anglian Water.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>It is noted that the Neighbourhood Plan includes a number of criteria-based policies which are intended to</p>	sPatience@anglianwater.co.uk
	<p>be used in the determination of planning applications within the Parish but does not include any specific sites. We would comment on any proposals for housing which include proposals for 10 or more dwellings or 0.5ha or more for employment proposals as part of the planning application process.</p> <p>Therefore, we have no comments to make relating to the Draft Neighbourhood Plan.</p> <p>Should you have any queries relating to this response please let me know</p> <p>Regards, Stewart Patience Spatial Planning Manager</p> <p>Anglian Water Services Limited Mobile: 07764989051 Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT www.anglianwater.co.uk</p>	
17/1/19	<p>Good afternoon,</p> <p>Thank you for your email to HSE's Explosives Inspectorate.</p> <p>At this time there are no HSE licensed explosives sites in this area, so we have no comment to make. However, please be aware that any future licensed explosives site applications will be subject to the relevant planning application processes.</p> <p>Many thanks</p> <p>Gill</p> <p>Gill McElvogue CEMHD7 Operational Policy and Strategy (Explosives Inspectorate) Health & Safety Executive, Redgrave Court, Merton Road, Bootle. L20 7HS Tel: 0203 028 3175 www.hse.gov.uk</p>	Explosives.planning@Hse.gov.uk

29/1/ 19	<p>Dear Sir/Madam,</p> <p>Please find enclosed our comments on the Terrington St John Neighbourhood plan.</p> <p>We would like to raise our concern that, as a resident of the parish, the plan does not currently take into account all major consented schemes within the parish, which would impact upon the development limits of the settlement.</p>	<p>RESPONSE MADE AND THIS IS NOW REFERENCED IN THE NEIGHBOURHOOD PLAN</p> <p>PAGE: 20</p>
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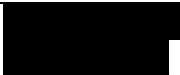
	<p>As drafted, there is no acknowledgement of the 46 units consented on the Land to the North West of Old Church Road and how this now impacts upon the extent of the parish/development boundary.</p> <p>Given that the plan has identified other development plan allocations within the Parish, in order for the plan to be sound in its preparation, a full appreciation of the existing development status of the Parish should be defined, and should not ignore a major development consented in the parish. This is particularly pertinent given the Borough Council has already granted outline permission and currently determining approval of reserved matters for this site, submitted by a local developer.</p> <p>In view of this, the site has now increased certainty that it will be delivered and therefore should be included in this plan. Not doing so, the Parish runs the risk of an out of date plan prior to its adoption.</p> <p>We support the parish's decision to apply for a development boundary extension along School Road to the south of the village, it seems only sensible to extend the boundary to the north of the village around a consented major development also.</p> <p>To ensure consistency of approach to the plan making process, it would be prudent to propose within the Neighbourhood Plan, an extension of the development boundary around the 46-unit site as shown in the attached.</p> <p>Thank you for taking the time to consider our recommendation, and an extended note of gratitude to those parishioners who have already helped put together the villages drafted plan to date.</p> <p>Regards</p> <p></p> <p>53 Old Church Road</p> <p>TSJ</p> <p>PE14 7XA</p>	
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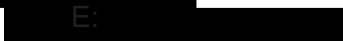
06/0 2/19	<p>Gail,</p> <p>We have the following observations to the Neighbourhood Plan.</p> <ol style="list-style-type: none"> 1. In view of the fact that it seems like the plan now includes for development down School road on the west side to Bloomfield Farm, the village speed limit of 30 mph should be extended to this part of School road and a 20mph limit be put in place of the current 30 mph by the school to the junction on Main Road. 2. School road must be improved surface wise preferably for its entire length. The ditches on each side of School road mean that the camber increases and with ever increasing heavy traffic the road crumbles towards the edge. The area just south of the school is a prime example of this. But be careful as to what you wish for here. Upgrading the road can lead to this being considered a major thorough fare and that is not what we need in this village. 3. There is also a need for the pavements to be properly maintained and not just in the village centre. The further along School Road one walks the more overgrown the pavement becomes until one reaches the "S" bend immediately where it appears to disappear altogether at undoubtedly the most dangerous part of the road for a pedestrian; there is no clear view for either drivers or pedestrians and vehicles have a tendency to use the middle of the road at this point and the more reckless driver appears to see this as a good opportunity to overtake. 4. The Parish Council needs to prioritize reducing the heavy lorry traffic in the village. This has increased to a ridiculous amount in the time we have been here and we can't see any real reason for this. The road is not built for 44 ton lorries to travel 	<p>Parishioner comment</p> <p>COMMENTS BROADLY ARE IN CONJUNCTION WITH THE NEIGHBOURHOOD PLAN OBJECTIVES – NO FURTHER AMENDMENTS TO THE NEIGHBOURHOOD PLAN ARE DEEMED NECESSARY. see reply marked * below</p>
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	<p>along it at any speed let alone 40mph outside the village centre. We cannot understand the Parish Council's lack lustre attitude to dealing with this issue. Upgrading the road surface and putting in speed restrictions will not reduce the traffic flow. There needs to be a concerted effort to keep badgering the Borough Council and County Council for a review of why School Road is on the list of roads that can be used by heavy traffic to the extent that it is. Two 44 ton lorries meeting along School Road is a hazardous meeting, especially if someone is walking along the road where there is no pavement or as is often the case, people are out with their horses, bearing in mind we have two large stables in the road and plenty of local with horses on their own grounds.</p> <p>5. With regard to future building proposals, it would be much better to see semi-detached house being built and more 2 and 3 bed houses. This would give local people much more chance to buy and remain in the village. Most of the new houses built all seem to be large 4 bed detached houses meaning that these are immediately beyond locals purchase in the main. The new house built by Knights in School Road are an example of these houses, but we have to say they have been built to a good design and are not ugly or out of place. Likewise, the build of the two semi-detached houses currently available for let by The Woolpack are also of a good design and we should encourage quality builds to good design in the future. The Parish Council must be bold and refuse a proposed development if they consider the design, quantity, etc. to be detrimental to the village. Developers must be prepared to compromise to build to the vision of the village and in particular to the Neighbourhood Plan and if that means more smaller more affordable houses so be it.</p> <p>We Hope these points will be considered for the next phase of the process.</p>	
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	<p>Regards,</p> <p>Reply * The Parish Council has been exceptionally proactive in raising the issues of road safety within the parish and specific road networks. The actions we have undertaken /put in place include-</p> <ul style="list-style-type: none"> a) Purchase and use of SAM2 speed awareness displays, which also monitor traffic volumes, speeds and times of both these data. b) Establishment of a speed watch team, which operates nearly every week at different locations around the village. <p>(Both of these initiatives provide us with data which we forward to the Police on a monthly basis and are able to call upon when reviewing and considering issues with highways and our MP).</p> <ul style="list-style-type: none"> c) We meet regularly with highways engineers and senior managers and conduct regular inspections of the condition of roads, footpaths .lighting and signage in conjunction with them and provide photographic evidence of the condition of any substandard footpaths, roads etc. d) Implementation of several safety improvement initiatives, which are recorded and available to all parishioners attending the monthly Parish Council meetings and on our website. I regularly report a summary through the village magazine outlining the actions we have taken to seek to extend the communication of the Parish Council activities. These initiatives provide us with a working listing of issues which we have provided to Highways for action. This includes the condition of footpaths, roads, potholes etc. We are then subject to their 'prioritisation' in resolution to these issues. That said we chase regularly and do not let the issues 'get lost'. <p>In February 2018 I called a meeting specifically to address all the road and pedestrian issues that we and the majority of our parishioners are well aware of and frustrated by apparent inaction of highways, local and county councils and government. The attendees included –Our local MP Liz Truss –Treasury Minister: Our local Inspector of Police: Councillor Brian Long: Ward Councillor Barry Ayres: Local Highways Manager -Mr Karl Rinds.</p> <p>The minutes from this meeting are a matter of record and available to view.</p> <p>Liz Truss identified during this meeting that it was some 30 plus years ago that any highway review was undertaken in and around Kings Lynn and that she was in the process of pushing Norfolk County Council to undertake such a review. This was indeed undertaken last summer with a report due to be published shortly.</p> <p>With this in mind I will address the specific questions -</p> <ol style="list-style-type: none"> 1. The Terrington St John Parish Council have been lobbying for many years to bring about road safety improvements in and around the village and within the whole parish. To this end we have specifically been working to reduce the current speed limit along school road, for its entirety. <p>The 30MPH zone is dictated by 'previous, old' highways planning criteria, which the Parish Council members fail to, understand in</p>	
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	<p>today's environment and have challenged on many occasions. Indeed I believe we have challenged each and every new planning application, where appropriate on ingress and egress from road safety considerations -including the current speed limits.</p> <p>The planned development of 35 homes along school road will bring with it a compulsory 20mph zone by the school and an extension to the 30mph zone south –we are seeking to take this as far along school road as we can and ensure these limits become permanent.</p> <p>We are also communicating with adjacent Parish Councils to work together to attempt to bring about some 'common sense' in respect of the application of speed limits along school road.</p> <p>2) The condition of school road and its suitability for the current traffic volumes and speeds (obtained from our SAM2 equipment) has been used to continually seek a long term resolution to the concerns we all share over school road. We are very aware of the HGV concerns and have hosted the Norfolk County Road Safety engineer who experienced for himself the problems we face of having HGVs travel along school road and indeed throughout our parish. We look forward to the report I referred to above as this potentially could lead to radical improvement to all our roads.</p> <p>You refer to the crumbling road areas along school road; it has been solely as a result of positive chasing by the Parish Council that highways undertook repairs. This was a result of our monthly parish tour with the highways engineer.</p> <p>We are 'not wishing' for anything –we are taking action to seek positive improvements to road safety and should that include a full revamp of school road, then so be it.</p> <p>3) I believe I have addressed my response to this item above.</p> <p>4) School road has long since been identified as a preferred route for vehicles, including HGVs. I'm sure you will understand the view of the Parish Council in dealing with the premise.</p> <p>This was just one reason for my calling the meeting last February which as I have mentioned apparently resulted in a full study of road use in and around Kings Lynn-brought about by Liz Truss MP. The solution to our very parochial problems will only be resolved by a far more radical approach, which I believe is in process.</p> <p>Again I believe I have addressed your concern regarding our 'Badgering' Borough, County Council, Police and Government, with what currently promises potential long term solutions.</p> <p>You are correct in respect of the use of Roads by horse riders and the equestrian centres along school road. To this end the Parish Council supported one parishioner in her quest to improve the safety for horse riders. You may be aware of the warning signs along school road –sadly that took some 18moths to force Highways to erect after they had agreed to the need.</p> <p>On behalf of my parish Council members, I take exception to your reference to us being' lack lustre '.</p> <p>I have outlined some of the actions above which we have and are undertaking .It takes time to pull together your Local MP –a minister in our current government and the representatives I mentioned above – the initiative is definitely not lack lustre in my book. .</p>	
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	<p>You as a parishioner are just as entitled to write to all the authorities I refer to and express your concerns –indeed I would welcome it. The more letters of complaint and concern –the better, but at the end of the day we, the Parish Council undertake to pursue these concerns on behalf of you the parishioner’.</p> <p>5) Our Neighbourhood plan specifically refers to the type of development within the parish, but we are still in the process of submitting our proposal and this consultation to which you have responded is a key part of the process.</p> <p>All previous and current developments rest with the Borough planning authority. In fact we are currently defining ratios of the types of housing in the village. Once we gain the Neighbourhood plan authority, we can then directly affect the housing future stock and its style.</p> <p>With respect to the housing developments you quote .The Homes built by Knights –The Parish Council objected to these on the basis of the size and location. They were allowed by Borough Planners to meet their shortfall of sustainable development land .There has been at least one very angry and concerned parishioner over the location and design of these homes.</p> <p>The three properties built on the Woolpack land were strongly and repeatedly objected to by the Parish Council on road safety grounds and in particular visibility splays. Indeed I attended planning application meetings to personally put the Parish Council members concerns. Again we were overruled due to the fact that the Borough needed to meet a target of sustainable development. I will add that our local ward Councillor –Barry Ayres also made representation at one of the meetings and was also dismissed by planning.</p> <p>All of this is a matter of record and was reported throughout the whole period of the planning applications and posted on our website in the monthly minutes.</p> <p>Thank you for your response and I trust I have addressed all your comments and enlightened you with regard to the actions we, the Parish Council are engaged upon.</p> <p>I think it appropriate to mention that all the members of the Parish Council are volunteers. The amount of time that we are now spending to pursue and finalise the actions listed here and more on our agenda is significant. None of us receives any remuneration. , nor do we wish to. Our drive is to improve the parish and the wellbeing of all parishioners where we possibly can.</p> <p>Colin Clifton –Chair Terrington St John Parish Council</p>	
1/2/19	<p>Many thanks Alex for the link to the Terrington St John website</p> <p>I act for clients who own land within this parish boundary but do not reside in the parish</p> <p>Because the initial questionnaire used to assist in the preparation of the Neighbourhood Plan was restricted to "eligible</p>	 <p>NO FURTHER INFORMATION HAS BEEN RECEIVED –</p>

	<p>parishioners" and local venue public notices my clients were not aware that the process had reached a "Final Draft" stage</p> <p>My clients as key stakeholders now wish to contribute to the parish consultation process although they note that they only have until 8 February 2019 to do so. I would therefore be grateful if the period for comments could be extended by say one month to allow them time to give me instructions</p> <p>Regards</p> <p>Stewart Bradley SB Associates</p> <p> E: </p> <p>On Wed, Jan 30, 2019 at 12:39 PM Alex Fradley <Alex.Fradley@west-norfolk.gov.uk> wrote: Good afternoon,</p> <p>Thank you for your email. we are not currently consulting upon the Local Plan, we will be later this year.</p> <p>I believe you are referring to the Terrington St. John Neighbourhood Plan. This is being prepared by Terrington St. John Parish Council. They are currently consulting on a draft version of their neighbourhood plan, details and materials via their website:</p> <p>http://terringtonstjohnparishcouncil.norfolkparishes.gov.uk/</p> <p>Their website invites comments via the clerk who's email is provided and phone number if you have any troubles.</p> <p>As this is their consultation and neighbourhood plan, I would recommend that you join in with their consultation or at the very least contact the clerk.</p> <p>Kind regards,</p> <p>Alex</p> <p>Alex Fradley BSC (Hons) MA MRTPI Principal Planner Planning Policy Borough Council of King's Lynn & West Norfolk</p> <p>e: alex.fradley@west-norfolk.gov.uk w: www.west-norfolk.gov.uk</p>	<p>WE ARE UNABLE TO CONSIDER ANY ALTERATIONS TO THE NEIGHBOURHOOD PLAN WITHOUT FULL DETAILS.</p>
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From: Daniel Bartrum
Sent: 30 January 2019 12:31
To: Alex Fradley
Cc: Corporate Web Team
Subject: FW: [REDACTED] has sent comments

Hi Alex,

We had a website comment come through regarding the Terrington St. John local development plan. Is this something you are able to advise about / respond to?

The email provided was: [REDACTED]

Kind regards,
Daniel Bartrum
Web Development Officer, ICT Services
Borough Council of King's Lynn & West Norfolk
www: <https://www.west-norfolk.gov.uk/>
PHONE: 01553 616871

Comments: I act for owners of land at Terrington St John who have not been invited to comment on the Local Development Plan or advised on it's progress - who should we contact to ensure our views are taken into account ?

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

https://www.west-norfolk.gov.uk/info/20147/about_our_website/470/disclaimer

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	<p>Many thanks Alex for the link to the Terrington St John website</p> <p>I act for clients who own land within this parish boundary but do not reside in the parish</p> <p>Because the initial questionnaire used to assist in the preparation of the Neighbourhood Plan was restricted to "eligible parishioners" and local venue public notices my clients were not aware that the process had reached a "Final Draft" stage</p> <p>My clients as key stakeholders now wish to contribute to the parish consultation process although they note that they only have until 8 February 2019 to do so. I would therefore be grateful if the period for comments could be extended by say one month to allow them time to give me instructions</p> <p>Regards</p> <p>Stewart Bradley SB Associates</p> <p>T:</p> <p>On Wed, Jan 30, 2019 at 12:39 PM Alex Fradley <Alex.Fradley@west-norfolk.gov.uk> wrote: Good afternoon,</p> <p>Thank you for your email. we are not currently consulting upon the Local Plan, we will be later this year.</p> <p>I believe you are referring to the Terrington St. John Neighbourhood Plan. This is being prepared by Terrington St. John Parish Council. They are currently consulting on a draft version of their neighbourhood plan, details and materials via their website:</p> <p>http://terringtonstjohnparishcouncil.norfolkparishes.gov.uk/</p> <p>Their website invites comments via the clerk whose email is provided and phone number if you have any troubles.</p> <p>As this is their consultation and neighbourhood plan, I would recommend that you join in with their consultation or at the very least contact the clerk.</p> <p>Kind regards,</p> <p>Alex</p>	<p>Sbradley</p>
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Alex Fradley
BSC (Hons) MA MRTPI

	<p>For the attention of Gail Robinson</p> <p>Please find Natural England's response in relation to the above mentioned consultation attached herewith.</p> <p>Kind regards</p> <p>Alice Watson Consultations Team Natural England Electra Way Crewe Business Park Crewe Cheshire CW1 6GJ</p>	<p>consultations@naturalengland.org.uk</p> <p>PART OF SEA AND HRA REPORT – SEE SEPARATE DOCUMENT</p>
	<p>Tel: 0300 060 3900</p> <p>consultations@naturalengland.org.uk</p>	
	<p>To whom this may concern,</p> <p>I have previously put my piece of land forward for the call for sites at the end of 2016 . I was told that it will be a long process but we should hear early February 2019 . I understand that a piece of land beyond mine has been approved for planning but ours has been rejected previously due to being beyond the development boundaries. This land has previously been looked at by Russen & Turner in King's Lynn and could accommodate 16 dwellings . Based on this , could our land be reconsidered for development? I'd be most grateful if you could contact me with a response to this email at your earliest convenience.</p> <p>Many Thanks</p>	

[REDACTED]

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<div data-bbox="204 219 1066 257" data-label="Image"></div> <p>Reply * Firstly my apologies for the delay in responding</p> <p>With respect to the land along Church road and it's identification within our Neighbourhood Plan</p> <p>The current status of the NP is that we are about to submit it for review within the Borough Council following the results of the external consultation.</p> <p>It will be some time yet before we anticipate to gain the ability the NP will afford us.</p> <p>The document as submitted reflects the current situation and supports the requirements from planning to provide 15 more homes by 2036 within the Parish by extending the current development footprint along school road , thus potentially reinforcing our call for road and speed control along school road.</p> <p>Future application for development within the Parish is down to individuals. All such applications would of course be considered by the Parish Council at the time.</p> <p>Overlaying our NP will be any 'preferred sites ' from Borough must of course be considered in future.</p> <p>I trust you will agree that we have taken considerable time and effort to get to this stage of the application process which has been going on for nearly three years.</p> <p>We have taken repeated advice from several agencies and I am confident that our application fulfils all the requirements to gain the NP status later this year.</p> <p>Thank you for responding to our consultation request and I trust you will continue to support the Parish Council in its efforts</p> <p>Regards Colin Clifton - Chair Terrington St John Parish Council.</p>	<p>RESPONSE SENT, NO FURTHER SITES REQUIRED AT PRESENT, THE PARISH COUNCIL HAVE NOTED THIS INTENT IF FUTURE SITES ARE REQUIRED AND IF THEY ARE DEEMED SUITABLE. Reply marked * below.</p>
<p>Good afternoon Gail,</p> <p>I hope you are well,</p>	<p>Alex.fradley@west-norfolk.gov.uk</p>

<p>Please find attached the Borough Council's comments as part of the Terrington St. John Neighbourhood Plan Pre-Submission Consultation.</p> <p>We hope the comments are constructive and of value. We have very much welcomed the opportunity to work alongside the Parish Council/ Neighbourhood Plan Team and commend you for reaching this stage. The comments are from an officer level and include those from planning policy, development management planning, and housing strategy.</p> <p>We would be more than happy to meet with you once you have had the opportunity to review all of the comments you have received from the consultation. Between the borough council and the parish council we have already agreed to undertake a neighbourhood plan 'health check' which will take place in the near future.</p> <p>Many thanks,</p> <p>Alex</p> <p>Alex Fradley BSC (Hons) MA MRTPI Principal Planner Planning Policy Borough Council of King's Lynn & West Norfolk</p> <p>e: alex.fradley@west-norfolk.gov.uk w: www.west-norfolk.gov.uk</p>	<p>SEE SEPERATE COMMENTS ON PAGES 38 - 40</p>
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<p>11/2/19</p>	<p>Good Afternoon Gail,</p> <p>Thank you for your email and the accompanying attachments.</p> <p>As you are aware the Parish is within the Internal Drainage District (IDD) of the Kings Lynn Internal Drainage Board (IDB). Please see our website (https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf) for detailed mapping of each Board's District, including which drains are designated as an adopted watercourse in each District.</p> <p>In order to avoid the potential for future conflict between the Neighbourhood Plan and the Board's regulatory regime and consenting process please be aware of the following:</p> <ul style="list-style-type: none"> • For any development site within the Board's Internal Drainage District (IDD), the Board's byelaws apply. The Byelaws for the Board are available on the development pages of our website (https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf). 	<p>NPPF GUIDELINES WILL BE FOLLOWED FOR ANY NEW DEVELOPMENT AND NECESSARY CONSULTATIONS WITH IDB WILL BE ON THE ONUS OF THE APPLICANT</p>
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	<ul style="list-style-type: none"> • If proposals include works to alter a watercourse (including culverting for access) then Land Drainage Consent is required under Section 23 of the Land Drainage Act. • If a surface water (or treated foul water) discharge is proposed to a watercourse within an IDD (either directly or indirectly), then the proposed development will require a land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment a surface water development contribution fee, calculated in line with the Board's charging policy. • If the proposals include works within 9m of a Board adopted watercourse, consent is required under byelaw 10. Byelaw 10 restricts works within 9 metres of drainage or flood risk infrastructure (including adopted watercourses), the principle aim being to ensure watercourses can be maintained by the Board now and in the future without restrictions being placed on the Boards access, and to ensure operatives are aware of third party structures when undertaking maintenance. <p>I hope the above is useful.</p> <p>Kind Regards,</p> <p>Cathryn</p> <p>Cathryn Brady</p> <p>Flood and Water Officer (Planning / Enforcement) Water Management Alliance Agency</p>	
2/3/19	<p>From: Metcalfe, Tom <[REDACTED]> Date: Sat, Mar 2, 2019 at 3:39 PM Subject: Terrington St John Neighbourhood Plan To: clerktsjpc@gmail.com <clerktsjpc@gmail.com></p> <p>Good afternoon,</p> <p>I understand that you have made enquiries into Police support for your neighbourhood plan. I must apologise that I am contacting you after the deadline in your letter but if I can be of any assistance please don't hesitate to come back to me.</p>	

	<p>We have recently lost Pc Andy Smith from the Local Policing Team so the post for your dedicated officer is currently vacant, we have advertised for a replacement and I hope to be able to announce the new Beat Manager over the coming weeks. Until this time I am happy to take any enquiries you have and I will allocate anything that is more pressing to another member of the team to cover.</p> <p>Best wishes</p>	
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Emails that failed

william.comery@ericsson.com

mike.jones@rspb.org.uk

membership@norfolkchamber.co.uk - this was then sent to hello@norfolkchamber.co.uk but there was no answer

plans.cemhd.5@hse.gov.uk - this was then sent to local.plans.cemhd.5@hse.gov.uk

Borough Council of King's Lynn and West Norfolk representation on the Terrington St. John Neighbourhood Plan Pre-Submission Consultation (February 2019)

The borough council would like to take this opportunity to congratulate Terrington St. John Parish Council on its preparation of their neighbourhood plan.

The borough council recognises the work which has gone into the plan to reach this stage and challenging nature of issues the plan seeks to address, and commends the skill, care and effort which has gone into the plan's preparation so far.

The borough council's comments (where applicable) are provided in the following table which divides the plan into its various sections and policies.

The tests to be applied to neighbourhood plans are (summarised):

(a) contributes to achieving sustainable development;

(b) in general conformity with the strategic policies of the (Borough Council's) local plan;

(c) having regard to NPPF it is appropriate to adopt the plan; and

(d) compatible with EU obligations .

The Planning Practice Guidance (PPG) explains how the examination of a neighbourhood plan is very different from that of a Local Plan. The Examiner is limited to testing whether the neighbourhood plan meets the "basic conditions" and "is not testing the soundness of a neighbourhood plan or examining other material considerations".

The comments are intended to inform the evolution of the plan and to be helpful to the Parish Council as they work towards a submission version of their Neighbourhood Plan. They are made by the borough council, variously, in its roles of:

- Advising and assisting the qualifying body (the Parish Council);
- As local planning authority, promoting and protecting the borough's strategic policies and the wider planning interests; and
- The body that will later have the administrative or quasi-judicial responsibility of judging the plan against the Basic Conditions in the light of the examiner's recommendations.
- Will ultimately be using the Neighbourhood Plan and its policies in the decision making process

The borough council has very much welcomed the opportunity to work alongside Terrington St. John Parish Council. It has already been agreed that once the Parish Council has considered comments / representations received as part of the consultation that the next step will be to undertake a 'health check'. This has proved to be an invaluable exercise for the majority of neighbourhood plans which are currently in force across the borough.

Parish Council actions or notes are marked in RED

Borough Council comments on Terrington St. John Pre - Submission Neighbourhood Plan		
Page No.	Item	Comment
	General	Overall, the plan is presented well. The policies are clearly distinguishable from the supporting text and other parts of the plan. The maps are clear and easy for readers to use. Contents page could benefit from page numbers being provided. Consider the font size used Page numbering inserted and font changed.
Front Cover	Plan period	It is noted that the proposed plan period, 2016-2036, aligns with borough council's emerging Local Plan review.

	Maps	<p>Appear clear and are well presented, consider making these full page, rather than 'squashing' them with big titles at the top of a page.</p> <p>Clearer maps inserted where applicable and header deleted.</p>
6	Aims, vision and objectives	<p>The Parish Council and parishioners would have had the opportunity to join in with the Local Plan process. This would have influenced the allocation of the site as adopted along school road. Understand that the other site was granted planning permission in a period where the borough council had difficulty in demonstrating a positive five year housing land supply position.</p> <p>The Neighbourhood Plan will allow the local community to have a degree of influence in planning matters, this positive could be highlighted</p> <p>As a Joint Key Rural Service Centre, the strategy is to enable limited growth of an appropriate scale and nature to secure the sustainability of the settlements.</p> <p>The Neighbourhood Plan seeks to proactively meet the identified needs of the village, having regard to the views, experience and knowledge of the local community.</p> <p>Text inserted into Neighbourhood Plan document</p>
7	Aims, vision and objectives	<p>The commentary on housing is well written, as is the section which follows the maps</p>
8	Project Planning	<p>The areas of work were not agreed with the borough council that would have been a decision for the Parish Council to have made. Or do you mean the geographic area which is designated a neighbourhood plan area?</p> <p>Text now deleted.</p>

Borough Council comments on Terrington St. John Pre - Submission Neighbourhood Plan		
Page No.	Item	Comment
12	Development Boundary	<p>This section could be strengthened along the lines of the following: The proposed development boundary could be a policy and therefore moved to the policy section.</p> <p>The rationale for extending the development boundary rather than allocating the site for residential housing needs to be presented and clear. Noting that the area could still come forward for residential development and potentially provide a number (10?) of homes to meet the need.</p> <p>Expand upon the explanation for extending this part of the development rather than another part?</p> <p>Have you considered a criterion which provides additional support, for example Custom and Self-Build Housing, if desired?</p> <p>Now made into a policy (Policy 6) and further explanations given as directed.</p>
13	Point 4	<p>Might need to expand upon flood risk. The latest Borough Council Strategic Flood Assessment (SFRA) Level 1 has been published; Level 2 is due February 2019. A map of this maybe useful, we can produce one of your behalf or use the ones contained with the SFRA. As part of this there is also community sheets which provide further detail, we are happy to share this once public. Might be worth mentioning that planning applications for the area you are now including in the development boundary will be subject to site specific flood risk assessment when a proposal is submitted for consideration.</p> <p>Flood Risk information and maps now supplied within main body of Neighbourhood Plan.</p>
15	Policy 1 – Housing for Residents	<p>– Could re-phrase the policy along the lines of ‘proposals for xxxxx will be supported’</p> <p>The justification from the feedback would be better placed in the supporting text rather than as part of the policy.</p> <p>What is meant by ‘affordable’ do you mean monetary wise or in the sense of the NPPF definition?</p> <p>Amended to read affordable to local residents based on average wages</p>
16	Policy 2 – Design, Style and materials	<p>Good to see a design policy included. Although it is rather broad ranging.</p> <p>What if the adjacent character is undesirable?</p> <p>Further guidelines on design/materials now shown.</p>

17	Policy 3 – Size of dwellings	<p>What is the 'ratio'? How would this work? Would it based upon completions or commitments.....</p> <p>Not sure the second strand of the policy makes sense / is sufficiently clear, also what about houses larger than 5 bedrooms?</p> <p>It is difficult to see how this policy as it is currently could be used to determine planning applications and how it will be controlled.</p> <p>Policy reworded. The Policy is a recommendation based on the Parish Survey Questionnaire.</p>
18	Policy 4 – New and redeveloped dwellings footprint	<p>Consider permitted development rights.</p> <p>What can happen within the 'general area'? – Worth expanding upon.</p> <p>As per NPPF guidelines.</p>
19	Policy 5 – Development of shops, workshops and Business units	<p>Where is an appropriate location? / What do you mean by the term?</p> <p>Policy amended to show 'non-residential areas'.</p>



Norfolk County Council

Norfolk County Council Comments on the:

Terrington St John Neighbourhood Plan (Reg 14) January 2019 1. Preface

- 1.1. The officer-level comments below are made without prejudice, the County Council reserves the right to make to any further comments the County Council may have on future iterations of the emerging Neighbourhood Plan.
- 1.2. The County Council welcomes the opportunity to comment on the emerging Neighbourhood Plan and recognises the considerable amount of work and effort which has been put into developing the Plan to date.

Infrastructure Delivery

- 2.1 The Plan should contain supporting text referencing the following;
 - Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education; library provision, fire hydrant provision, open space etc.) through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via an s106 agreement / s278 agreement); or use of a planning condition/s. - **Referenced in section 7.7**

- Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives. It would therefore be helpful if the emerging Neighbourhood Plan could refer to the installation of Sprinklers in new development. - **Referenced in section 6.5**
- 2.2. Should you have any queries with the above comments please contact Naomi Chamberlain (Trainee Planner) at naomi.chamberlain@norfolk.gov.uk or call 01603 638422.

Lead Local Flood Authority

- 3.1. The Lead Local Flood Authority (LLFA) requests that the Plan refer specifically to all sources of flooding and not just referring to Environment Agency Strategic Fluvial and Coastal Maps with Flood Zones 1, 2 and 3. The Environment Agency also produce the Risk of Flooding from Surface Water Flood Map which needs to be considered during the planning process.

There are small watercourses (those with catchments less than 3km²) that are not shown to have a fluvial flood risk on the Environment Agency fluvial flood map due to the limitations of the national modelling process. Hence this source of flooding would also need to be considered. Groundwater flooding would have to be considered on a site specific basis.

Terrington St John is located within the Kings Lynn Strategic Flood Risk Assessment Area so due consideration should be given to this.

- 3.2. The County Council considers that a flooding policy should be included in the Plan, the following policy is advised;

POLICY: FLOODING

The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.

Any new development or significant alteration to an existing building within the Terrington St John area should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:

- 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 and seek to

incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:

- Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
- Where appropriate undertake sequential and /or exception tests.
- Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.
- Inclusion of appropriate allowances for climate change
- Inclusion of Sustainable Drainage proposals (SuDS) with 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. – A new section for Flooding has been incorporated within the main body of the Neighbourhood Plan.

3.3. ALLOCATION OF SITES

We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test were required, are undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. The process would refer to the Strategic Flood Risk Assessment that applies for this area. It should be noted that any allocated sites will also still be required to provide a flood risk assessment and / or drainage strategy through the development management planning process. If the Plan does not intend to allocate sites, the policies of the Local Development Plan will apply – The Neighbourhood Plan has not allocated a specific site, therefore after further consultation with the Borough Council of King's Lynn and West Norfolk (BCKLWN) this is not necessary, it has been referenced within the Neighbourhood Plan that any new development application must provide their own Flood Risk Assessment.

- 3.4. Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.

Historic Environment

- 4.1. Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted, please visit <https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/>. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, it is also suggested that the authors of the Plan follow the steps indicated below:

1. Study Historic England's published guidance and consider how the Plan can take its advice on board.
2. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at heritage@norfolk.gov.uk.
3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration.
4. Directly consult the Historic Environment Service's planning advice team, who can be contacted at hep@norfolk.gov.uk, they can provide advice on which heritage assets are most significant and ways in which they can be protected and enhanced. They can also offer advice on the wording of historic environment policies.

4.2. Should you have any queries with the above comments please contact Steve Hickling (Historic Environment Officer) at steve.hickling@norfolk.gov.uk or call 01362 869278. – Historic England advice has now been incorporated into the main body of the Neighbourhood Plan. The Neighbourhood Plan designated boundary has no Heritage Assets; however, any development application should consult Historic England as a Statutory Consultee.

Appendix 7

NPIERS Health Check



Health check: Terrington St. John Neighbourhood Plan Report by Andrew Matheson MRTPI April 2019

Summary of Recommendations

Review the Consultation Statement to make it a comprehensive record of the process and how it has influenced the Plan; the detail of the Parish Survey and the Reg14 consultation can perhaps be annexes to a more complete Statement.

(Has there been a programme of community engagement proportionate to the scale and complexity of the plan?)

Add to the Basic Conditions Statement a confirmation that the additional Basic Condition (from December 2018) regarding the Conservation of Habitats and Species Regulations has been addressed and met.

(Has an SEA screening been carried out by the LPA?)

Extend the “Rationale” sections to highlight the way that the Neighbourhood Plan Policies will dovetail with higher level plans, in particular the King’s Lynn & West Norfolk Borough Council Core Strategy 2011 and the Kings Lynn and North Norfolk Site Allocations and Development Management Policies Plan 2016. In addition a rationale in brief could helpfully be included in the Basic Conditions Statement as evidence – rather than a bald statement – that the Basic Conditions have been addressed in developing all Policies.

(Are policies appropriately justified with a clear rationale?)

Either amend Section 8 to include ‘non-land use’ in its title or Section 8 could be moved to an accompanying Annex/Appendix; but also see Section 2.9 below.

(Is it clear which parts of the draft plan form the ‘neighbourhood plan proposal’ (i.e. the neighbourhood development plan) under the Localism Act, subject to the independent examination, and which parts do not form part of the ‘plan proposal’, and would not be tested by the independent examination?)

Section 2.9 will address the ways in which the draft Policies may be deficient when assessed against particular NPPF requirements.

(Are there any obvious conflicts with the NPPF?)

Ensure that the Basic Conditions Statement and the “Rationale” detail provide a full picture of the multi-faceted ways in which the Plan contributes to the achievement of sustainable development.

(Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?)

Ensure that the wording is fit for purpose since the Plan is on the verge of becoming one of the Development Plan documents.
(Are there any obvious errors in the plan?)

Correct the title of Section 2 to read 'Neighbourhood Area Map'.

In "Aims, visions and objectives" ensure that the higher-level Plans are not misrepresented and that the planning terms from those are used correctly and consistently within the Neighbourhood Plan.

Amend the heading of Section 4 to 'Community Consultation' and include a reference to the "Consultation Statement" that will accompany the Plan and provide fuller details.

Move Map 2 on page 11 and the related content on page 12 to be adjacent to Policy 6.

Review the opening paragraph of Section 6 to ensure that it is applicable for the submission version of the Plan.

Ensure that Policy 1 is worded appropriately for a Policy to 2036 and that the "Rationale" is in the present not future tense eg 'this Policy supports' not "will support".

In Policy 2 replace "dwellings" with 'buildings' and ensure that the wording has clarity and that the "Rationale" is about guidance that will help the Policy be applied correctly by the decision makers (and is in the present not future tense eg 'this Policy supports' not "will support").

Review the wording of Policy 3 and its "Rationale" for clarity and compatibility with Policy 1.

Review the wording of Policy 4 so that it serves a clear purpose and that the purpose is of legitimate concern.

Review the wording of Policy 5 so that it is "evident how a decision maker should react to development proposals"; add additional wording along these lines: 'subject to the amenity of adjacent properties being considered and addressed'.

Ensure that the decision to extend the Terrington St John Development Boundary is a written Plan Policy 6 with a clear Map identifying the change in the Boundary and ensure that the relationship with the SADMP is clear. Thoroughly review the “Rationale” for Policy 6 to ensure that it has logic, is appropriately worded and it does not stray into matters that are not relevant to the interpretation of Policy 6.

Consider moving the content of Section 7 to be part of a revised Basic Conditions Statement as per other recommendations above.

Delete the content of the parts of Section 8 headed Flood Risk and Historic Environment but consider adding a references section to the Plan if it is felt that cross-referencing other planning material is relevant to the understanding and application of the Neighbourhood Plan. As there are potentially a huge range of external materials the vital references are those related to the issues addressed through Neighbourhood Plan Policies.

Consider merging Appendices 1 & 2 – see also section 1.4 above.

(Are the plan’s policies clear and unambiguous and do they reflect the community’s aspirations?)

Part 1 – Process

	Criteria	Source	Response/Comments
1.1	Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	The Borough Council of Kings Lynn and West Norfolk website shows designation on 16 February 2017	Confirmed.
1.2	If the area does not have a parish council, have the necessary statutory requirements been met in terms of the designation of the neighbourhood forum?		n/a
1.3	Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?	Regulation 14 consultation completed just prior to this Report being issued.	Confirmed.
1.4	Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	http://terringtonstjohnparishcouncil.norfolkparishes.gov.uk/	From the evidence of the draft Plan and the content of the Parish Survey Appendix the level of consultation appears proportionate and there is evidence that it has influenced the Plan. However, the Consultation Statement required to accompany the submission Plan needs to provide a comprehensive view of the community engagement undertaken, the variety of means of engagement used and their success, not just the Reg 14 consultation.

			<p>Recommendation: Review the Consultation Statement to make it a comprehensive record of the process and how it has influenced the Plan; the detail of the Parish Survey and the Reg14 consultation can perhaps be annexes to a more complete Statement.</p> <p><i>Reason: The Planning Practice Guidance says: "A qualifying body should be inclusive and open in the preparation of its Neighbourhood Development Plan [or Order] and ensure that the wider community:</i></p> <ul style="list-style-type: none"> <i>• is kept fully informed of what is being proposed</i> <i>• is able to make their views known throughout the process</i> <i>• has opportunities to be actively involved in shaping the emerging Neighbourhood Development Plan [or Order]</i> <i>• is made aware of how their views have informed the draft Neighbourhood Development Plan [or Order]."</i> <p><i>(Reference ID: 41-047-20140306)</i></p> <p><i>The Examiner will be looking for evidence that these expectations have been met.</i></p>
1.5	Are arrangements in place for an independent examiner to be appointed?		Too early
1.6	Are discussions taking place with the electoral services team on holding the referendum?		Too early

1.7	Is there a clear project plan for bringing the plan into force and does it take account of local authority committee cycles?		Too early
1.8	Has an SEA screening been carried out by the LPA?	Borough Council of Kings Lynn and West Norfolk Screening Report for the SEA and HRA for the emerging Terrington St John Neighbourhood Plan dated August 2018	<p>Confirmed. The Screening Report is thorough. However, from 28th December an additional Basic Condition applies that says “The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d)”. Whilst the HRA screening covers this implicitly it would be appropriate for the Basic Conditions Statement to confirm that this additional Basic Condition is met.</p> <p>Recommendation: Add to the Basic Conditions Statement a confirmation that the additional Basic Condition (from December 2018) regarding the Conservation of Habitats and Species Regulations has been addressed and met.</p> <p><i>Reason: The legislation that will apply will be that in effect at the date of Plan submission.</i></p>
1.9	Has an HRA screening been carried out by the LPA?	As above	As above

Part 2 – Content

	Criteria	Source	Response/Comments
2.1	Are policies appropriately justified with a clear rationale?	Draft Plan	<p>Each Policy has a supporting “Rationale” but these could be improved by highlighting the way that the Neighbourhood Plan Policies will dovetail with higher level plans, in particular the King’s Lynn & West Norfolk Borough Council Core Strategy 2011, which is the adopted Local Plan.</p> <p>Recommendation: Extend the “Rationale” sections to highlight the way that the Neighbourhood Plan Policies will dovetail with higher level plans, in particular the King’s Lynn & West Norfolk Borough Council Core Strategy 2011 and the Kings Lynn and North Norfolk Site Allocations and Development Management Policies Plan 2016. In addition, a rationale in brief could helpfully be included in the Basic Conditions Statement as evidence – rather than a bald statement – that the Basic Conditions have been addressed in developing all Policies.</p> <p><i>Reason: To provide reassurance that the Policies have addressed the requirements of the Basic Conditions.</i></p>
2.2	Is it clear which parts of the draft plan form the ‘neighbourhood plan proposal’ (i.e. the neighbourhood <i>development plan</i>) under the Localism Act, subject to the independent examination, and which parts do not form part of the ‘plan proposal’, and would not be tested by the independent examination?	Draft Plan	<p>It is but it could be clearer; Planning Practice Guidance says that “actions dealing with non-land use matters should be clearly identifiable”; therefore ‘non-land use’ could be in the title for Section 8 or Section 8 could be moved to an accompanying Annex/Appendix.</p> <p>Recommendation: Either amend Section 8 to include ‘non-land use’ in its title or Section 8 could be moved to an accompanying Annex/Appendix; but also see Section 2.9 below.</p> <p><i>Reason: Planning Practice Guidance says: “Wider community aspirations than those relating to development and use of land</i></p>

			<i>can be</i>
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			<i>included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex.” Paragraph: 004 Reference ID: 41- 004-20170728</i>
2.3	Are there any obvious conflicts with the NPPF?	Draft Plan, NPPF (2019)	<p>This Plan will be assessed against the NPPF 2019; therefore all the quotations within the Plan should be from the 2019 version of the NPPF eg the NPPF no longer uses the term “the three dimensions to sustainable development” but instead says “Achieving sustainable development means that the planning system has three overarching objectives”.</p> <p>The NPPF requires that Plan policies “contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” and “serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area”. (NPPF para 16)</p> <p>The NPPF also says that “The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.” (NPPF para 31)</p> <p>Recommendation: Section 2.9 below will address the ways in which the draft Policies may be deficient when assessed against particular NPPF requirements.</p> <p><i>Reason: A Basic Condition requires that the Plan must “have regard to national policy and advice contained in guidance issued by the Secretary of State”.</i></p>
2.4	Is there a clear explanation of the	Draft Plan	It would appear that Section 7 is designed to address this

	ways the plan contributes to the achievement of sustainable development?		<p>expectation; I will comment on the content in Section 2.9 below and its inter-relationship with the Basic Conditions Statement. It would additionally be appropriate for the “Rationale” content to include an assurance that sustainable development is at the heart of the specific Policy wording.</p> <p>Recommendation: Ensure that the Basic Conditions Statement and the “Rationale” detail provide a full picture of the multi-faceted ways in which the Plan contributes to the achievement of sustainable development.</p> <p><i>Reason: A Basic Condition requires that the Plan must “contribute to the achievement of sustainable development”.</i></p>
2.5	Are there any issues around compatibility with human rights or EU obligations?	Draft Plan	None is apparent
2.6	Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?	Draft Plan	Confirmed
2.7	Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?	No evidence provided	My references to the Local Plan are to the King’s Lynn & West Norfolk Borough Council Core Strategy 2011 and the Kings Lynn and North Norfolk Site Allocations and Development Management Policies Plan 2016.
2.8	Are there any obvious errors in the plan?	Draft Plan	The phrasing of the Policies and the wording of the supporting paragraphs are often an issue, which I will address in Section 2.9

			<p>below. As the Plan document notes (page 7) “This Neighbourhood Plan will form part of the official development plan for the area and will be used alongside the Borough Council of King’s Lynn and West Norfolk Local Plan, to help guide decisions on planning applications and appeals within the Parish of Terrington St. John.” The wording must therefore be entirely appropriate in that context.</p> <p>Recommendation: Ensure that the wording is fit for purpose since the Plan is on the verge of becoming one of the Development Plan documents.</p> <p><i>Reason: The NPPF para 15 says “The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area..”</i></p>
2.9	Are the plan’s policies clear and unambiguous and do they reflect the community’s aspirations?	Draft Plan	<p><i>The primary reason for all the recommendations below is: The NPPF requires “policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” and “serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area”. (NPPF para 16)</i></p> <p>Section 2 Parish Boundary Map</p> <p>A Neighbourhood Plan is required to include a map of the designated Neighbourhood Area within which it will have effect. Accordingly, whilst the Neighbourhood Area and the Parish have the same boundary, the purpose of including the map within the Plan is to define the Neighbourhood Area (as noted in the title below the maps).</p> <p>Recommendation: Correct the title of Section 2 to read ‘Neighbourhood Area Map’.</p>

		<p>Section 3</p> <p>Aims, visions and objectives</p> <p>Paragraph 5 (repeated in part in paragraph 8) says “the policy regarding control of the ‘development footprints’ has changed.....the updated policy now provides for exclusive control and responsibility for housing development within the Parish council defined areas”. I presume this is a reference to the provision for neighbourhood plans in the Kings Lynn and North Norfolk Site Allocations and Development Management Policies (SADMP) Plan 2016:</p> <p>“C.2.12 Neighbourhood plans could potentially define different development boundaries to those included in this Plan, so long as these meet national requirements including general conformity with strategic policies. The Borough Council will support alternative development boundaries in neighbourhood plans where these facilitate an amount and mix of housing (and other uses) that is consistent with the settlement’s role in the Core Strategy”.</p> <p>I don’t believe that the SADMP suggests “exclusive control and responsibility” (see paragraphs 8 & 9) but rather it invites neighbourhood plans to consider extending “development boundaries” so as to accommodate their allocated portion of housing (and other) growth. I note that the term “development boundary” is used within Section 4 and so it is important that the same term is used throughout.</p> <p>Drafting points: The first paragraph does not end with a full stop. In the last paragraph there needs only to be one reference to Map1 which, as noted above, is about identifying the designated Neighbourhood Area.</p> <p>Recommendation: In “Aims, visions and objectives” ensure that the higher level Plans are not misrepresented and that the planning terms from those are used correctly and consistently within the Neighbourhood Plan.</p>
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			<p>4. Project Planning Again, to be consistent with the terms used in higher level documents, I believe that Section 4 is actually about 'Community Consultation' rather than "Project Planning" as used in the heading.</p> <p>Recommendation: Amend the heading of Section 4 to 'Community Consultation' and include a reference to the "Consultation Statement" that will accompany the Plan and provide fuller details.</p> <p>Development Boundary Map 2 As the Development Boundary is now the subject of Policy 6 the related Map and table content should be adjacent to that Policy. I will address the Policy content below.</p> <p>Recommendation: Move Map 2 on page 11 and the related content on page 12 to be adjacent to Policy 6.</p> <p>6. Policies of the Neighbourhood Plan The opening paragraph appears to be unreviewed since perhaps an earlier version of the document; the Policies are not "proposals" but the core content of the Neighbourhood Plan. As the Plan document notes (page 7) "This Neighbourhood Plan will form part of the official development plan for the area and will be used alongside the Borough Council of King's Lynn and West Norfolk Local Plan, to help guide decisions on planning applications and appeals within the Parish of Terrington St. John." The wording must therefore be appropriate in that context.</p> <p>Recommendation: Review the opening paragraph of Section 6 to ensure that it is applicable for the submission version of the Plan.</p>
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			Policy 1 – Housing for residents
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			<p>The Policy and the “Rationale” seem to have become intermingled here. The Policy should be guidance to prospective developers, the planning officer and perhaps Committee Councillor on what is appropriate within the Neighbourhood Area and that guidance may need to be relevant until 2036 (the end date of the Plan). A suitably worded Policy might be: ‘To be supported development proposals should address current evidence of local housing need in the Parish, including housing which is affordable for newly formed households and for those upsizing or downsizing according to family circumstances’. The Parish can continue to keep this Policy relevant by periodically reviewing and publishing evidence of local housing need and, as needed, reviewing the Plan.</p> <p>Recommendation: Ensure that Policy 1 is worded appropriately for a Policy to 2036 and that the “Rationale” is in the present not future tense eg ‘this Policy supports’ not “will support”.</p> <p>Policy 2 – Design, style and materials This Policy applies to dwellings but Policy 5 also provides for business premises and, given that these may also be built within the development boundary, there is good reason perhaps to include all new buildings within this Policy. It is unclear what “and areas” is referencing within the Policy – and as the local authority has commented, what if the adjacent properties are bad examples? Better perhaps to use the phrase used within the rationale “in the local vicinity”.</p> <p>Remembering that the Plan will become an integral part of the Development Plan, what the Parish Council “would like to see/not see” becomes irrelevant; so in the “Rationale” replace “the Parish Council would like to see” with ‘this would be achieved by’. Prospective developers want to know what they should do to</p>
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			<p>ensure that their proposed dwellings “blend in with existing housing in the</p>
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			<p>local vicinity”.</p> <p>Recommendation: In Policy 2 replace “dwellings” with ‘buildings’ and ensure that the wording has clarity and that the “Rationale” is about guidance that will help the Policy be applied correctly by the decision makers (and is in the present not future tense eg ‘this Policy supports’ not “will support”).</p> <p>Policy 3 – Size of dwellings The Policy wording here generally clear but at present it reads as though, on any individual site, 4/5 bedroom dwellings could supplant and 2/3 bed dwellings provided a justification was submitted. I believe the intention of the Policy is to suggest that 4/5 bed dwellings might be part of the mix? If my interpretation is correct then the second paragraph of the Policy needs to incorporate “some 4/5 bed dwellings might be incorporated...” or similar.</p> <p>The “Rationale” starts with a presumption that “The Parish Council, as Qualifying Body for the Neighbourhood Plan will” have a role to “encourage and support developments” but this is not really the point of the Plan. The Plan is for others to apply and therefore the Plan must have absolute clarity “<i>so it is evident how a decision maker should react to development proposals</i>”. So a Policy is not a “recommendation” and the Policy cannot/will not be “monitored to prevent over development on smaller sized plots” as that is not the subject of the Policy.</p> <p>Recommendation: Review the wording of Policy 3 and its “Rationale” for clarity and compatibility with Policy 1.</p> <p>Policy 4 – New and redeveloped dwellings footprint Particularly for redevelopments where sites may be unique the 50%</p>
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			of plot can only be a guide and therefore 'generally' should be
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			<p>added to the wording. No evidence is provided to indicate whether or how this guideline has been relevant to the character of the existing settlement. The phrase “unless within the general area of a listed building” is unclear as to its intent – presumably it is to suggest that special considerations will apply – as opposed to the 50% possibly being increased; the exception therefore needs to be clarified.</p> <p>Recommendation: Review the wording of Policy 4 so that it serves a clear purpose and that the purpose is of legitimate, evidenced concern.</p> <p>Policy 5 – Development of shops, workshops and Business Units The Policy says “should” but the Policy will become part of the Development Plan (subject to the Examination and Referendum) and therefore “should be” needs to be replaced with ‘is’. As the “Rationale” acknowledges the expansion of existing business should not be to the detriment of any neighbouring properties and this should be acknowledged in the Policy itself.</p> <p>Recommendation: Review the wording of Policy 5 so that it is “evident how a decision maker should react to development proposals”; add additional wording along these lines: ‘subject to the amenity of adjacent properties being considered and addressed’.</p> <p>Policy 6 – Development Boundary – or should that be Boundaries? As per the earlier recommendation Map 2 should be moved to be adjacent to this Policy. As extending the Development Boundary is a Neighbourhood Plan Policy there needs to be Policy wording rather than “Rationale” to say this; wording might be along the lines of: ‘The Development Boundary for Terrington St. John is extended at [state location] as indicated on Map 2 to ensure capacity for housing growth of 10-15 addition dwellings over the Plan period’. It is unclear</p>
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			from the text and the map where the boundary is being extended
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			<p>and so that detail must be added which will probably entail a larger scale map for the boundary/ies to be clear. The most prominent feature on the Map is the area shown as G94.1 but I gather that is a site allocated within the SADMP (Policy G94.1) and the Development Boundary is not shown to include this.</p> <p>A source of further confusion is the table from Section 5 which shows the “Local Plan Allocation” for Terrington St John as 35 dwellings. I presume that the difference between the SADMP figure of “35” and “10-15” is the new housing already accommodated since 2016 (when the SADMP was adopted) but this apparent discrepancy must be explained.</p> <p>The wording and reasoning of the “Rationale” have a significant number of problems bearing in mind that the Plan may be on the verge of becoming part of the Development Plan:</p> <ul style="list-style-type: none"> • The Plan does not actually “allocate an area” as stated in the opening sentence; instead it has extended the Development Boundary opening up the possibility of SADMP compliant development. • The sentence “Please be aware that national policy has allocated the future housing needs, not the Parish Council or the Neighbourhood Plan process” and the words “imposed development” would seem to indicate that the Plan has not been positively prepared but that is a fundamental expectation of the NPPF (para 15) and would seem to undermine Policy 1 which has identified local needs to be met. • Within the reasoning it is said in point 2 that “it was clear that parishioners would like to see individual plots released or for self-build, small developments and use of brownfield land. After surveying the proposed extension of the development boundary we feel that this criteria can be met”
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			<p>but it is not explained how. A site has not actually been allocated having regard to these preferences.</p> <ul style="list-style-type: none"> • Point 3 in the reasoning is entirely speculative and has no place in a prospective Development Plan document. • The assertion that “There are no other available sites within the Terrington St. John village boundary with a lower flood risk (Flood Risk 3a)” is puzzling because the need was to identify land outside of the SADMP Boundary but also (assuming that there is a wording error) it is not evidenced like it should be since it is a vital part of the reasoning as to the location of the Boundary extension. • The section on existing planning consents that have yet to be built out seems to be somewhat detached from the rest of the “Rationale” for the Boundary extension. The decision to “exclude these two sites from the Development Boundary of Terrington St. John” does not derive, as far as I’m aware, from any “National Policy in such instances”. It may be local practice and there is a logic to the approach except that it is presented unhelpfully as something of an act of defiance. • The reasoning for excluding the consents is difficult to follow; the first reason says (paraphrased) ‘we want the developments completed asap but for preference we don’t want them’; I cannot see any indication that “The sites do not conform with the Policies held within the Terrington St. John Neighbourhood Plan “, as is asserted in reason 2, as there are no site selection criteria included. • The reasoning for including the one 5 dwelling site
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			includes "There is no further land available within the
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			<ul style="list-style-type: none"> • site to accommodate any future new build developments” but it is unexplained why that would be relevant for including land within the Development Boundary the purpose of which is to distinguish the built area from the countryside. <p>Recommendation: Ensure that the decision to extend the Terrington St John Development Boundary is a written Plan Policy 6 with a clear Map identifying the change in the Boundary and ensure that the relationship with the SADMP is clear. Thoroughly review the “Rationale” for Policy 6 to ensure that it has logic, is appropriately worded and it does not stray into matters that are not relevant to the interpretation of Policy 6.</p> <p>Section 7 - alongside the NPPF As noted above this section needs to relate to the NPPF 2019 rather than the 2012 version. I am however uncertain that this section need be within the Plan as the Basic Conditions Statement must cover the same ground. Within either context the use of “we feel” and “we hope” are inappropriate. The Basic Condition is that there has been “regard to national policies and advice contained in guidance issued by the Secretary of State” which should be relatively easy for you to establish as a fact. This is about the Plan not “we”.</p> <p>Recommendation: Consider moving the content of Section 7 to be part of a revised Basic Conditions Statement as per other recommendations above.</p> <p>Section 8 - additional objectives alongside the Neighbourhood Plan As noted above either Section 8 should be amended to include ‘non- land use’ it is title or Section 8 could be moved to an accompanying Annex/Appendix. However, confusingly Section 8 does seem to address land use matters but the purpose for their inclusion is unclear.</p> <p>The Section on Flood Risk says “The Plan requires that...” but the Plan does not since there is no Policy addressing this issue;</p>
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			however, on the face of it such a Policy would be inappropriate
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			<p>and unnecessary since both the NPPF and the Local Plan address the subject comprehensively. The NPPF says (para 16) that Plans should “serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)”. Since the source of the flood risk mapping is another document the content of which is publicly available and which may well change over the period of the Plan then all that is relevant is that the source is quoted within the Neighbourhood Plan document so that the relevant guidance is highlighted. The guidance already sits alongside the Development Plan documents of which the Neighbourhood Plan will become a part.</p> <p>The Section on the Historic Environment says “Historic England’s published guidance on the preparation of Neighbourhood Plans should be consulted”. What is quoted is therefore guidance to the Qualifying Body and, presumably, having read the guidance it was decided that there was no need to include a heritage policy within the Plan (probably because the national and Local Plan policies were comprehensive enough). This guidance is therefore not appropriate to the Plan.</p> <p>Recommendation: Delete the content of the parts of Section 8 headed Flood Risk and Historic Environment but consider adding a references section to the Plan if it is felt that cross-referencing other planning material is relevant to the understanding and application of the Neighbourhood Plan. As there are potentially a huge range of external materials the vital references are those related to the issues addressed through Neighbourhood Plan Policies.</p> <p>Section 9 - Appendices As noted above, the content of Appendix 1 might be considered to be a relevant and vital part of the Consultation Statement shown as Appendix 2. These two Appendices might be merged to avoid duplication of content/interpretation. Recommendation: Consider merging Appendices 1 & 2 – see</p>
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			also section 1.4 above.
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Appendix 7

Notice of Second Regulation 14 Consultation

Your chance to comment on Terrington St John Neighbourhood Plan

Since the last consultation we have made some changes to the content and presentation of the Neighbourhood Plan. Before we submit it to the Borough Council of King's Lynn and West Norfolk there is a further opportunity for you to comment.

There will be a period of 8 weeks from 24 August 2020 to 18 October 2020 for consultation with local residents, business and with relevant statutory bodies.

Unfortunately, the Covid19 social distancing requirements mean that we cannot hold an Open Day or Public Meeting in the way we would normally.

The Draft Plan can be viewed online at
<https://terringtonstjohnparishcouncil.norfolkparishes.gov.uk/>

Those who would prefer to have a printed copy can borrow one from any of the following parish councillors:

Colin Clifton	01945 881284
Robert Dye	01945 880949
Chris Gibbs	01945 880018
Aidan Hoey	ahoeysjpc@gmail.com
Nicolete Friedmann	01945 881028
Martin Dale	01945 880259
Angela Bishop	01945 880081

**Comments can be made by email to the clerk: clerktsjpc@gmail.com
Or by post to the clerk: Mrs G Robinson, 46 School Road, Terrington St John, PE14 7SG.**

All the comments made will be considered and where necessary the Plan will be modified to reflect them. The Plan will then be submitted to the Borough Council for independent examination. Subject to the recommendations of the examiner it will then be the subject of a referendum of the residents of the Parish. If it is supported by a majority of voters it will become part of the statutory development plan and its policies will influence the determination of planning applications.

Appendix 8

Second regulation 14 consultation:

Comments received, response of Parish Council and changes made to Neighbourhood Plan

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>Planning Central <Planning.Central@sportengland.org</p> <p>27/8/20</p> <p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Parts 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing</p>	<p>All consultee responses were considered in detail alongside the contents of the Neighbourhood Plan. From this, the Parish Council feels that there are no material responses necessary.</p>	<p>No change</p>

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and</p>		

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>implementation of planning policies. Sport England’s guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage</p>		

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely,</p> <p>Planning Administration Team</p>		
<p>31.8.20</p> <p>Thank you and Gail for a good neighbourhood plan. Great work, may I thank you for a good job.</p> <p>I have found some small points and hope these can help</p>		

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>May I offer some comments</p> <p>1. page 5 first paragraph should read: "Neighbourhood" rather than "h" and "ood"</p> <p>2. page 11 line 11 should "St John Highway" be "Walpole Highway"</p> <p>3. on page 22 under Village services, should Terrington St John Anglican Church be listed? (Not that I have an interest!)</p> <p>4. on page 27 line 19 should read I think "Nave" not "Save" though the latter is what we are on the business of!!!</p> <p>5. on page 28 line 6 "ave" should read "Nave"?</p> <p>5 Acronyms</p> <p>Acronyms make reading a document like this difficult unless you are "in the know".</p> <p>On Page 28, should we not say what NPPF (we refer to it on page 24, suggest adding after National Planning Policy Framework on line 11 (NPPF)</p>	<p>Accepted</p> <p>No See Site Allocations and Development Management Policies Document prepared by Borough Council</p> <p>Not necessary and Church is protected in many ways</p> <p>Accepted</p> <p>Accepted</p> <p>Accepted</p>	<p>Correction Made</p> <p>No change</p> <p>No change</p> <p>Change made</p> <p>Change made</p> <p>Now worded in full</p>

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>and what PPG stand for?</p> <p>Also what is WHA (elsewhere in the document).</p> <p>My suggestion is that it is best not to use acronyms in a document as you need to be "in the know" to pick them up. The audience will include those who have no idea what they mean.</p> <p>Also on page 12 of parish survey BCKLWN - I'd use Borough Council of Kings Lynn and West Norfolk (BCKLWN) for ease of understanding.</p> <p>6. In Appendix line 4 withing should be within - obviously a typo</p> <p>7. Under Table 10 Of the Appendix (Car ownership by house hold 2011 census the last paragraph says "Car ownership in Sedgeford" "52% of households in Sedgeford"I think Sedgeford should be replaced by Terrington St John.</p> <p>M Dale</p>	<p>Accepted</p> <p>Accepted</p> <p>Accepted</p>	<p>Spelt out where appropriate</p> <p>Typo corrected</p> <p>Typos corrected</p>
<p>2/9/20</p> <p>East and East Midlands Forest Area</p> <p>Enquiries <eandem@forestrycommission.gov.uk></p> <p>to me, Info</p> <p>Dear Gail</p> <p>Thank you for contacting the Forestry Commission with regards to your neighbourhood plan. Unfortunately we are unable to look into these further</p>		

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>(resources are limited) but we do issue the following advice and links for your information.</p> <p><u>Forestry Commission and Neighbourhood Planning</u></p> <p><u>Ancient Woodland</u></p> <p><i>If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 175).</i></p> <p><i>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</i></p> <p><i>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</i></p> <p><u>Deforestation</u></p> <p><i>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</i></p> <p><u>Woodland Creation</u></p>	<p>No ancient woodland with the Parish</p>	<p>No change necessary</p>

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p><i>The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.</i></p> <p><i>Kind regards</i> <i>Teresa</i> Area AO East & East Midlands</p> <p>teresa.briscoe@forestrycommission.gov.uk Mob: 07741 011 593</p>		
<p>1.9.20 Dear Mrs Robinson I have a few comments I would like to be considered. The Future Has the Parish identified the maximum number of houses that this area can accommodate, taking into consideration all aspects of the impact on our environment., quality of life, food security, aging , infrastructure and carbon emissions to name but a few. At present it seems a new target for house building is produced by the government every year and local councils have to meet it. It is obvious this is not sustainable, so where is our red line? The UK economy is based on housebuilding, this needs to be replaced with sustainable enterprise such as food production. Can we promote sustainable enterprise please?</p>	<p>The amount of housing proposed is partly determined by the strategic policies in the local plan prepared by the Borough Council of King's Lynn and West Norfolk. As a local service centre Terrington St John is expected to contribute to overall housing need. however, there is no absolute</p>	<p>No change needed</p>

Details to be included – Date of response, person/organisation responding and response	Parish Council response	Effect on NP
<p>1. Traffic – I would like to know what the plans are to control speed limits and amount of traffic using the roads through the village. There is only a vague statement in the draft proposal stating the council will be working to ensure neither of these factors affect residents. At the moment car and HGV drivers use School Road as a cut through to the A10 and to avoid the A47. The present speed limit of 40mph is generally ignored and is too high for a residential street where there are children and horse riders. Speeds in excess of 50mph are usual.</p> <p>I would suggest the need for the speed limit to be reduced along the entire length of School Road through Fen Road to 30 mph. This would reduce the danger to pedestrians walking to/from the village and school, and to cyclists and horse riders. It would also reduce the noise level when large vehicles drive over uneven patches of</p>	<p>requirement for more houses that have already been permitted. to some flexibility for a scale of housing that would contribute to the vitality and sustainability of the village the plan proposes two modest extensions of the village development boundary.</p> <p>Many of the issues raised including highways issues such as speed limits and traffic management cannot be addressed in neighbourhood plan policies as they are not related to the development and use of land.</p> <p><u>speed</u> limits although it cannot be the subject of a development plan policy, the plan does make clear the aspiration of the</p>	<p>No change necessary</p>

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<p>road outside houses. I would also suggest the need for traffic calming measures along School Road to make it a less attractive cut through route, and only for access of residents and local businesses.</p> <p>2. Are there plans to upgrade the existing sewage and waste water systems to accommodate the extra houses?</p> <p>3. Design of houses should consider everyone, able bodied, disabled, old and young. At present many people are excluded from our community because they are unable to access the houses and/or the facilities within them. Building single storey new dwellings with level access, wide doorways at wet room showers built to a high spec would ensure equal access to our village life for everyone, not just the able bodied and remove any discrimination.</p>	<p>parish council to extend the 30mph limit further south along school road and along church road between main road and the grade-separated junction with the a47</p> <p><u>Sewage and wastewater system upgrade.</u> There is no specific plan to upgrade the system. All new development will be required to apply for and obtain the necessary planning requirements in support of this utility.</p> <p><u>Design</u> The NP addresses the design and style of new housing development but does not seek to be prescriptive in the specification and detail of the features. It is appropriate to indicate support for proposals that make provision for people with disabilities or the elderly. Single story dwellings are</p>	<p>Policy 2 Housing Mix modified to include support development meeting the needs of old people and people with disabilities.</p>

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<p>4. Are there plans to increase the class sizes of the school to reflect the increased numbers of residents, and will this result in the need for additional classrooms bearing in mind social distancing requirements of Covid?</p> <p>5. Are there plans to support the additional pensioners moving into the new houses, who may become isolated from social support living in an unfamiliar and rural area.? People generally need more than a GP surgery, pharmacy pub and fish and chip shop, especially when unable to drive or walk very far.</p> <p>6. Are there plans to ensure that agricultural land and natural habitats are not destroyed at a time when both are very much needed. We will all need food following Brexit and healthy natural environments</p>	<p>not supported locally due to the considerations to meet the flood plan guidelines.</p> <p>No need has been identified to extend the school. The implications of Covid 19 are short term management issues which cannot be addressed through the Neighbourhood Plan. Where appropriate new larger developments, such as those currently under construction may have a legal requirement to contribute to school places.</p> <p>Terrington St John offers a huge range of facilities for a village of its size. Policy 6 aims to protect these services and encourages the provision of additional services.</p> <p>6.The agricultural land belonging to farmers is</p>	<p>No change necessary</p>

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<p>help to combat global warming. What appear to be bramble overgrown thickets are rich habitats. Could former business/industrial sites be earmarked for housing? There are several of these in our area, land which has already been concreted over.</p> <p>Many thanks for this opportunity to give my comments</p> <p>Jay Barrett</p>	<p>generally grade one and as such is strongly protected by national planning policy. The neighbourhood plan does not need to replicate that policy. National Policy also requires new developments to achieve net gains in biodiversity add to biodiversity. There are no specifically identified designated areas of high-quality habitat in Terrington St John and there is no value in repeating national policy.</p>	
<p>Environment Agency</p> <p>Dear Gail,</p> <p>Thank you for consulting us on Terrington St John Neighbourhood Plan. We have reviewed the Neighbourhood Plan and we do not have concerns with the Plan, however, we have the following generic comments to make.</p> <p>We are pleased to note that the Neighbourhood Plan is in general conformity with the relevant Local Plan policies and the National Planning Policy Framework (NPPF).</p>		<p>No change necessary</p>

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<p>As a statutory consultee in the planning process, the Environment Agency's aim is to reduce flood risk, while contributing to and enhancing the natural and local environment. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>Below is a link to our developers guidance entitled 'Building a better environment' this sets out our role in development and how we can help. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p> <p>For information, please see the attached Environment Agency Planning Guidance which sets out the environmental issues within our remit which need to be considered for planning purposes.</p> <p>We hope this is of assistance to you.</p> <p>Kind regards,</p> <p>Alison Craggs Sustainable Places Advisor East Anglia Area (West) Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE Tel: 02084745242 Mob: 07467335963 Direct dial: 02077140285</p>		
<p>National Grid Dear Sir / Madam</p> <p>We write to you with regards to the current consultation as detailed above in respect of our</p>		

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<p>client, National Grid.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.</p> <p>Kind regards</p> <p>Chris Johnson</p> <p>Chris Johnson MRTPI Planner</p> <p>+44(0)191 269 0065 Mobile +44(0)7802 985407 christopher.johnson@avisonyoung.com avisonyoung.co.uk Avison Young, Central Square South, Newcastle, NE1 3AZ</p>		
<p>Facebook messages</p> <p>Emma Murrell I can't make out from the plan if our house and plot of land next to isarville is now in the village boundary? We did comment on last plan to try and get boundary moved x Terrington St John Parish Council Hi Emma, yes I think that that piece of land is in the boundary now - do you have a comment to make on the NP? thanks Gail</p> <p>Emma Murrell Hi Gail , just that we would like to try and get planning permission on the land then and with a view to selling it as a building plot.</p>		
<p>John Parr</p> <p>Hello Gail , following our conversation yesterday regarding my wife's land on Church Road , Terrington St John PE14 7RR. I have contacted Alex Fradley from the Planning Department at the Borough Council via email . Unfortunately, he was giving me information that we already know . I have</p>	<p>The land concerned lies within the proposed</p>	<p>No change necessary</p>

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<p>attached the proposal for planning from when we submitted the land previously in 2016. This gives an insight into what the land could look like if development were to be approved . We both feel , with the growing population in and around Terrington St John , the need for further development is desperately needed. We previously submitted the land back in 2015/2016 for approval but was rejected due to the area having sufficient land supply. We would be grateful if this could be reviewed for development.</p> <p>Many Thanks</p> <div data-bbox="181 639 246 703" data-label="Image"> </div> <p>John Parr</p> <p>Further pictures were attached which would not attach to this document.</p>	<p>extension to the Village development Boundary adjacent to Church Road. This means that</p> <p>a) If the neighbourhood plan is successful and at the referendum it will become part of the development plan for the area and development of the land would be acceptable in principle.</p> <p>b) This will not automatically result in planning approval being given and the full implications of any application would need to be considered against all development plan policies. The outline development previously submitted is too dense in terms of housing numbers when considered within our NP. The neighbourhood plan would particularly support self-build and custom build properties.</p>	
Dear Mr Gomm		No Change necessary

Fri, Oct 3:00

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<p>Ref: Terrington St John Neighbourhood Plan Regulation 14 Consultation</p> <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Terrington St John Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not wish to make any further comments at this time. We would refer you to our previous correspondence, and our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: &lt;https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/&gt;.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p> <p>24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU</p> <p>Telephone 01223 582749 HistoricEngland.org.uk</p>		

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<p>Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any</p> <p>Information held by the organisation can be requested for release under this legislation.</p> <p>Yours sincerely,</p> <p>Edward James Historic Places Advisor, East of England Edward.James@HistoricEngland.org.uk</p> <p>Borough Council of King's Lynn and West Norfolk officer level representation on the Terrington St. John Neighbourhood Plan Pre-Submission Consultation (October 2020)</p> <p>The Borough Council would like to take this opportunity to congratulate Terrington St. John Parish Council on its preparation of their neighbourhood plan.</p> <p>The borough council recognises the work which has gone into the plan to reach this stage and challenging nature of issues the plan seeks to address, and commends the skill, care and effort which has gone into the plan's preparation so far.</p> <p>The borough council's comments (where applicable) are provided in the following table which divides the plan into its various sections and policies.</p> <p>The tests to be applied to neighbourhood plans are (summarised):</p> <ul style="list-style-type: none"> (a) contributes to achieving sustainable development; (b) in general conformity with the strategic policies of the (Borough Council's) local plan; (c) having regard to NPPF it is appropriate to adopt the plan; and (d) compatible with EU obligations . <p>The Planning Practice Guidance (PPG) explains how the examination of a neighbourhood plan is very different from that of a Local Plan. The Examiner is limited to testing whether the neighbourhood plan meets the "basic conditions" and "is not testing the soundness of a neighbourhood plan or examining other material considerations".</p>		

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<p>The comments are intended to inform the evolution of the plan and to be helpful to the Parish Council as they work towards a submission version of their Neighbourhood Plan. They are made by the borough council, variously, in its roles of:</p> <ul style="list-style-type: none"> Advising and assisting the qualifying body (the Parish Council); <p>Borough Council of King's Lynn and West Norfolk officer level comments continued</p> <p>As local planning authority, promoting and protecting the borough's strategic policies and the wider planning interests; and</p> <ul style="list-style-type: none"> The body that will later have the administrative or quasi-judicial responsibility of judging the plan against the Basic Conditions in the light of the examiner's recommendations. Will ultimately be using the Neighbourhood Plan and its policies in the decision making process <p>The borough council has very much welcomed the opportunity to work alongside Terrington St. John Parish Council, the steering group and consultant.</p> <p>Overall</p> <ul style="list-style-type: none"> The Plan is well written with a good use of maps throughout It is clear what is a policy and what is supporting text or a parish aspiration The plan period is clearly stated on the front cover The plan gives an overall flavour of the settlement, past, current and future direction of travel for land use planning <p>Policy 1: Extension to Village Development Boundary</p> <ul style="list-style-type: none"> Due to the latest calculation of local housing need, there is no absolute requirement for new housing development through allocation to be sought. However, there is a requirement to ensure sustainable development can still take place Alteration(s) to the development boundary is an appropriate approach to ensure some housing development can come forward during the plan period It perhaps needs to be clear which map is the actual one you want people to use that demonstrates the development boundary, as there are two maps. It should be 	<p>The policy clearly refers to Map 4</p>	<p>No change necessary</p>

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<p>Policy 3: Exception site for affordable housing</p> <ul style="list-style-type: none"> We believe you have consulted with our housing strategy colleagues during the formulation of this policy. Might worth picking up with them when you speak with them regarding the above policy to check it is still appropriate 	<p>The Housing Strategy Team has confirmed that rural exception sites are still appropriate but that the emerging local plan policy suggests using the guidance in the NPPF for entry level exception sites on the scale of development rather than the limit of 15. In Terrington St John this makes little difference. He has also confirmed that the principle of the cascade of priority for the allocation of dwellings is appropriate and suggested minor changes to the criteria to avoid anomalies between residents of Terrington St John and those of Tilney St Lawrence and St John's Fen End who have lived in their village for less than 6 months.</p>	<p>Criterion 5 modified and new criterion 6 inserted to clarify the position of residents who have lived in their village for less than 12 months.</p>

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<p>Policy 4 – Design</p> <ul style="list-style-type: none"> • This seems fine. No further comment <p>Policy 5 – Development of shops, workshops and Business Units</p> <ul style="list-style-type: none"> • This seems fine. No further comment <p>Policy 6 – Village services and facilities</p> <ul style="list-style-type: none"> • Please be aware of existing Local Plan policies in particular CS10 The Economy (Core Strategy) on the retention of employment land and DM9 Community Facilities (Site Allocations & Development Management Policies Plan): https://www.west-norfolk.gov.uk/homepage/23/current_local_plan 	<p>The policy is consistent with Policy DM9 but provides local detail</p>	<p>No change needed.</p>

