

Stoke Ferry Neighbourhood Plan Consultation Statement

To accompany the Stoke Ferry Neighbourhood
Plan submission version, for examination

August 2022

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1. Introduction

1.1 Background and consultation requirements

- 1.1.1 Stoke Ferry Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Stoke Ferry and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Stoke Ferry Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Working Group have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
 - 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.

1.2 Designation as a Neighbourhood Area

- 1.2.1 Stoke Ferry Parish Council made an application for designation as a Neighbourhood Area on 14th October 2018 (see Appendix 1(a) and 1(b)). The Borough Council of King's Lynn and West Norfolk approved the area in on 24th October 2018.

2. Community engagement stages

2.1 The recruitment of a Working Group

- 2.1.1 During summer 2019, Stoke Ferry Parish Council agreed to undertake a Neighbourhood Plan and that a Working Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Working Group members.
- 2.1.2 The Working Group started the process with a workshop in January 2020 where they drafted a set of aims, a vision and a set of objectives. The Working Group also developed Terms of Reference, see Appendix 3. All Working Group members completed a Declaration of Interest form.

2.2 Community engagement

- 2.2.1 In late 2019 the Stoke Ferry Neighbourhood Plan Working Group appointed consultancy support and agreed a communication plan and community engagement plan. It was agreed that engagement needed to be effective from the beginning of the process and would result in a well-informed Plan and a sense of local ownership. The aim was to inform and involve the community throughout the process. Communication is dealt with in section 3 of this report.
- 2.2.2 There are four stages in which residents of Stoke Ferry and key stakeholders were engaged. This section gives an outline of each stage. Full details of the purpose, date and locations, consultees, publicity, preparation, event details, follow up and results can be found in the appendices. The names of individual respondents have been removed.
- 2.2.3 **Stage 1: Initial work and key issues consultation** (Spring 2020). See Appendix 4.
- **Working Group workshop** (January 2020): Neighbourhood Plan aims and vision were drafted based on local knowledge of the Working Group. Later revised after consultation with the community.
 - **Parish workshop** (15th February 2020): drop-in session for the community to identify key issues and themes in the parish. 37 people attended.

- **Stakeholder engagement** (Spring 2020): Working Group meetings with a range of organisations and individuals in the area to establish key information to feed into the Neighbourhood Plan.
- **Business survey** (February 2020): hand delivered to business in the parish and online.
- **Data profile for Stoke Ferry** (February 2020): document containing key data for the parish, to inform policy writing.
- **Character appraisal** (Spring 2020): Working Group split the built area of the parish into district character areas and described them in detail. The work fed into the Design Codes.

2.2.4 Stage 2: Further data collection and further consultation (Summer 2020 to Winter 2021). See Appendix 5.

- **Household survey delivered** (August/September 2020): 8-page paper survey sent to households in the parish and available online.
- **Local Green Spaces and Non-designated Heritage Assets work** (Spring/Summer 2021): established details for policies.
- **Housing Needs Assessment** (October 2020): an independent assessment of housing needs for the parish, undertaken by AECOM.
- **Stoke Ferry Design Codes** (Summer 2021): design codes established for Stoke Ferry. Undertaken by AECOM, to support the Neighbourhood Plan policies.
- **Drafting the Neighbourhood Plan** (Summer to Winter 2021).

2.2.5 Stage 3: Pre-submission consultation on the draft Neighbourhood Plan (regulation 14) (Spring 2022). See Appendix 6.

- Draft Neighbourhood Plan out for pre-submission consultation (from 17th March 2022 until 9th May 2022). Sent to statutory agencies and available for residents to comment.
- Consultation launched with an exhibition on 17th March at the Village Hall between 1pm and 8pm. All documents available at The Corner Shop (hard copy) and on the Parish Council website. Over 120 comments received in total – 52 responses from local residents.

2.2.6 Stage 4: Submission, examination, referendum and adoption (Autumn 2021 to Winter 2021/22)

- Modifications following pre-submission consultation.
- Submission of the Neighbourhood Plan to the Borough Council of Kings Lynn and West Norfolk with supporting documents.
- Examination.

- Referendum and adoption.

2.3 Environmental assessments

- 2.3.1 The Borough Council of King's Lynn and West Norfolk District Council began the combined Habitat Regulation (HRA) and Strategic Environmental Assessment (SEA) Screening Processes in November 2021, and the draft report concluded that *'there is not the potential for significant environmental effects to arise from the implementation of the proposals in the emerging Neighbourhood Plan for Stoke Ferry'*.
- 2.3.2 The Borough Council then consulted with the statutory bodies, the Environment Agency, Historic England and Natural England (between November and December 2021). No response was received from the Environment Agency but both Historic England and Natural England agreed with the conclusions of the Screening Report. The Borough Council's officers considered the feedback from the statutory consultation bodies and finalised its opinion on the matter of the screening report in May 2022 and concluded that the consultation responses of the statutory bodies underpinned the Local Planning Authority's evaluation and conclusion that *'The Stoke Ferry Neighbourhood Plan does not require a full Strategic Environmental Assessment (SEA); and the Stoke Ferry Neighbourhood Plan does not require an Appropriate Assessment, under the Habitat Regulations'*.

3. Communication approach

- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of the Stoke Ferry Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Neighbourhood Plan website, www.stokeferryplan.co.uk. The website was updated during each phase in the development of the Plan. It contained information on Neighbourhood Planning, Terms of Reference, Working Group members, community consultation results and latest news.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Working Group used:
 - The Neighbourhood Plan website and Parish Council website.
 - Posters displayed around the parish.
 - Flyers to every household.
 - Articles in the Village Pump (parish newsletter).
 - Banners.
 - Facebook.
- 3.4 Prior to the Referendum, the Working Group intend to write a short summary of the Neighbourhood Plan to feature in the Village Pump.

4. Conclusion

- 4.1 The programme of community engagement and communications carried out during the production of the Stoke Ferry Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of the Stoke Ferry Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the Borough Council of King's Lynn and West Norfolk Local Plan.

Appendices

APPENDIX 1: Designation of the Neighbourhood Plan Area

APPENDIX 1(a): Neighbourhood Area Designation

Neighbourhood Area Designation: Stoke Ferry

An application for designation of a neighbourhood area was received from Stoke Ferry Parish Council by the Borough Council of King's Lynn and West Norfolk on 14 October 2018.

In accordance with regulation 5 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 5A of the Neighbourhood Planning (General) regulations 2012 as amended this application is:

9

- 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 5A (3), regulations 6 and 6A do not apply. As such, in accordance with regulations 5A (2) of the Neighbourhood Planning (General) Regulations 2012 as amended, **Stoke Ferry Parish is hereby designated as a neighbourhood area.**

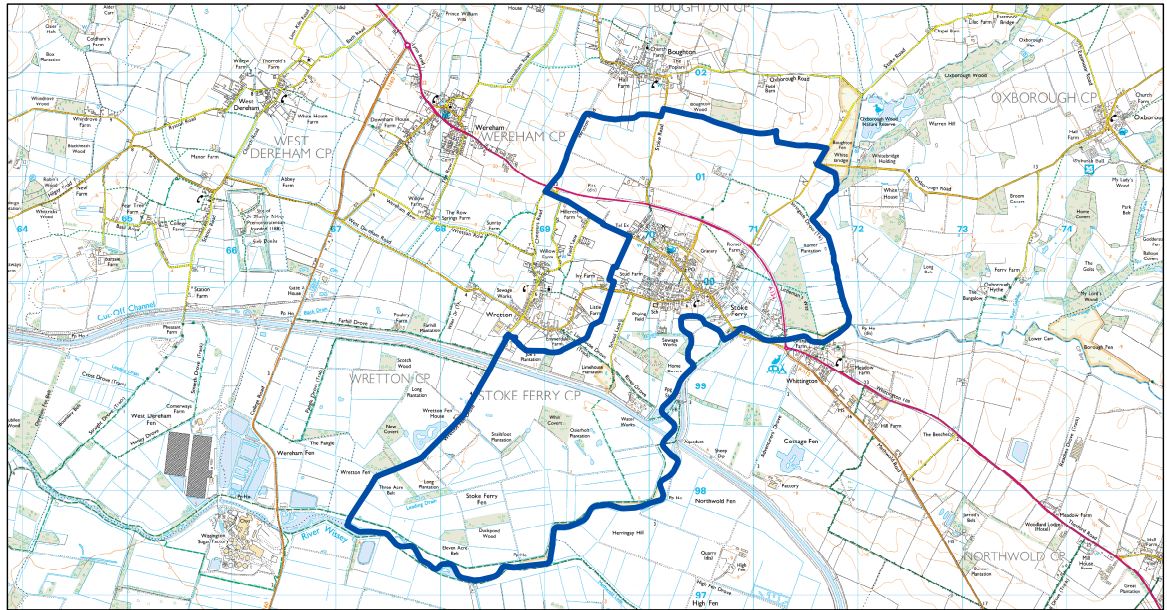



Executive Director

24/10/18

Date

APPENDIX 1(b): Map of proposed Stoke Ferry Neighbourhood area



<div>Borough Council of King's Lynn & West Norfolk</div> <div></div> <div>© Crown copyright and database rights 2018 Ordnance Survey 100024314</div>	Title		<div><div><div>N</div><div>W</div><div>E</div><div>S</div></div></div>		Scale 1:40,000		<div>Legend</div> <div><div><div></div></div> Stoke_Ferry_NP_Area</div>
	Proposed Neighbourhood Area Stoke Ferry				Date 21/09/2018		
	Project/Details		Drawn by / Department AF/PP				
	Stoke Ferry Neighbourhood Plan		Drawing / Reference 001_SF				

APPENDIX 2: Neighbourhood Plan Working Group members

The Stoke Ferry Neighbourhood Plan Working Group included the following members:

- **Andy Hayward** (chair)
- **Bette Hopkins**
- **Carol Lee**
- **Sue Lintern**
- **Trudy Mann**
- **Jim McNeill**
- **Sandra McNeill**

Thanks also to **Anne Corrigan** who was a Working Group Member until Summer 2021.

Supported by

- **Andrea Long** – Independent consultant (policy development and writing)
 - **Rachel Leggett** – Independent consultant (consultation, mapping and layout)
 - **Emma Harrison** – Independent consultant (data)
-

APPENDIX 3: Terms of Reference for Stoke Ferry Neighbourhood Plan Working Group

STOKE FERRY NEIGHBOURHOOD PLAN

PC Working Group & Full Working Group

TERMS OF REFERENCE

1. Introduction

Stoke Ferry Parish Council has advised KL&WN Borough Council of the intent of the residents of Stoke Ferry parish, in consultation with other stakeholders, to produce a Neighbourhood Plan and the Parish Council will be the body that formally submits the Neighbourhood Plan to KL&WN Borough Council.

Stoke Ferry Parish Council took the re-affirmed decision to produce a Neighbourhood Plan at its meeting on 5 June 2019 following the collapse of the previous attempt.

The Plan will seek to:

- a. Identify all the important aspects of life in the parish which are to be considered in planning for the future
- b. Bring forward proposals which will enhance the quality of life in the Parish in the years to come.
- c. Provide a framework for future land usage within the parish.

2. The Parish Council will:

- i. Support the preparation of the Stoke Ferry Neighbourhood Plan providing enough assistance and financial resources to ensure the Plan is prepared speedily and that overall expenditure falls within the budget allocated by the Council.
- ii. If agreed, the Parish Council will apply for necessary grant(s) and technical support funding to enable and speed the process of the Neighbourhood Plan to its conclusion.
<https://neighbourhoodplanning.org/apply/>
- iii. Facilitate, as required, contact with the relevant statutory bodies or parties who must be consulted during the Plan making process.
- iv. Carry out all statutory duties contained with the Neighbourhood Planning (General) regulation 2012 and engage with KL&WN Borough Council during the referendum process of the Plan for which the principle authority is responsible.
- v. Following the preparation of the DRAFT Plan, and with the agreement of the Parish Council, submit the Plan to the Local Planning Authority for inspection and independent examination.

3. Establishing a Parish Council Working Group

In order to produce the Neighbourhood Plan, the Parish Council will establish a Parish Council Working Group to oversee a process that will result in the preparation of a DRAFT Plan which will be put to a public referendum.

Initially, up to 3 elected Councillors of Stoke Ferry Parish Council will be members of the Parish Council Working Group.

4. Establishing a Full Working Group

Our community will need to be involved in the decisions as to what goes into the Plan. Thus, it will be necessary to create a representative and skilled Full Working Group to help steer the process.

It will prepare and pass a DRAFT Neighbourhood Plan to Stoke Ferry Parish Council for approval prior to independent examination.

Whilst bearing in mind the need for the broadest representation from within our community, the Councillors on the PC Working Group will:

- (i) initially identify the necessary skills, knowledge and aptitude of required Full Working Group members
- (ii) then advertise, recruit and appoint members from Stoke Ferry residents and local community organisations (in line with Standing Orders, Section 4, b)

Any person who wishes to become a member of the Full Working Group shall apply to the Councillors of the PC Working Group who shall resolve whether they shall be admitted to the Full Working Group. If it is resolved that the individual be admitted, the Parish Council shall ratify and review as it sees fit any individual's membership at the next quarterly review.

The Full Working Group will have a minimum of 7 members.

To facilitate and assist the Neighbourhood Planning process it may be agreed by the Parish Council that a consultant(s) is appointed.

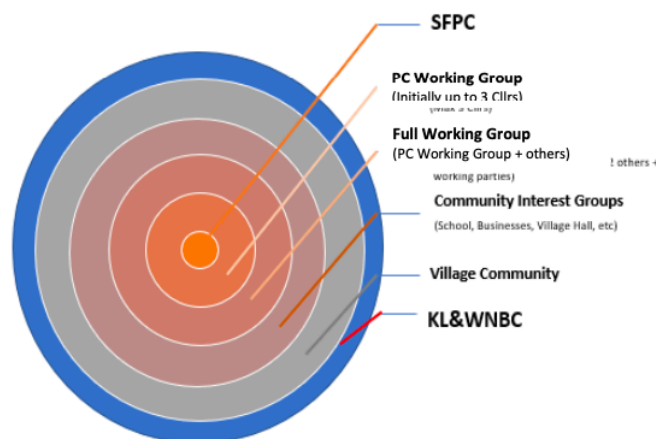
If a member of the Full Working Group fails to attend 3 consecutive Full Working Group meetings the member will be deemed to have resigned from the Full Working Group unless otherwise agreed by the Councillors on the PC Working Group. This provision does not prevent any member from resigning from the Full Working Group by providing the Chair with written notice of their resignation.

The Full Working Group may form agreed sub-groups, with agreed ad hoc members, to undertake various aspects of the work involved in producing the Neighbourhood Plan and will adhere to the same terms of reference.

The Local Planning Authority is obliged to provide assistance under the statutory provision of the Localism Act 2011.

The Full Working Group shall exist until the Neighbourhood Plan has been assessed and approved by the independent examiner.

If the Parish Council is holding any funds at this time or, if the Full Working Group is disbanded prior to a DRAFT Neighbourhood Plan being approved, the Parish Council will repay the relevant funds to the organisation from which they were obtained.



5. Roles and Responsibilities of the Full Working Group

Members of the Full Working Group will:

- i. Ensure the Plan is in line with policies in the [Core Strategy](#) and the [Site Allocation and Development Management Policies Plan](#) of KL&WN Borough Council
- ii. Follow legal requirements as set out in [the Neighbourhood Planning Guidance](#)
- iii. Draw up a Project Plan which will include: A Timeframe, Key Stages and Proposed Actions.
- iv. Promote the process of preparing the Neighbourhood Plan, encourage others to participate and provide their views and opinions on specific topics.
- v. Arrange meetings and, with Parish Council's agreement, appoint sub-groups to gather views and consult on emerging issues which are considered appropriate for incorporation in the DRAFT Plan.
- vi. Assess existing evidence about the needs and aspirations of the Parish.
- vii. Liaise with relevant organisations and Community Interest Groups to secure their input in the process.
- viii. Analyse the results of questionnaires or other evidence received during the planning process and use them to prepare a robust draft Plan.
- ix. Inform the Parish Council of progress on a monthly basis in order that Full Working Group minutes can be noted.
- x. Support the local Planning Authority and Stoke Ferry Parish Council during the referendum process.

Because a Neighbourhood Plans affects what can be built in our Parish, it must go through a number of formal procedures:

- i. a Strategic Environmental Assessment (SEA)/Habitats Regulations Assessment (HRA) screening
- ii. public consultation
- iii. an examination by an independent expert
- iv. a referendum to find out the level of local support for the plan

All Members of the Full Working Group and of any sub-groups formed will:

- i. Declare any personal interest (and that of close familial links) that may be perceived as being relevant to any decisions or recommendations made by the Group. This may include membership of an organisation, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to the work undertaken by the Full Working Group.
- ii. Ensure that there is no discrimination in the Plan making process and that it is an open and transparent process for all groups and individuals in the parish.
- iii. Work together for the benefit of the communities established within the Parish. Treat other members of the Full Group with respect and dignity, allowing members to express their views without prejudice and interruption.
- iv. Decisions taken by the Full Working Group will be carried if the majority (more than 50%) are in favour at any given meeting. The Chair shall have the casting vote where the vote is equal.
- v. **But note**, all recommendations will be subject to approval of the Parish Council.

6. Frequency, Timing and Procedure of Full Working Group Meetings

The Full Working Group will usually meet monthly, although sub-groups may meet more frequently as necessary.

- i. The Full Working Group and its sub-groups shall keep minutes of meetings which will be open to public scrutiny. These will be publicised on the Stoke Ferry Parish Council website.
- ii. Notices, Agendas, Minutes and associated papers will be emailed where possible to all Full Working Group members.
- iii. The Full Working Group shall be quorate when 5 members are present
- iv. The Full Working Group will regularly update and report its progress to the Parish Council and also its Clerk; thus, ensuring that s/he, as the Responsible Financial Officer for the Council, is aware of the on-going budgetary implications associated with the project.

7. Application of Terms of Reference

- i. These terms shall apply from the date of this document and retrospectively where relevant to the date of the inception of the Full Working Group.
- ii. These Terms of Reference will be reviewed throughout the project and amended as required by the Full Working Group and with the agreement of the Parish Council.

Dated: 3 July 2019

APPENDIX 4: Stage 1 – Initial work and key issues consultation

4(a) Parish workshop results summary

Stoke Ferry Neighbourhood Plan

RESULTS AND ANALYSIS OF 15th February 2020 Parish Workshop

SUMMARY OF THE EVENT – Consultation 2: parish workshop	
Purpose	To identify key issues and themes in the parish
Date and location	Saturday, 15 th February @ Village Hall Drop in between 10am-3pm
Consultees	<ul style="list-style-type: none"> • X people in total, approximately X % of the parish population • Majority of attendees were X • The X age group were notable by their absence
Publicity	<ul style="list-style-type: none"> • Printed flyers distributed to every household, posters on Parish Council noticeboard and around the village, Neighbourhood Plan website, Parish Pump, Facebook page, word of mouth. • Large banner outside venue.
Preparation	<ul style="list-style-type: none"> • Working Group briefing paper and meeting. • Consultation materials.

Who attended/responded?

Age	Total
0-10 years old	
11-20 years old	
21-30 years old	
31-40 years old	1
41-50 years old	1
51-60 years old	10
61-70 years old	14
71-80 years old	6
81+ years old	5

today?	
Facebook	4
Village Pump	6
Flyer	13
Word of mouth	10
Parish Council website	2
Neighbourhood Plan website	
Poster	
Parish Council	4

Who are you?	Total
Stoke Ferry parish resident	25
Stoke Ferry parish business owner	2
Work in the area	3
Visitor to the area	2
None of the above, just interested	6

How did you hear about	Total
------------------------	-------

1

What is special about stoke ferry

- The river
- Tranquil, lovely historic buildings
- The river, footpaths, wildlife, peaceful

- Historic centre, houses, walks, river, shops, community
- River & associated water meadows, the old houses
- Historic, potentially very attractive village with a friendly atmosphere
- The historic village centre & marketplace (which dates from the 17th century) could be a jewel to rival swaffham, wisbech, hingham. It must be respected & the old street plan echoed.
- Great walks, lovely buildings, a good mix of people & trades
- Footpaths, rivers
- Architecture, history, friendly village, footpaths, river
- Historic buildings along the main street - character
- Lovely people committed to the heritage of the village
- Thumbs up for the river empty spaces, difficult culture/social divides, not over-developed
- The river, bridle paths/ways, historic buildings

Comments on the draft vision

- Don't we wish!
- (attached to above post-it) - why not! Shouldn't we aim high?
- Where are the jobs - especially when the mill closes
- Increased housing is fine but it must be concurrent with increased infrastructure
- More starter homes are needed both to rent and buy
- If we are to meet the challenges of the future, it is vital to improve public transport and to restore/acquire such amenities as a doctors surgery and a post office
- In the 21st century and so close to the north cambridge techno-boom, huge potential for jobs will be unlocked - if the village is attractive enough to merit it
- We need a good cross section of people with community spirit and enough to interest them
- Yes!
- On coming energy supply contraction demand a re-imagining of how we live, work and produce food
- This will benefit us all!

Community and services	Agreement dots added
Gp surgery, post office	2
Post office, pub, surgery	7

Better bus service to downham market & king's lynn	3
Post office, gp surgery	
Post office, bus	
Community composting, recycling, tool & paint share etc, old rail site station ideal	2
Gp surgery, post office, bus service	1
Bus service, post office, doctors surgery	1
Gp surgery, post office, family and dog friendly pub	2
Community market garden - organic fruit & veg growing	3
Post office, gp, pub, café	
Pub	1
High speed reliable broadband	
Allotments revived on land behind the cemetery	3
Proper jobs connected with need to provide locally for food, fuel, home building in context of climate change	2
Community woodland- managed wood for wildlife, firewood etc	3
Better public transport, local village businesses, safe walking links to other villages	
The dukes head has huge potential to create surgery, post office, community centre & courtyard shops	5

Business and employment	Agreement dots added
Business park & light industrial estate	
Work/ live building	
Community hubs/community pub	
Post office, pub, surgery	3
Localised small-scale food farming & horticulture	2
Opportunity for small business and maybe craft/art/shops for work areas	3
Continued crafts & art exhibitions	6
Houses inkeeping with village artisan businesses. A 'want to go to' village.	

Housing & the built environment	Agreement dots added
With an economy rooted in development, our power to resist destructive development is limited	
It would be foolish and short sighted to foster more residential development until there is better public transport & more basic amenities such as a doctors surgery.	
Keep stoke ferry a village	
Protect heritage buildings. Restore central village character	
Protect the green spaces - what's left of them	4
Well maintained footpaths	1
Supply of utilities, water, electricity, climate change means winters are warmer and wetter, summers hotter and drier. Not a case of if there is a drought as in 1976 but when. Where will water come from to serve all these new homes?	
No need to preserve development boundary	
Mix of housing needed, rent & buy - infrastructure	
Spaces/buildings where people can work as well as live	
Not only protect green spaces but design new ones into any new developments; community space & habitats for biodiversity	

Housing - thinking about the delivery of housing over the next 20 years...	Agreement dots added
<u>Where should housing go in stoke ferry parish?</u>	
Outside the historic core of the village	
Restore derelict houses and other buildings in the village centre	2
Need to develop derelict buildings	6
Develop the historic dilapidated buildings	8

Save the greenfields and extra-envelope sites. Re-use what needs rescuing, following the 2020 government guidelines. A new-build uses 100x the eco-resources of an upstyle	4
Make sure existing sites are developed before using new green areas - use brownfield areas first	6
<u>What type of housing should there be to meet local need?</u>	
Mixed housing as required - no over-balance towards affordable housing	2
Any housing must have proper width roads and sufficient space for parking	2
No more residential development until the impact of existing planning permissions has been assessed & basic services improved to meet it	1
Listed buildings would be beautiful if maintained and the hill could be a much more attractive centre	1
Self-build, low impact, low cost ecologically driven	4
<u>How should new housing be designed?</u>	
To be sympathetic with existing buildings - use local materials	3
Sympathetic, local materials - eco-friendly carbon neutral	1
Not merely indentikit anywhere ghettos. Use the derelict buildings to create respectful and varied housing: cottages for growing and young families & the less abled	
Housing in keeping with the area	
Modest, simple in accordance with an energy descent plan	2

Natural environment	Agreement dots added
A place where the community can flourish in a healthy atmosphere	2
We are truly blessed with all the opportunities for walking	1
Improved air quality, dust and pollution	2
Some of the 'graffiti' is actually quite funny	

Approach the tourist authorities to have stoke incorporated into the brecks national park	1
Conservation groups - opportunities for local people to be involved in care of local habitats	

Local green spaces	Agreement dots added
What areas should the neighbourhood plan designate as local green spaces?	
The hill (former marketplace)	4
All the common spaces/walks by the river and outskirts	2
Land bordering on the conservation area	2
Public area on the river bank	4
Restore the hill as a market place (as it was for seven centuries prior to 1960)	3
All of it! - should be priority in every situation	4

Transport & access	Agreement dots added
What do we want for stoke ferry?	
A more attractive village centre with no derelict buildings	5
No derelict buildings - use of the hill	2
Dangerous parking outside village hall	
A regular bus service	4
A regular bus service to enable full-timers to commute to/from downham market, k lynn, brandon & thetford	1
Cycle paths, car share and open footpaths	2
Measures to combat speeding eg bridge road	

Social & culture	Agreement dots added
What do we want for stoke ferry?	
Promote more events to bring various age groups together	1
Bullying neighbours?	
Nice idea - how do we stop 'othering'?	
Re-unite a divided community by restoring healthy vibrant village centre around the designated conservation area	1
To encourage positive creativity for all age groups - music, painting, gardening club	4

What should the neighbourhood plan identify as non-designated heritage assets?	Agreement dots added
Open up the charity land to the east of the bypass to walkers by restoring footpaths and promoting wildlife adjacent to fenland sight of special scientific interest	1
Buildings and character landscapes that are not protected already	
The river and it's environs	1
The river and common area sadly wasted asset - make sure that it is attractive to walkers, cyclists, naturalists - not just from the village	1

Note pad comments
All village growth must be made alongside growth in the necessary infrastructure

The village must continue to maintain its' present appearance
Sufficient spaces must be allowed for the new parking that will inevitably come
Any new building to be carefully analysed before planning permission is given
Keep the village footpaths

4(b) Notes for stakeholder engagement

Phone Survey of Community and Statutory Stakeholders, Stoke Ferry

This survey was conducted over the summer of 2020 by Jim McNeill

Feedback was obtained from:

- All Saints Academy
- Local Beat Police
- Little Oaks Pre-school
- The Whole Works
- All Saints Church
- SF Village Hall
- SF Playing Fields Committee

Two organisations did not respond and one, Shotokan Karate Club, no longer meets. I am still trying to contact one community organisation and will send in the results separately if/when they provide feedback.

Notes:

As it was a phone survey one difficulty experienced was that most interviewees were very keen to talk about issues other than those related to planning, i.e. road traffic difficulties.

One planning issue which did come up a number of times was the deplorable state of the Duke's Head on the Hill.

Business & Contact spoken with	All Saints Academy , 45 Wretton Road, PE33 9QJ Head: Katherine Howe
What works well in SF for your organisation?	Trusting relationships within the village (after 4 years of her headship) New staff team. More regular Parents' Meetings. Use of All Saints Church
What planning	SF is an expanding village; the school has basic drawings of a potential extra 3 more classrooms (90 pupils)

issues help or hinder your organisation?	It is a shame that the Community facilities are not more widely/frequently used.
What improvements could there be made in SF that would benefit your organisation?	The school would love to use the scout boat that is moored on the Wissey. The empty Duke's Head on The Hill would make an ideal outreach base for the school.
Notes	

Business & Contact spoken with	Little Oaks Pre-school , Wretton Road PE33 9QJ Debbie Sammonds, (Manager)
What works well in SF for your organisation?	There are lots of families [therefore lots of them using the pre-school]
What planning issues help or hinder your organisation?	Would welcome more houses provided they were built in the right manner and were affordable. [thus attracting more families to SF]
What improvements could there be made in SF that would benefit your organisation?	We have never operated at maximum capacity. Because of Corona-19 virus we have no bookings for September [at 1 st week of July] and since June we have had a 50% drop in numbers attending. Fly-tipping on the common in SF is an issue – if we are going to take the small children there, I have to go the day before to check it's OK. There is car speeding in both directions on the Wretton Road. The flashing speed light makes no difference, the road needs to be narrowed.
Notes	

Business & Contact spoken with	Local Beat Police Becky Messenger messengerr@norfolk.pnn.police.uk
What works well in SF for your organisation?	Becky said she had only been in post for four weeks.
What planning issues help or hinder your organisation?	Police have no direct input into new developments. Street furniture to protect pedestrians can create blind spots for motorists. She has experience of one such 'blind spot' where highways had said the item of street furniture would be OK, but she is unable to find a record of this as there are lots of points of contact between the Borough Council and the Police.
What improvements could there be	There is no Neighbourhood Watch in SF ~ she thinks they are a good idea, as is the 'Next Door' app https://nextdoor.co.uk/ Community Speed Watch; this has been happening in Wretton

made in SF that would benefit your organisation?	
Notes	

Business & Contact spoken with	All Saints Church , The Hill, PE33 9SF Kit Hesketh-Harvey
What works well in SF for your organisation?	Being a vital part of the village.
What planning issues help or hinder your organisation?	Lorry movements and proximity of the factory (2Agriculture)
What improvements could there be made in SF that would benefit your organisation?	The Duke's Head: needs to revert to a community focus The Square on The Hill should be used by community groups
Notes	

Business & Contact spoken with	The Whole Works , 5, The Hollow, PE33 9UU John Preston and Carol Hunter
What works well in SF for your organisation?	Being an independent community network which is not under any obligation to statutory or funding bodies.
What planning issues help or hinder your organisation?	The way in which planning issues are dealt with hinders communities and their ability to create useful resources locally. An aspiration of Whole Works is for the many community groups/committees in SF be able to work together in a way that can include <i>all</i> ideas to be aired and discussed in an on-going manner in the spirit of listening with tolerance and curiosity. To give people the confidence to share real concerns about our village to be heard. Enabling the expression and exploration ideas which may be considered unorthodox and counter to dominant narratives. Further, through the narrowness of the planning process people's real needs are not considered against market interests and the dominance of property rights. Covid-19 has highlighted this social imbalance.
What improvements could there be made in SF that would benefit	The Duke's Head on The Hill is a potentially great resource that could become a centre for SF and the surrounding area for Arts & Craft workshops/health resource offering a wholistic approach as well as culture activities.

your organisation?	
Notes	

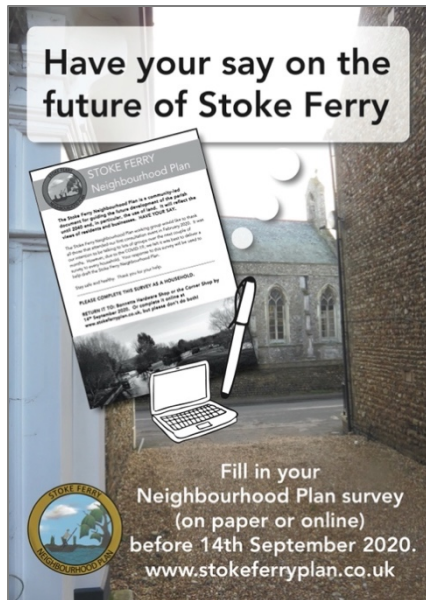
Business & Contact spoken with	SF Village Hall , Lynn Road, PE33 9SE Mally Reeve
What works well in SF for your organisation?	Good level of hiring and usage; thus meeting the aims for which it was given its lease from Favour Parker [now 2Agriculture] The village community is not too involved and many people who come to events are from the surrounding villages
What planning issues help or hinder your organisation?	The collapse of the development at the Lynn Road site beside the Village Hall. A feeling that the development will not go ahead until the factory site is developed and the housing on the Village Hall site would be more valuable, and the Borough Council can do nothing about this.
What improvements could there be made in SF that would benefit your organisation?	Having the new car park in place on the development site would be a real benefit to the Village Hall as it would be a more attractive venue for people to use and reduce on-street parking outside of the Village Hall. In the past, not building of a new Village Hall on Indigo Road, where a car park was created and is actually in place, was a great loss.
Notes	There is a lack of local people coming forward to volunteer – this affects children's activities where there is a specific adult:child ratio requirement.

Business & Contact spoken with	Stoke Ferry Playing Fields Committee Matt Kenny, Chair
What works well in SF for your organisation?	People do come out and help at events on the Playing Fields; Though, importantly, there is a struggle to get new people onto the Committee.
What planning issues help or hinder your organisation?	The Playing Fields Committee did have plans passed to build a permanent structure on the field for changing rooms, meetings, refreshments, etc. However when the offer of portacabins was made the Committee went for the cheaper option. They still have the plans that were drawn up.
What improvements could there be made in SF that would benefit your organisation?	Matt originally had ideas for Self's Field (to be a site of a Doctor's Surgery, community use buildings, etc). There is now outline planning permission for housing on Self's Field but is still enthusiastic for this to happen in some form in the village. To this end he said that different Committees in the Village should get together and come up with ideas for improving the village.
Notes	

Business & Contact spoken with	Wereham & Wretton Scout Group. Contact: Paul Smith Scout Group Leader
What works well in SF for your organisation?	We do get members and volunteers from SF, though we cover a wider area. We get publicity in the Village Pump
What planning issues help or hinder your organisation?	Nothing really comes to mind.
What improvements could there be made in SF that would benefit your organisation?	Would be interested in sharing resources with other organisations. Would be interested in: <ul style="list-style-type: none"> - We really struggle to get adult volunteers - We would be willing to be part of a local publication to all residents in SF and surrounding villages, e.g. 'Where can you can Volunteer' ~ the Village Pump is great, but perhaps some better marketing to volunteers might help all groups? - He has not skills in using social media, but, perhaps an on-line FB Forum for local volunteer coordinators might be useful - Would be happy to participate in a Volunteers Week event to publicise what we do and get more participants
Notes	

APPENDIX 5: Stage 2 - Further data collection and further consultation

5(a) Poster for the household survey

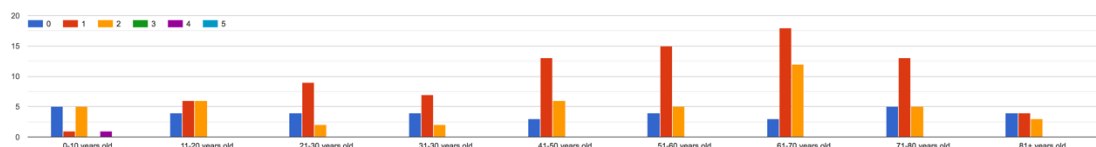


5(b) Household survey results

Stoke Ferry Neighbourhood Plan survey,
August/September 2020
83 responses in total
(51 paper surveys and 32 online surveys received)

ABOUT YOU

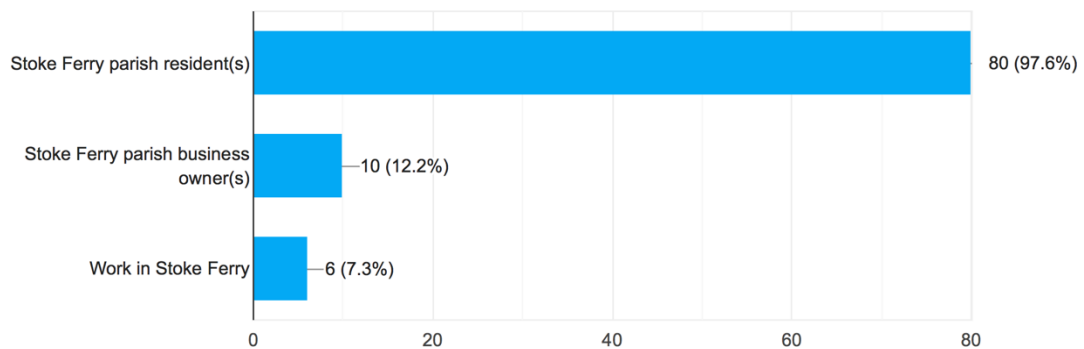
(1) Age of people in your household. Please specify numbers in each age group



Findings: range of respondent. Majority in 62-70 year old age bracket.

(2) Please tell us about yourselves (please tick ✓ one or more boxes).

82 responses



Findings: range of respondent. Vast majority Stoke Ferry parish residents.

GENERAL QUESTIONS

(3) What do you love about Stoke Ferry?

80 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • It's location close to the River Wissey • The River • The River • The river and the walks, also the tranquility of the village • River, views and walks. • The river Wissey, boating and boat traffic. Walking on the common, going to the corner shop • Riverside, walks, easy access to major routes • The river and common. The walks and bridle paths. Everyone turns up to village functions • The river 	River

<ul style="list-style-type: none"> • The character especially around the High Street and the river and open spaces • The centre village character • It isn't sprawling! • The lovely buildings and the heart of the village and the surrounding countryside • The village centre, the general rural feel of the rest of the village • Quietness and old buildings • The surprisingly varied architecture...the little lanes and nooks and crannies to explore. • Old buildings - and character • History, rural idyll, community (gradually improving) • Unique history and historic buildings • The countryside/open spaces. The friendly people. The interesting buildings and history. The river. It's unspoilt nature. • The historic buildings in the centre and the village's potential • Architectural beauty. • Old buildings, footpaths, river and boats, corner chop, proximity to Oxburgh Hall, takeaways, Oxborough Road is quite for traffic, quiet countryside, common and the 'cut', neighbours, Bonnetts, Blacksmiths, good not menacing atmosphere • Variety of architecture. Village shop, garage etc. • Unique village both historical and recent; particularly the centre. 	<p>Character and buildings</p>
<ul style="list-style-type: none"> • its a lovely quite village • The peace and quiet • Quite little village • The quietness • Peaceful community with space to breathe • Feels a safe environment for my children • Peaceful and safe environment • Peaceful. • A peaceful village and it maintains its rural character • The quiet • Small quiet village life • It's a quiet village with lovely walks • Peaceful • Quietness 	<p>Quiet and safe</p>

<ul style="list-style-type: none"> • Nice and quiet • Its rural quietness • The quietness of the village • Quiet safe sense of community. • Nice quiet village most of the time 	
<ul style="list-style-type: none"> • Accessibility to nature spots. • Country side • It rural setting • Being in the countryside and dog walking • Good walks. • Countryside, history and space • Footpaths/bridleways close by for dog walking and nature watching • There are nice local walks, mostly quiet, 	Access to nature/ countryside
<ul style="list-style-type: none"> • Friendliness of some residents • The people • Good people • Village life. • A good mixture of housing and residents • Most people are friendly. • Its been our home for 60 years (so we must like it)! • The people • The people, how quiet it is and lovely old houses • Down to earth working village. Friendly and welcoming. • general sense of community amongst the majority. • It's a true working village in the truest sense and we have some fantastic local walks • Its been my home for over 50 years. I am happy with how it is • Friendly people • Village life 	Community
<ul style="list-style-type: none"> • Our home in our quiet road with country views • The beautiful surrounding, varied countryside • Outlook from our home. 	Views
<ul style="list-style-type: none"> • Central to lots of places • The location. Enjoy the countryside whilst still being local to shops etc. Particularly enjoy the footpaths/bridleways, the local pre-school/School. • Village location • Locations and links to other places. • Well situated for getting to larger cities i.e. Kings Lynn. • My House, and the proximity of the countryside 	Location

<ul style="list-style-type: none"> • Rural location but good proximity to large towns. Many walking routes and bridle paths. Friendly neighbourhood. Continued improvement over the past 10 years. Green areas well maintained • The history, the river, the location, walks. Choice of nearby towns • The fact that it is not as 'isolated' as so many Fenland villages. It also has very enjoyable walks • Countryside; proximity of footpaths and bridleways. • Out of town/countryside. Not too densely populated - yet! Friendly place 	
<ul style="list-style-type: none"> • Chinese Shop/ Fish and chips take away corner (Buckenham Drive) and the Pub • the Chinese Take Away is excellent also [smile] • Lots of footpaths. River. Village shop. Bonnett's. Fish and Chip Shop. No yellow lines on the road. Petrol station nearby. • The open space, easy access to other amenities. We like the village atmosphere • Peaceful where we live. Friendly. Got takeaways, shop, Bonnetts etc. • Plenty of amenities • Village hall, playing field, the Blue Bell • Bonnetts! • Bonnets 	Facilities
<ul style="list-style-type: none"> • All things • Everything • I don't find anything to love about Stoke Ferry • Not much at the moment 	Other

(4) What would you improve?

77 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Traffic management • Transport Links, amenities, no factory • Traffic - speeding - reckless dangerous driving. • STOP The Common at the end of School Lane being used as an off road racetrack. A bigger supermarket • Public transport. 	Traffic and transport

<ul style="list-style-type: none"> • The bus service. Also a daily service to Downham Market, even if it is only one bus • Better public transport. 	
<ul style="list-style-type: none"> • Speeding cars in village and parking on busy roads • Reduce speed limit on Wretton Road/Low Road to 30. Provide more parking spaces in the centre of the village so that the High St and Lynn Road are not reduced to single track. • Stopping people from speeding through the village • 20 mph limit down Oxborough Road as several small children now live down there! 	Speeding
<ul style="list-style-type: none"> • Better parking for some residents, better bus service and shop • Congestion in High Street caused by parked cars. The area around the Railway Station. • Reduce on street parking. Ban pavement parking • On-road parking along high street and on bridge exiting village can be dangerous. Lack of maintenance on footpaths and bridle walks along the river. Parking for the community is required to stop cars parking in the road and/or in church car park 	Parking
<ul style="list-style-type: none"> • Better access for cycling, riding and walking. Most paths are overgrown. • Better access to the river with the potential for paddle boarding or swimming • River access to enjoy the river • Access to river - better footpaths 	Improved cycle/riding/ footpaths. Access to river
<ul style="list-style-type: none"> • Village facilities: Pub/community resource, better shop, more community activities • I would like a nice pub • Public services • More community events, more small local businesses, particularly a pub. • More joined focal community resources (e.g., one main community hub; based in centre of village; great amenities) • Having a post office back • Services, e.g. shops, schools, doctors. Heart of the village - derelict buildings made used. Road structure. More of a community in the village • Keep the Pub • A good well situated Pub or Pubs, and a better located corner shop. • Local services. More community involvement. Get to know your neighbours events e.g. Street party • Community activities. Action needed regarding Miller Arms site and station • Sport, cardio equipment, running track, velodrome • A good shop • Doctors surgery • 'Duke Head' falling into disrepair, need urgent attention. • We would like a local pub. A bug for people to meet and come together to make friends. More village amenities like Post Office. Bakers with local produce. 	Village facilities/ services

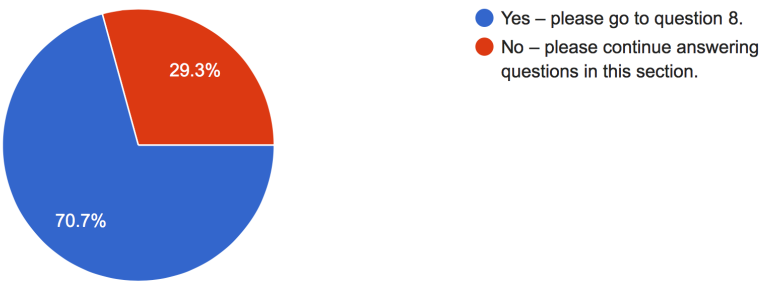
<ul style="list-style-type: none"> • Stoke Ferry badly needs a Post Office again. It also needs a green at its centre - instead of the mill and lots of housing • Re-opening of pub. • 'Save the Bluebell'. Invest in playing field • The playing field. • I would like more things happening within the village • Turn the old Dukes Head by the church into a cafe / restaurant/ pub. • Bus transport, bigger school, doctors surgery needed • More facilities including doctor's surgery. 	
<ul style="list-style-type: none"> • Park for families to go out with their kids would be awesome. Surgery GP as some of us doesn't drive. Coffee shop and a little bit bigger shop for essential goods to buy . Nursery is too small for amount of parents and kids to wait in when it's raining. Bus stop plus zebra crossing on a bent road where old bus stop is . • More facilities for the children 	Facilities for children
<ul style="list-style-type: none"> • General appearance • The field at the back of our garden needs tidying up, full of brambles and weeds. • The centre of the village and all the derelict buildings • The overgrown land on Furlong road and around the village hall • Road surfaces • Centre of the village and village hall area. Tidy up of the whole village. • Tidy up a bit • Centre of village buildings neglected and not being used to full potential • Keeping above trimmed/mown better • More paths at edge of village. DO NOT SPOIL THIS VILLAGE BY BUILDING TOO MANY HOUSES - LOOK AT ELY • The state of the dilapidated pub and buildings/plots for sale. It would be great to see the village pub again. Old railway yard, land around the village, old pub in square, next Indigo Drive • Up keep of village • The design of new houses - to make them more visually attractive and interesting as well, of course as making them much more sustainable. • The poor state of properties in the conservation area. The 'satanic' mill. Usage of the village square and revitalisation of the old pub thereon. • The old wood yard • Most of the village, the mill to be demolished and certain areas/properties old and new to be cleaned and tidied up • The appearance of the 'semi-derelict' buildings near the Hill. Parking for the Village Hall. The Bus service. Facilities and activities for young people • Completion of shut building sites - start but not finished!! • Redevelopment of empty sites! • Get something done about the derelict buildings sites. Tidy up verges and hedges. 	Appearance/ regeneration/ design

<ul style="list-style-type: none"> • Places that are boarded up. • Scruffy view from bypass (especially near to roundabout) and farm? Lots of run-down buildings in centre of village. Ugly factory buildings and run down. Bypass noisy from Oxborough Road and some racing up and down. Fly tipping and rubbish little mans Way footpath nr bypass. No delivered parish magazine (Oxborough had 3). Garages nr Buckenham Drive. Footpath end of Littleman's Way impassable in winter and had to left Labrador over gate!! • The centre • The whole village is an untidy mess, it needs cleaning up • The area around 2Agriculture and the shop • Renovate and use the listed buildings around The Hill. • The derelict Duke's Head • Improvements around the centre of the village, for example redevelopment of the land the mill stands on. 	
<ul style="list-style-type: none"> • Including existing and new businesses • More workshops/office units needed. 	Businesses
<ul style="list-style-type: none"> • The air • The removal of the factories, which were favour parkers. There is sometimes a foul smell coming from these factories which needs addressing. 	Air quality/ smell
<ul style="list-style-type: none"> • Get ride of the feed mill • Remove the factory - heavy lorry traffic • Relocating the agricultural factory would be a beginning. The village centre could be made more of a feature including the restoration of old King's Head, which is an eyesore. • Removal of 2 Agriculture ASAP. More community events such as a Horticultural Show, Open gardens • Remove the mill. Renovate the historic buildings. • Encourage the factory to move. Could be more attractive. Post office is missed and even though I personally don't use it I believe the pub or other communal venue is needed. • The factory leaving & a tasteful redevelopment in its place • Get rid of mill, which is a cancer and blot on all our lives, discouraging other businesses and making us Breckland's Cinderella • Get ride of the Mill! It will transform the village back to a normal, rural village with an obvious centre • Remove the Mill. Reinstate the Post Office/medical centre/more shops/better bus service. Reduce car parking on streets. Traffic slowing through village • Re-location of factory with nice houses. • Remove the Mill/Granary and subsequent heavy traffic • Without the animal production plant. 	Mill
<ul style="list-style-type: none"> • Drainage • Nothing • Nothing • Parish Council - to public accounts and explain where rate payers money goes, to unknown and what for with receipts 	Other

HOUSING NEED

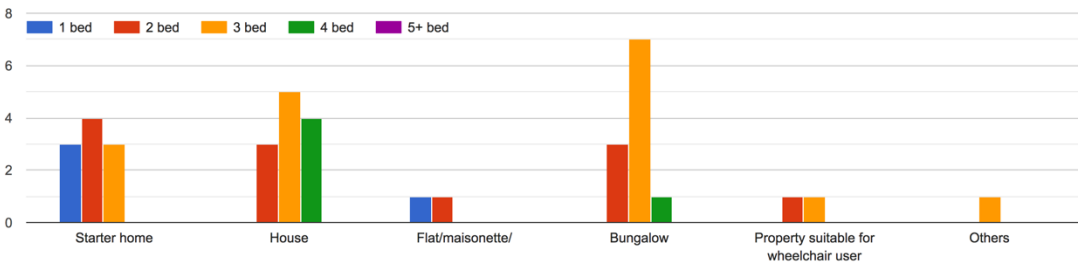
(5) Please indicate whether you or a member of your household (i.e. yourself, older children or dependents etc.) is likely to be in housing need within the next 5-10 years. My current home is likely to be suitable for all the people that are currently living in it, for the next 5 years (please tick ✓).

82 responses



Findings: significant number of respondents ticked 'no' to 'my current home is likely to be suitable for all the people that are currently living in it, for the next 5 years'.

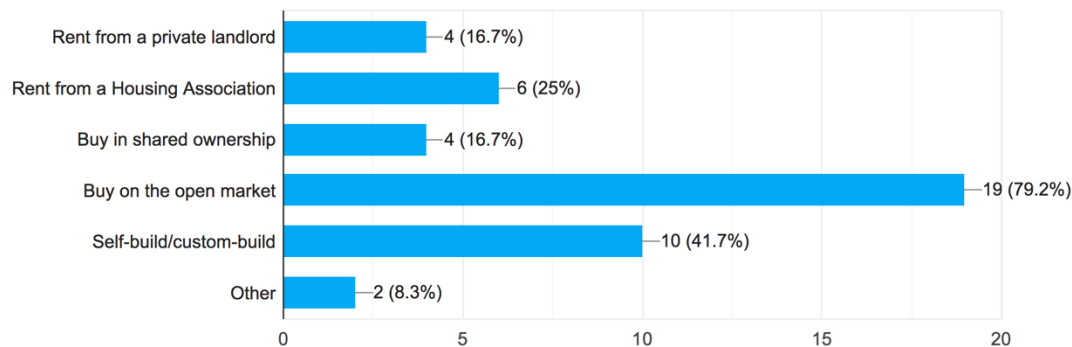
(6) If you, or a member of your household, are seeking a new home within the next 5 years, what type of property do you think you would be looking for? (Please tick ✓ the kind of property that would best suit your needs).



Findings: shows, in particular, a need for 1-3 bedroom starter homes, 2-4 bedroom houses and 2-4 bedroom bungalows

(7) If the following were available in Stoke Ferry, which would you be looking for? (Please tick ✓ one or more box)

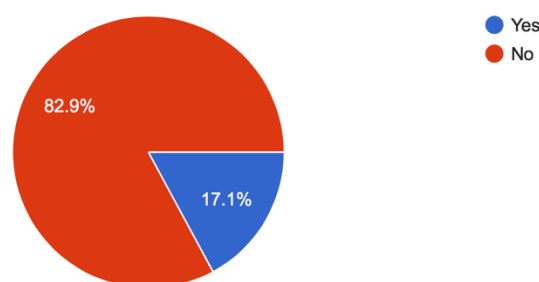
24 responses



Findings: shows an interest in buying on the open market. Other tenures also need consideration

(8) We are likely to have a development of self-build and/or custom-build properties within the village. Are you interested in building your own property within Stoke Ferry?

76 responses



Findings: shows some interest in having a development of self-build and/or custom-build properties within the village

(9) What do you think is the most important aspect of Stoke Ferry's local character?

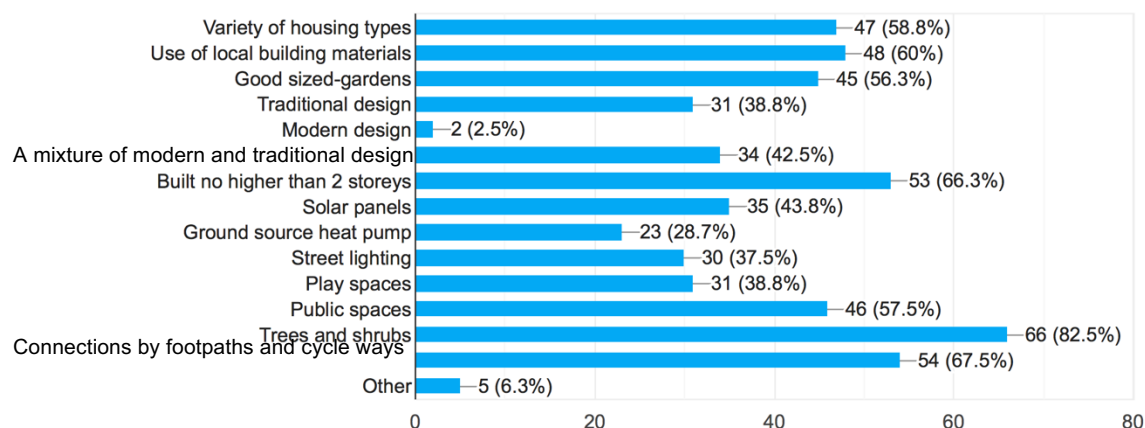
66 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • It's rural feel • That it is a workmanlike, agricultural village • The surrounding countryside • Near the countryside • Its rural character and it is virtually surrounded by green belt land. There are green areas between the villages that must be maintained. • Access to good walks. • The river 	Rural and river
<ul style="list-style-type: none"> • Different types and character of houses • The mixture of old and new buildings. • diversity, its nice to see different types of buildings • Diversity of housing • Individuality of older buildings and open areas/spaces • A real good mix of housing from old listed buildings to newer housing and social housing. 	Variation in design
<ul style="list-style-type: none"> • The Historic Buildings • Historical history of the village. Diverse community. • An interesting blend of all members of society. Historical links to a busy working village. • The survival of a lot of older, interesting properties. A beautiful church building. • Village buildings range from medieval to the 2020s - diverse. Access to countryside and river walks. Local wildlife amazing. • Lovely OLD houses. The river. • The historic buildings in the centre of the village. • The period buildings and local nature reserves i.e. the common. • Its ancient buildings and street view • The historic buildings • The old buildings i.e. Cottages, 3/4 storey buildings, the Railway station, the 'Crinkle Crankle Walls', the River Wissey, the Windmill Tower, the Village Hall, the Blue Bell PH • History, countryside, river and forest, potential (as yet unfulfilled) as Breckland jewel • Some fine old houses that have been sadly neglected • The river and the historic buildings • The organic, random way the centre has evolved • The presentation of all historic buildings. The removal of the Mill. The development of the Dukes Head as a useful asset to Stoke Ferry • Lovely old buildings. River • History and character of the village. Especially High Street etc. • The older houses • History, architectural styles, period styles • Flint/gault brick/slate roofed buildings and iron railings. Grand Georgian and Victorian buildings in centre of village. The river and boats, especially house boards. The church and churchyard. Mansard roofs 	History/ Heritage

<ul style="list-style-type: none"> • The unspoilt character of its original buildings • Some of the old historical properties • Its history and lovely old buildings 	
<ul style="list-style-type: none"> • Open spaces, no overcrowding and, at present, no further new estates!! • Ideally keeping the character feel (in build and number of new properties). • Some lovely character buildings • To be kept as a small independent village. Would rather see no further development. • NOT a through route for lorries • Stay as a small village • The high street, the river, the common, the church • The way each area of our village has its own unique character. • Traditional brickwork of many of the buildings. No yellow lines on roads. Shops in the village (pity there are not more !) • Quietness in a rural area with properties in keeping with the surroundings • Area around the hill and church • To remain a separate village and not expand into surrounding villages or let them expand towards us 	Character
<ul style="list-style-type: none"> • The village centre with the church • The High Street is nice but local character is lacking due to the loss of Pubs and the Church. 	Village centre
<ul style="list-style-type: none"> • it is central to D.Mkt, Swaffham, King's Lynn, Brandon and Thetford. Also near to Bury St Edmunds • Village location • The fact that it is not overcrowded 	Location
<ul style="list-style-type: none"> • Community spirit • Community • Restoring community • Community • Friendliness, quiet • Friendship 	Community
<ul style="list-style-type: none"> • Amenities • Blue Bell Pub • Village hall, playing field, pub 	Amenities
<ul style="list-style-type: none"> • That we have two takeaways very handy • Could be a nice village if it had a good tidy up • It has potential • Working village with good facilities but we miss the post office. 	Other

(10) What features would you like to see included in any new housing development? (Please tick ✓ one or more box)

80 responses



Findings: shows particular desire for trees and shrubs, connections by footpaths and cycle ways, built no higher than 2 storeys. Very little interest in modern design, however a mixture of modern and traditional design was supported

(11) Are there any design criteria that new developments should include?

59 responses

Actual responses	Generated category
<ul style="list-style-type: none"> Eco-friendly Should be passive houses if at all possible: cheap to run, good for the environment. genuinely blend affordable/public housing in with other types. Green areas. Eco materials and energy efficiency Charging points for vehicles. ECO friendly. More sustainable (solar PV, water harvesters, passive house etc.) Eco friendly Sustainable and fully accessible buildings. Good pedestrian access. Designs which have in mind the creation of conservation areas in the future. Eco sustainable no over-development, must include gardens, green areas Triple glazing up to date top range insulation 	Environmental
<ul style="list-style-type: none"> Would be nice to see features using flint in properties Variety - now rows of identical boxes Don't make it look like legoland Traditional building materials used in a traditional way. Iron fencing; house set back with front gardens Well designed - not cookie cutter. Good quality. Individual & unique designs. 	Architectural detail

<ul style="list-style-type: none"> • Each development should have either modern or traditional style houses , but not both. Be built with good quality, local materials. • Tasteful imaginative designs - instead of the really awful buildings that have been built! • No. Take each development and consider it on its own merits. Different design criteria may well be appropriate depending on where it is isolated with the village • Should be as character not just utilitarian. Should have style and empathy. Leave a legacy for 21st Centre and future • Traditional designs. Good amount of room on site 	
<ul style="list-style-type: none"> • In keeping with the village • In-keeping with the character of the surrounding houses and area, also provision for additional amenities, such as a doctors surgery, larger school, transport links to support the additional persons living in the village as a result of the housing. • Total respect for destined architectural legacy, esp. in conservation area and its surrounds. Medieval street patterns not volume development. Cul-de-sacs and ghettos. HGVs ban in centre • To blend in with the SF rural aspect - NOT stand out like sore thumbs • It should be sensitive in design to sit well with the many historic buildings • All should be designed to fit in and compliment the village • Vernacular awareness • Flint and gault brick details to reflect local vernacular. The new 'toll house' has some nice in-keeping features - including sash windows and slate roofs. New buildings should not 'jar' with existing buildings 	In-keeping
<ul style="list-style-type: none"> • Small enclaves would be nicer than large rows of housing • Do not want large new developments 	Layout and size
<ul style="list-style-type: none"> • A social space as in free. No 3/4 story houses and blocks of flats or large purpose built retirement homes. 	Height
<ul style="list-style-type: none"> • Not over crowded. • Sensitivity to the number of new properties within the current size of village and the local residents. • Resist temptation to build at density - give people space and doorstep greenery • Do not jam 100 square boxes into a minute space. Bigger gardens, more trees. (2) Thoughtful planning which integrates new builds into the environment - not focused on maximising profits • Proximity between houses (as much as possible) 	Density
<ul style="list-style-type: none"> • Brownfield first 	Location
<ul style="list-style-type: none"> • Wide roads • Trying to ensure the use of current access points, and not having to introducing new ones, just because of the numbers). • Access roads which do not impede on environment existing too much. 	Roads and access
<ul style="list-style-type: none"> • At least 2 parking spaces per property plus plenty of visitor parking spaces • Plenty of parking off road 	Parking

<ul style="list-style-type: none"> • If and when the mill is redeveloped I am strongly of the opinion that it would be a great asset to the Lynn Road area to identify an area of parking on the edge of the development that abuts Lynn Road, so that local residents could park there. This area is sometimes not easy to navigate and I do realise that the houses in the area have no alternative but to park on the highway. • Off-street parking • Off road parking for 2 or more cars • Must have off street parking • No parking on side road • On and off street parking. 	
<ul style="list-style-type: none"> • Housing to be restricted as schools and doctors could not facilitated big influx of residents • A bigger doctors surgery • Shops • Upgrade village hall, health services. 	Infrastructure
<ul style="list-style-type: none"> • Green space • Open space • Open spaces • Green space, good parking, hedges and trees 	Green and open space
<ul style="list-style-type: none"> • Development should be varied with different levels to meet different levels of need (i.e. some social housing). • We have enough big executive homes! What is needed are more modest affordable ones 	Type and tenure
<ul style="list-style-type: none"> • Limited unnecessary flood lighting 	Lighting
<ul style="list-style-type: none"> • It would be good if some local businesses or local work-place setting could flourish for local residents - thus trying to improve local work options, help less driving and hopefully improve and sustain the local infrastructure/facilities. • Large workshops, garages for hobbies and small business. Large out buildings 	Businesses
<ul style="list-style-type: none"> • Not sure • No • No • none • All the above • No more that we've ticked above • As above • Plenty of discussion • NA 	Other

(12) What should happen to the derelict buildings in the parish?

79 responses

Actual responses	Generated category
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<ul style="list-style-type: none"> • Refurbish where possible to modern standards • Where possible they should be restored/renovated to make best use of existing stock with lowest environmental impact. • Be restored • Either done up in the original style and open for tours or refurbished up to a modern standard for the larger families • Sold , dismantled or refurbished in to new homes or shops • Renovation • Renovate • Renovated where possible/economically possible. • Regenerated • Re purpose • Refurbished • The buildings which back on to the mill.....The fronts should be restored to their formal glory. they could so add to the street scene • Do them up! • Restore • Should be restored a.s.a.p. • properly refurb and use!! • They should be renovated and not be allowed to get into disrepair • They should be subject to compulsory purchase orders if not kept repaired • Develop them to retain 'character' as much as possible. • Renovated where possible. • refurbished • These should be renovated • Redo derelict buildings up for use • Current owners should be forced to tidy them up and sell them on if they are not wanted • Restore them • Refurbished before new development • Refurbish and modernise if possible • Restoration is preferable • Restoration if possible. Particularly Duke's Head, The Crown Hotel, The old butcher's shop next to the Crown • Put to good use • Derelict buildings are an eyesore for the village. We need to improve the look of Stoke Ferry and make it a pretty village with local residents helping to make this happen • Brought back to life and refurb • Should be sold off privately and character maintained • Refurbished before 'new builds' • Be made liable • Where financially viable refurbishment particularly where there is historical or architectural value • To be refurbished, repaired etc. etc. • They should be brought back into use • Be renovated • Offer them for conversion? • Re-furburbed and sold 	<p>Refurbish/ renovate/ restored</p>
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<ul style="list-style-type: none"> • Compulsory purchased and converted into housing that people would want to live in! • Restoration for private living • Should be used for commercial and housing • Renovated and lived in • They should be used for housing, which would resume the number of new houses to be built • Brought back to life - made into homes or businesses • Bring them back into use - financial encouragement. To help local businesses to renovate and use them • They should be privately sold if possible - home ownership would be best way to restore them. • If possible renovate back to living accommodation • Incorporate into new housing to provide public buildings • They should be renovated and used for housing or amenities, whichever would best serve the immediate community. They should not be used as HMOs • They should compulsory purchase especially the old pub in the square and then developed, may be into a social housing project. They should not be left derelict. • Compulsory purchased by our Borough Council, remodernised and turned into affordable, rented accommodation. The Dukes Head and the Blue Bell Pub should be priorities in this area. • Renovated and used ! Cafe/pub / restaurant, offices , housing. • They should be re-invigorated and potentially re-purpose, particularly the old train station • If barns? Rebuild into homes • Compulsory purchase order to restore and make habitable these old listed buildings - somewhere for folk to live before building more • Sold and may be turned into living accommodation • Compulsory purchase. Former Duke's Head and Blue Bell community-purposed. Surgery, small shops, start ups • They should be renovated so that they are habitable • Historic buildings should be preserved and put to good use. Possibly as flats or starter homes, or even business premises • If possible refurbished for sale or rent, as business/residential use • The Duke's Head is ideal for a conveniences store, low-rent flats, offices, cafe/restaurant/pub, all sorts • They should be renovated and out to use - housing, workshops, cage, restaurant • Most are listed!!! They need to be refurbished as houses and/or commercial (pubs etc.) • Renovation and new purpose. Upgrade for single people • Restored wherever possible and used for residential purposes 	<p>Convert into housing and/or business use</p>
<ul style="list-style-type: none"> • Ideally brought back into a reasonable standard that could be used. Perhaps - is there a way they can be bequeathed in a 'Trust' type setup? Allowing their use for a local hub/community space (perhaps with a local Post Office, local GP surgery, local business/community-run opportunity. 	<p>Community use</p>

<ul style="list-style-type: none"> • Turn that into the village hall? • Turn into sport arenas • Brought back to life and used for community use 	
<ul style="list-style-type: none"> • they need redevelopment. could be knocked down and start again or renovated but leaving as they are is an eyesore • Demolished to make room for new houses. • Pulled down replaced with modern housing • be assessed as to use for development or demolished and new building put in place. • If they cannot be restored, then they should be replaced by traditionally built properties. • Be removed if they cannot be maintained • Try to rebuild if of historic value but otherwise demolish and rebuild more practical housing or buildings 	Remove

(13) There are 22 listed buildings in Stoke Ferry. Through the Neighbourhood Plan we can also identify other buildings and historic features that are important to the parish. What do you think we should include?

56 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • The Craftsman Cottages in Oxborough Road • The cemetery and its memorials at the rear of All Saints Church. The old quarry wall along Furlong Road (Drove?); it should be rebuilt by the Borough Council using traditional stone materials. A History Trail would be most useful; marked by attractive signage/maps. pointing out both features as well as the people who lived in each house. • Cottages in Oxborough Road (especially craft mans). • C19th houses on Bridge Road. • Iron railings 	Specific
<ul style="list-style-type: none"> • Mill Tower - Boughton Road • Mill tower 	Mill
<ul style="list-style-type: none"> • Are the station buildings listed? • The old train station if at all still possible • The railway yard buildings • The station, this needs to be put to use and the site cleaned up and hoardings removed. It has become an eyesore unfortunately. • A plan for the Railway Station • For info required i.e. railway station. • The old Station buildings 	Old train station
<ul style="list-style-type: none"> • The church • Reading rooms by the Dukes Head • Church? • Churches 	Church

<ul style="list-style-type: none"> • The Bluebell should be included as a historical feature/building within the neighbourhood plan • The Bluebell • The Old Pub/Hotel in square and the manor house/hall currently part of the mill along with other houses owned by the mill and there should be made for people to live in. • The Bluebell • The Duke's Head. All the houses currently owned. The Blue Bell Pub. By the Mill/Ag2 • Blue Bell pub building. 	Pubs
<ul style="list-style-type: none"> • The centre of the village is ugly (around the current factory and village hall) so ensure it aesthetically pleasing. • Buildings around the village centre. • Keeping High Street intact - removing street signs that one of no use - as no one bothers • High Street grade II and II* buildings owned by Mill, together with enough land to make them viable dwellings their former service. Buildings reconstructed to original layout as artisans workshops. The river bank, sluice gates and common! The houseboat moorings • Unspoilt street views such as the cottages on Oxborough Road etc. The hill square and the Dukes Head and Blue Bell • Houses in front of the factory and all down the high street. Church and houses around it 	Centre of the village
<ul style="list-style-type: none"> • Protection of local bridleways • Protect open spaces 	Other
<ul style="list-style-type: none"> • Any building that has a significant history or is a landmark • Things which capture the working, agricultural nature of the village. Not just the picturesque. • The listed ones refurbished and made use of • Not sure . • History • Not sure on this aspect myself. Thinking aloud - they all need to be sustainable and able to be maintained. Otherwise, it would be difficult with their on-going upkeep. • buildings that use local materials and craftsmanship • All old buildings • As above, if they are not already listed • Nothing springs to mind • Properties that are 100+ years old • We need to know what all the 22 listed buildings are 1st • Stone walling rather than brick. Railings that match the age of the building. • There is a good list in the Conservation Area document. Anything over 100 years old that has retained its original character • Buildings with features of interest not just age. • All of them • Keep them in good order for the future generations • Keep them in good order • Refurbish them 	General

<ul style="list-style-type: none"> • All historic features • Having not the list of 22 listed building and features. How would I know what I think should be included • Not qualified to say • Really not sure about this • All historic building • Don't know which buildings are listed so cannot comment • Any building/structure pre-1920 as an historic legacy. Too much in this country has been destroyed (NB Kings Lynn) • Those within the conservation areas, even though not listed • I think the 22 is plenty • All of them • Any properties over 100 years old 	
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NATURAL ENVIRONMENT

(14) What do you value most about Stoke Ferry's natural environment?

64 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • The river • The River • The river and common and access to it. • The river • The river • River Wissey • Being to walk down by the river, seeing wildlife and getting away from it all. • The river, the views over open countryside • The river and open spaces. • The river • The river, cut off channel and being able to exercise away from roads • River • The river and the wildlife that use it • The river, the common, the proximity to the Breckland and Thetford Forest national park. An amenity Norfolk landscape district from the coasts or the Broads • River, lots of places to walk. • Tree, the river, scenery, open spaces • The river and the common • The river and the common • Stoke Ferry common • Area long the river • Being near to the river • The river. Open countryside 	River and surround including the common

<ul style="list-style-type: none"> • The riverside. The village should make more of its location on the Wissey • River and common 	
<ul style="list-style-type: none"> • The tranquility, the variety of wildlife. • Wildlife & peace • The wildlife • A range of birdlife especially birds of prey are attracted by the variation of land use. The road verges have been left for much longer than usual which has made for more varied plant life rather than grass. • The wildlife, being able to go for walks • The diverse habitats, river, meadow, woodland e.g. Wildlife, birds, insects • The wildlife, which needs protection and help from thrive. Turn off the street lights is a fundamental requirement for that • The river Wissey and views over the Fens. The range of wildlife in the area. Interesting range of trees (Inc. Welltonia) in the parish lots of open spaces and footpaths 	Wildlife
<ul style="list-style-type: none"> • Accessibility to walks • Access to the local walks and pathways. More would be great • Near good walking • It is surrounded by gentle unspoilt agricultural land. There are many pleasant varied walks within reasonable distance. • Accessibility, and variety of our superb surroundings. • It's rural location, with the access to the river and cut/common • Bridle walks • Local walks around the village. Nice views we have • The river, bridleways and other public rights of way and the common • Bridleways. River. Being able to enjoy the countryside on our door step • The common and the river walks • Its relationship to the surrounding agricultural areas and the Wissey and the Cut • The walks by river • Walks and wildlife 	Walks and access to the countryside
<ul style="list-style-type: none"> • Green areas • Open spaces. The farmland around the village must be preserved. • Green open space • Public spaces, trees, river walks 	Green and open spaces
<ul style="list-style-type: none"> • Peace and quiet • Peace and quiet • Quietness • How quiet it is. Nice walks. Nice surroundings 	Peace
<ul style="list-style-type: none"> • It is not too built up and it still feels like a village • Not overdeveloped. A rich history. Plenty of access to open spaces for walking. • Green field countryside • That we have the natural environment 	Village feel and countryside

<ul style="list-style-type: none"> • The fact we are an individual community that if expanded can do so from within not be extending beyond existing boundaries. • The Common. The Public Footpaths. The open areas and the views out of the village. • Not a city • The nicer - fields - views - mostly ruined by the factory • The village is surrounded by unspoilt countryside and within the parish boundary 	
<ul style="list-style-type: none"> • Unfortunately the trees near properties have been left to get to large and wild In urgent need Of lopping • everything • The church, the old buildings, the river 	Other

(15) Through the Neighbourhood Plan we can protect green areas of particular community importance. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect?

71 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • The Playing Field and, if possible Self's Field • The play area • The Playing Field • Playing field • The play park • Green space near the park • The playing field • Playground • Existing playing fields, playgrounds and amenity areas and footpaths. • Current playing field. • The playing field & the field between the factory & the kebab shop • Playing field • Green areas within the village e.g. the play areas • Playing field • Playing field. • There are none. The playing field is already protected • The sports fields and common are already here and need to stay • Protect and invest in the playing field • Playing field. • Playing field. School 	Playing field/ play area
<ul style="list-style-type: none"> • The common, the walks along the Wissey and the fen drain. • Stoke ferry common • The common, the park and grassland near the river. • Cut off channel • The common 	River/ Common

<ul style="list-style-type: none"> • The common, the river walk, the park, large field between the factory and the seastar fish bar as deer live in this. • The common. The lake • All footpaths. The Common • The common • All long the river bank • Stoke Ferry Common. The riverside walks. Paths and verges • The Common • The moorings and riverbank • The common; it is abused and used as a car park and worse, despite signs profiting motor vehicles • Common. Riverbank • The Common. • Around and along the 'cut' and the Wissey • The river meadows and fields alongside the river 	
<ul style="list-style-type: none"> • The garden where the original village sign is • A circle around the current village buildings. green space in centre of village - size would vary depending on mill site development • The square in the village centre could become a greener space (while still allowing parking and events to take place. The grassed areas on the approach to the cemetery; these could become wild flower/spring bulb areas. 	Village centre
<ul style="list-style-type: none"> • The small curbside greenery • The field behind the kebab shop. it still has a royal charter for an annual fair and should NOT be abandoned for housing development • The Hill, Little Man's Way • The areas next to the small 'green' along Wretton Road. • The area behind the community centre. • The area along Furlong Road which is currently covered in many wild garden plants and? • On the opposite side of the road are individual tree snap shrubs and well kept • Along Bridge Road - no more developments • The common at the end of school lane • 'Self's' field (the former cattle market of 13th century Royal Charter) • The former churchyard and hill (pedestrianised with HGV ban) • The charity land east of bypass connected to Boughton Feb SSSI reserve • Green field at rear of Fairfield and Bradfield roads could be made to be a wildlife area • Those between and along the arterial routes into the village within the parish boundary • Drives and bridleways • Outside the chip shop • Area near Stoke Ferry windmill • The land between the bypass and the village. 	Others
<ul style="list-style-type: none"> • The green spaces and pockets of land around the current boundary to prevent building creep and turn the village into one vast housing estate 	General

<ul style="list-style-type: none"> • All of them • All what we have • There aren't any • All • Protect ALL open spaces. • All • All of them! • Most of them if not all • All fields in the area • All if possible. • All in the conservation areas • Think village should stay as is and not allow further building. Down Greatmans way a complete monstrosity has allowed to be built. It is an eyesore • All current areas • All of them, redevelop brown spaces..... • PLEASE SEE player Countryfile 23.08.20 ref Risby and wild areas/community • All green areas • All • All green space should be protected • Green fields. Hedge rows • As many as possible • All farm land has there is lots of empty space available or re-development • All of them • All • All green space. Too much has been lost to the expense of natural habitat • The areas that are present now • All of the above. Protect greenbelt 	
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(16) Are there any views or vistas across the parish that we should look to preserve?

53 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Views of the River Wissey and surrounding farm fields • Views over farmland from the Wissey and the drain. • The farmland approaches to the village on all sides and the water around the canal boats. • View down the river. • Areas near the river • River walk vistas, fields by Furlong Drove slope down from chalk ridge • The area around the river on both sides of the road • Views from the river footpath towards the waterworks 	River/ Common

<ul style="list-style-type: none"> • Across the river Wissey • Riverside • Around the river especially as you come within the village from the south • Across the river • View along the river from the bridge • Towards river - mainly ruined by the ugly factors • The common • The south side of the river Wissey • River vistas • Any land surrounding the river 	
<ul style="list-style-type: none"> • Views across to Oxborough and Boughton • The best views are mostly looking away from Stoke Ferry, i.e. from the river and up to Boughton. • The views from Oxborough Road gardens to Boughton. • From the cemetery towards Boughton. 	To Oxborough and Boughton
<ul style="list-style-type: none"> • The views along the High Street • On the edge of the conservation area. There does not need to be development that detracts from views between here and elsewhere, e.g. across the valley between here and Boughton. Lets maintain the individuality • The view up the High Street is beautiful and should never be allowed to be altered • Once the factory buildings have gone, we'll have some nice vistas to preserve! • Fields behind High Street towards A134; • Westward up listed conservation High Street, by removal of eyesore mill. View of hillside settlement from Norwich, i.e. development beyond present northern boundary 	High Street/ village centre
<ul style="list-style-type: none"> • The views either side of school lane • Views across open fields from School Lane • From old School Down School Lane 	School lane
<ul style="list-style-type: none"> • Standing on the viaduct looking down the New Cut toward Wretton • Selfishly, the area at the back of my bungalow that looks towards Wretton - beautiful sunsets • Well if we get rid of the factory buildings I should guess there will be a stunning view out towards Wretton 	To Wretton
<ul style="list-style-type: none"> • Furlong Road from the A134 across to the ex windmill. • Furlong Drove to Oxborough Road. 	Furlong Road
<ul style="list-style-type: none"> • We are too flat for 'vistas' but the bridge approach from Whittington is nice, as is the high street. • Views across the Fen towards Wittington. The dark skies 	Approach from Whittington
<ul style="list-style-type: none"> • All areas near the old windmill • All street scenes, views of the windmill, church 	Windmill
<ul style="list-style-type: none"> • Vistas to the south e.g. along Bridge Road 	South
<ul style="list-style-type: none"> • All of them • Not sure • Just leave as is • All if possible • If possible 'all' 	General

<ul style="list-style-type: none"> • Existing views. • All current • See question 17 • Many of the views are spoilt already by numerous cables cross-crossing the village streets. The view of the river spoilt by the ugly modern bridge • From the parish across the fields all around • The views from all of the footpaths • New to area • None • All pathways all green areas • Green fields and foot paths • Any existing • None that springs to mind 	
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(17) We are thinking about identifying a 'strategic gap' – land between Stoke Ferry and neighbouring villages. If we want Stoke Ferry to continue to be a distinct settlement, where should a gap be maintained?

61 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Between Stoke Ferry and Whittington on Bridge Road • Whittington bound • Between Stoke Ferry and Whittington • Between Stoke Ferry and Whittington • Whittington • Between The Bull Bridge and Whittington, also from Oxborough Road to Whittington along By-Pass 	Whittington
<ul style="list-style-type: none"> • Wretton • The A134, River and at the current boundary between Stoke and Wretton.. There is ample opportunity to develop / re-develop land within those boundaries. • Between Wretton and Stoke Ferry • Wretton Road • Between Stoke Ferry and Wretton. • Between Wretton and Stoke Ferry on Wretton Road from the school and the Ivy House Farm • Wretton • Between SF and Wretton. The buffer area between the village and the by-pass should be maintained at all costs. • Stoke Ferry - Wretton • Stoke Ferry Wretton • Wretton Road • No.86 Wretton Road is where the gap between Wretton and Stoke Ferry should be maintained. • Between SF Lynn Road and Wretton. • Between SF and Wretton 	Wretton

<ul style="list-style-type: none"> • All round the village in every direction - although the 'gap' between Stoke Ferry and Wretton has already gone • The fields between Stoke Ferry and Wretton and SF and Boughton • Between Stoke Ferry and Boughton. Between Stoke Ferry and Whittington Hill. Leave existing gap to Wretton - don't allow more infill here. • It is as good as connected to Wretton? Other villages seem too far away to connect and the village is surrounded by agricultural land • Between Wretton and Ivy Farm 	
<ul style="list-style-type: none"> • Between Wereham • Between Wereham and Stoke Ferry. • A gap is ESSENTIAL. It is currently clearly defined between Wereham/Whittington and Stoke Ferry. This should be maintained. • Between Wereham and English's Garage. 	Wereham
<ul style="list-style-type: none"> • A level between village and the main Downham-Thetford road. Otherwise, the village is likely to become an off-shoot housing estate of Downham. • from the bridge to the roundabout • From Furlong Drove along Lynn Road to the A134 • From the end of Lynn Road. From the houseboat settlement on river. If the factory goes these areas could be used for development and there would be no need for expansion into surrounding countryside. • Land with views either side of Bridge Road, coming up to Stoke Ferry parish boundary • The bypass, Whittington roundabout and Wretton. • Both ends of village • Behind historic parkland to north of high street properties, in order to maintain historic hill top aspect of Fenland village pre-1680 (cf Southerly, Boughton, Hilgay, Ely) EAST of Charity owned wood adjoining A134, south of River Wissey • Between the village and the by-pass but where else - don't know • The fields around the bypass should not be built on. There should not be any building between Stoke and Wereham or Wretton • Between the river bridge on Bridge Road and the A134 roundabout 	Others
<ul style="list-style-type: none"> • YES • I don't think a strategic gap is important; we should make use of all available space for the future generations • Around existing development boundary • Do not change current gaps • Yes • As above, between here and Field Lane • Leave as is • Maintain gap • To be kept as they are now. • as it exists currently • Between any other close villages. Why join them all together. • Agricultural land is the natural barrier - and should be maintained but we should not stop reasonable and balanced development. • On the neighbouring villages as it is 	General

<ul style="list-style-type: none"> • Where is it at the moment? • see 16 • Everywhere - keep village separate • Isn't this obvious ?! • Not really sure • Any land encompass SF • Keep the village envelope as it is • Please see previous item 9 • At the borders with other villages • Nowhere. Stoke has ribbon development all the way along its roads out of the village - why not continue that? • Where the gaps currently are. Otherwise there will be an eventual merger with other villages! • The village should not be allowed to expand outside of current parameters. Good use of existing brownfield sites should be encouraged 	
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(18) Where are there areas of flooding in the parish?

49 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Bridge Road • Cellars on Bridge Road. • Bridge Road • On Bridge Road • Bridge Road 	Bridge Road
<ul style="list-style-type: none"> • River plain though Dept. Environment should have details of the various categories • River walk • I'm not sure about this. I know the River Wissey would frequently flood before the fishing pit was established • Either side of the Wissey...though the fishing pond/lake does act as a natural overflow area. • One assumes by the river and lower lying land • Near river where boaters/fishermen park 	River area
<ul style="list-style-type: none"> • Both sides of the bridle path • Written Road - there are areas of concern when we receive heavy rainfall as the water runs down the road and the drains cannot cope. • Flood risk is high in Great Mans Way • Behind the railway station • Pretty well everywhere except the top of the hill. Too many ditches are not cleared • Between Bridge Road and Gateman's Way (CEA flood map) • South of Bridge Road and Wretton Road • High street but that's down to old drains • Wretton Road 	Others

<ul style="list-style-type: none"> • Not aware of any • Nowhere • Unknown • Don't know • Only one we know is the field drain at the bottom of our garden because it hasn't been cleared for years. • don't know • Not sure - I am guessing towards the Wissey river • Not encountered any • Are there any? • Don't know • No idea. • Not aware of any areas. • None known • You should know and therefore not allow building here. It's there for a reason. • Don't know • Don't know • None that we know of • None • Not aware of any • Not known • We don't know! • None to our knowledge • We are not sure about any flooding areas • Don't know • None that I know of • I don't think there are any areas! • We must already have this information • Unknown • Don't know 	General
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(19) What should we be doing to reduce our impact on climate change?

60 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Get rid of The Mill and reduce through traffic • Closing the factory • It's been done by closing the factory unfortunately • remove the factory and lorries from the centre • By closing favour Parker factory this would stop HGV lorries polluting the atmosphere in the village • A major step in the right direction is to remove the factory. The potential for renewable sources of electricity should also be looked at for commercial buildings. • Removing environmentally indefensible mill and banning HGVs from centre 	Mill

<ul style="list-style-type: none"> • Carry on with the re-development of the factory • Get rid of the animal food production plant i.e. particulates in the air, lorries etc. 	
<ul style="list-style-type: none"> • Specifying good Eco design requirements into any new build • Building requirements • Identifying ways to convert as many homes as possible to renewable energy and reducing energy usage. Requiring new homes to use renewable energy. Could we sink a ground heat pump thingy that could be used communally somehow. • Taking every opportunity to install solar panels on new developments and ground source heating systems. • Improved building and insulation in ALL new-builds. Perhaps including eco-green energy options. Better Broadband for village, allowing potential for less driving and more remote/home working (relevant in this COVID world). • Solar panel etc. on new housing • Ensure that new builds are environmental as efficient as possible • Solar panels • More eco-friendly homes. • All new housing to have solar panels and the environmentally developed • Increase use of solar panels. Building eco-friendly homes • All new homes to have eco credentials • Try to get a large contract for homes to get solar panels at a group discount price • Build new houses which have ground source heat pups and put solar panels on the roof of any community buildings • Eco housing 	Renewable energy/ building design
<ul style="list-style-type: none"> • Bigger and better local recycling facilities locally, plastics, glass, paper, drinks, cans etc. • Fabric and plastic bag recycling bins • Recycling as much as possible. • Cutting down on single-use plastic • Composting. 	Recycling and composting
<ul style="list-style-type: none"> • Allotment gardens. Planting of more trees. Wildlife areas including wild flowers to encourage wildlife (i.e. insects, bees) • Keep the trees and cut back on traffic going through the village. • Plant more trees • Planting more trees - possible a village orchard, with the potential for gathering without the need to drive to it • Plant more trees; use eco-friendly building methods and materials • immediate - plant more trees, medium to long term look at energy saving building • Plant trees & encourage residents to embrace permaculture practices. • Seek more places for the community to plant trees. Have new housing that aims for zero-emissions to meet stated local and national targets. • Planting/preserving trees • Plant more trees on scrubland areas 	Trees and green areas

<ul style="list-style-type: none"> • Not remove trees etc. 	
<ul style="list-style-type: none"> • More green buses, cycle lanes • More transport links. • Encourage use of green energy and safe cycle paths • Drive less, exercise more • Walking/cycling e.g. allowing time to walk to (for e.g.) the shop, school instead of driving. So better/more footpaths and cycle paths. Reduce solid fuel use • Use more green energy. Stop building homes where people have to drive everywhere to work and amenities. Cycle routes • Improve public transport. Encourage amenities and services within the village • Driving less. Walking more. Recycling more. Eating less. More accessible and cheaper public transport • Seeing fewer people in their cars. Seems some almost like in them!!! • Better bus service to reduce car journeys • Use our bus correctly • Cycle lanes, electric car charging points. Wind/solar power? 	Transport
<ul style="list-style-type: none"> • No idea if Climate Change is something we can affect - but pollution control is worthwhile and should include a coherent public transport strategy. • Get rid of polluting factory and waste being duped into river • Green spaces • Ensuring new builds are various in size, respecting vernacular history, not merely 304 bed uniform. Decent users, local shops. Restore derelict present buildings, before building new ones (e.g. railway, high St., Dukes Head) use of River as transport/freight • Solar powered street lights. By organic and local wherever possible. Grow your own veg and fruit. Local allotments • Follow government guidelines and regulation on all open fires • The box isn't big enough to answer this. Unless you're going to include land for a windmill or a solar farm in the NP, the solutions are out with it aren't they? • Bring back the veg caddies. Put bins in the common for rubbish and dog poo. • Create green and wild flower corridors. Isolated green areas have limited value. 	Others
<ul style="list-style-type: none"> • The small things, these then make a difference on the big things • Hard to answer . • Build as few units as possible although we already known the local plan incorporates 400 units which is already too many. • Avoid building too many new houses which prevent natural drainage • What climate change? • Stop housing developments • Don't do new builds • Stop building unnecessarily. We are a small village. We do not need anymore houses 	General

COMMUNITY AND SERVICES

(20) What services do we need as the village grows?

78 responses

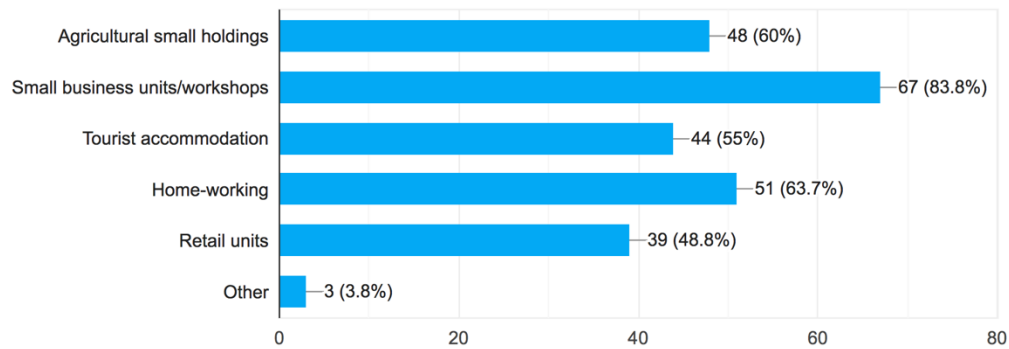
Actual responses	Generated category
<ul style="list-style-type: none"> • Doctor's Surgery • Dr. Surgery • Doctors • GP surgery • Doctors surgery • Pop up doctors surgery • Doctors • Plus the obvious health centre • A medical centre • Surgery • Health and medical services • Doctor surgery • Bigger drs surgery 	Doctors surgery
<ul style="list-style-type: none"> • More shops • Shop • Farm shop/café • Larger shop • More shops. 	Larger or more shops
<ul style="list-style-type: none"> • Post Office • A Post Office • Post Office • Post office • Post office/bigger local shop • Post Office • A Post Office • Post Office • Post office • Post office (again!!). • Post office with post box 	Post Office
<ul style="list-style-type: none"> • good bus services • Better bus service • Frequent buses • Doctors and/or taxi service to medical facilities • Bring back train station • Better bus service • Public transport • Public transport • A shuttle bus service to DM and to the 'satellite' villages surrounding • A regular bus service to Lynn and Downham • Better bus service for people trying to get to work 	Transport

<ul style="list-style-type: none"> • More bus services • Bus service • Buses deffo 	
<ul style="list-style-type: none"> • school • More class rooms or bigger school • More school capacity • Larger school • Bigger school • Bigger primary school 	School
<ul style="list-style-type: none"> • A community hub or drop in meeting place • New village hall with parking • Community activities similar to those being run at Wereham Village Hall • Car park for village hall and a sender for it • Mother, toddler and young persons facilities • Village green (like Oxbough) • More things to do in village for children/families 	Community meeting place/ activities
<ul style="list-style-type: none"> • Pub • Pub • Pub • Pub • Pubic house • A pub • Village pub • Pub/restaurant • Pub 	Pub
<ul style="list-style-type: none"> • Bakers/delicatessen • Local produce to buy and sell • Sewage • Broadband (High Speed) • Support for all existing and new businesses • Tea room • Mains drainage to the areas that have septic tanks • Decent eating/coffee venue • A bigger shop and pub with a restaurant and nice gardens would be lovely 	Other

BUSINESS AND EMPLOYMENT

(21) Should the following businesses be encouraged in Stoke Ferry? (Please tick ✓ one or more box)

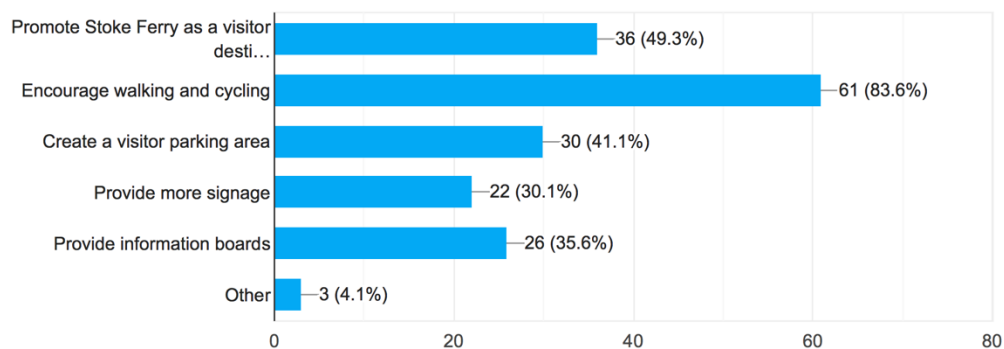
80 responses



Findings: support for small business units/workshops, homeworking and agricultural smallholdings.

(22) To encourage more visitors to Stoke Ferry, which of the following should we be doing? (Please tick ✓ one or more box)

73 responses



Findings: support for small business units/workshops, homeworking and agricultural smallholdings.

(23) What would help current businesses to thrive in Stoke Ferry?

55 responses

Actual responses	Generated category
<ul style="list-style-type: none"> Better advertising; better use of the Local Magazine to promote them Encouragement, sympathetic planning, advert and use regulations; Customer Parking and Public Transport. Advertising/signage off roundabout 	Promotion

<ul style="list-style-type: none"> • If promoted as a visitor destination then adequate parking needed. Visitors/large village shop • A directory of local services (many are hidden e.g. accountancy, graphic design, artists) ~ possibly published by the Parish Council, along the lines of the Public Footpaths publication. • Local support. Advertising. Website • More information online? Unfamiliar with the current businesses in the village • Self promotion • Centralised information boards. Lower business rates. Expansion of village population i.e. replacement of Mill/Granary • Better signage on the bypass • Advertising. More people living here 	
<ul style="list-style-type: none"> • More community activities encouraging people to stay local for different purposes: shopping, especially • That more of the locals use them. (We try to) • More support • they need people to use them • For the community to embrace local businesses. • Using all shops as people to already. It would be lovely to see people who don't support coming in every so often • People to use them more • Improving the frontage of properties in the conservation area. Provision of refreshments/lunches. Wholehearted community support • Encourage the population to use them more. The village needs a proper pub! 	Support locally
<ul style="list-style-type: none"> • A range of small, affordable business units. Built in a complementary manner to the village (e.g. not just mini-warehouse units). • Could the station area be converted into a retail park? Encourage more shops (i.e. bespoke bakery, a antique centre, a good coffee/cake facility), more facilities and tourist attractions would help current businesses) • Pub, cafe post office, GP surgery and artisan shops to increase footfall. • Post office. 	More units
<ul style="list-style-type: none"> • Faster broadband • Better broadband connection • Better Wi-Fi for villager to use local facilities and shop 	Better broadband
<ul style="list-style-type: none"> • Not sure about retail units. Not tourist accommodation because we would end up a dead village • Events, arts and crafts exhibitions, open gardens. Providing these activities that might encourage more visitors and regularly. E.g. gyms (outdoor), water sports, festivals e.g. food, carnivals, music • The visitors that do come and camp on the common have no respect. • I would NOT like more visitors in the village. Regarding shops - a reduction in their prices so local people would use them more. 	Tourism/visitors

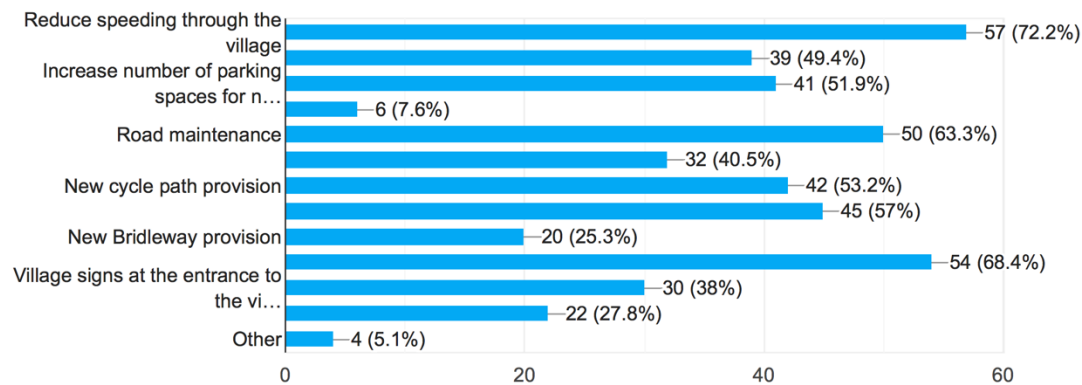
<ul style="list-style-type: none"> • More residents, more visitors, more amenities to draw people to the area. Pretty village so people want to into village • Why would visitors want to come especially to SF? No historical interest! • Yet again, get rid of the factory buildings when we have an attractive, normal village centre that people enjoy visiting, then businesses will naturally follow, as will prosperity. Visitors - provide loos. Use the panels from the second village sign • Tidy up centre and create pub - would encourage visitors. Tidy up appearance of village form bypass - does not encourage people to visit!! That scruffy farm looks awful 	
<ul style="list-style-type: none"> • A bigger population • For their part good products and services but also free parking and good access. • More buses • locally it would be great to have a bakery • Employing local people • Reduce business rates • More incentive • The ones that are here seem to be doing quite well. If we get a pub people will use it. • A wider variety of product, and a variety of prices to suit everyone's income? • Create sport events. Park Run. Marathon. Time trial etc. etc. • Have items that use reasonability priced - shop needs more stock • Creative reappraisal or pricing • Get rid of the mill, the rest will follow! Present visitors appalled and discouraged by noisy, dusty, HGV-generating smelly anachronism. • Especially IT businesses coming up from N.Cambridge 'Silicon Valley' • I don't think our village is big enough to support any new businesses • Double yellow lines to stop stupid parking in Lynn Road and High Street. Somewhere for customers to park • The Georgian town houses and the church are already well looked after ad the centre has the possibility of being the best and unique village in the area if it is loved and refurbished. Again, the centre, new post-office and the Bluebell back in business • Decent bus service • A pub 	Other
<ul style="list-style-type: none"> • As not a business owner not really qualified to make useful comments • Acceptance in the community • Don't know, ask them 	General

(24) Through new development, we may have the opportunity to improve transport and access within the parish. Which of the following need addressing? (Please tick ✓ one or more box)

79 responses

(24) Through new development, we may have the opportunity to improve transport and access within the parish. Which of the following need addressing? (Please tick ✓ one or more box)

79 responses



Findings: support for reducing speeding through the village, reduce HGVs through the village, road maintenance, new county footpath provision, new cycle provision, increase number of parking spaces on new developments, community parking in the village centre.

(25) Where would you like to see a new country footpath (public right of way)?

44 responses

Actual responses	Generated category
<ul style="list-style-type: none"> Greatmans Way Through charity woods east of bypass, cleared and managed as has been neighbouring Broughton Fen SSSI nature reserve. Great man's way kept open and leading beneath by-pass to same 	Greatmans Way
<ul style="list-style-type: none"> From Stoke Ferry to Northwood - there is currently no walking or safe cycle route 	Northwood
<ul style="list-style-type: none"> Circular route around the village In as many places as possible - to create interesting circular walks linking to car parking hubs. The Hollow to the High Street. Fairfield Road to the Village Square 	Circular route around the village
<ul style="list-style-type: none"> Would love to see a pathway over the River Wissey (alongside the Water plant). Would allow potential access to walk on both sides of the river and perhaps a way down to Methwold. (Think this would involve improved right of way with Waterways...). Along the river Cut off channel River 	River

<ul style="list-style-type: none"> • From River walk to Greatmans Way bypassing the existing contentious right of way through Ferry End House. • Along both sides of the river past the sluice gates and along the cut off channel 	
<ul style="list-style-type: none"> • Footpaths through countryside to Oxborough and Northwold would be great. • As long as the current PRW are used, there is limited scope for new footpaths in my opinion (SF-Boughton-Oxborough)? • A path between SF and Oxborough would be super. it would encourage people to walk to SF from a tourist hub and bring more trade to the village at weekends especially • On edge of Oxborough Road to link up with Boughton Fen - walking along existing road not ideal. Trod? • 	Oxborough
<ul style="list-style-type: none"> • To Wretton from Fairfield Road • Stoke Ferry to Boughton • Stoke Ferry to Wereham and Boughton 	Wretton and Boughton
<ul style="list-style-type: none"> • Along Lynn Road across fields 	Lynn Road
<ul style="list-style-type: none"> • To Methwold • Would like to be able to walk to Methwold 	Methwold
<ul style="list-style-type: none"> • Better maintenance of existing ones and perhaps maps/marked routes would be advantageous. Colour coded signage with distances advertised perhaps? The only issue I have come across is the lack of a pavement / marked path between the path opposite Stoke Ferry Timber and the one down the hill through the trees off the end of Boughton Road. Quite blind, can be quite dangerous. • Opposite English garage • keep the current ones well sign posted and well kept. (b) across the common land well sign posted? • Would like crossing point on A134, a light system to safely cross to footpaths, Oxborough etc. • Need to keep current paths open. Would be good to safely walk to other villages. • the sandpath. Around the village inclusive of the common but not across the main bypass road • Not exactly answering this question, but, I would like to see existing village centre pavements improved/widened and have drop kerbs - especially useful for parents pushing buggies and for people with mobility issues. Proper cycle paths connecting SF with surrounding villages would be fantastic. 	Other
<ul style="list-style-type: none"> • We have a lot around the village anyway • To be honest we are lucky enough to already have a few • Unknown • Not sure • we already have a lot of footpaths and they don't get used much • Bus shelter to the community centre/school • I think we have enough, just maintain so they are user-friendly which some aren't at present • Not bothered • Not necessary 	General

<ul style="list-style-type: none"> • New to the area so not sure about footpaths or where they are at the moment • It would be nice if the existing ones were cared for and accessible! New ones would depend where development were permitted • Don't know - but all footpaths are welcome if well maintained (not sure who is responsible for that!) • Have you asked this of the landowners? • There seem to be plenty already but make sure the farmers don't try and cover them up. 	
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UNDER 18s

(26) What do you love about living in Stoke Ferry?

20 responses

Actual responses	Generated category
<ul style="list-style-type: none"> • Its quite • Feeling relatively safe • As we moved from King's Lynn here is quite and a bit closer to nature . And much safer for kids to grow up • Rural life • The quiet, the decent air quality, the climate and low flood risk. • Lots of footpaths. The river. Village shop. Fish and chip shop/Chinese takeaway. Unspoilt village. Peacefulness. • Place where PPL. Can do what they want in relative peace. • 	Quiet rural life, safe
<ul style="list-style-type: none"> • The people make the village • The people • Nice neighbourhood and the Chinese take away/ Post office before and the pub • Near to family with more amenities than surrounding villages e.g. Beacamwell, Boughton • Fresh air, friends, family • Lovely people I have met • History, family connections and continuity of several village families. Important and notable architectural legacy and variety (cf Historic England etc.) • There is nothing to do for children in the village. It's so boring 	Community
<ul style="list-style-type: none"> • It's home • All things • Everything • The buildings - not much else • It's Stoke Ferry!! 	General

(27) What would you improve?

23 responses

Note: there were a number of non-under 18s that completed this question.

Actual responses	Generated category
<ul style="list-style-type: none"> the park would love to see skate ramps and things for older children to do More park equipment. More clubs/group activities. Bus service and local pub More things for under 18s to do Bigger play equipment in the park. Have cafe/pub/restaurant. More business units. Sport New village hall/social centre at the playing field. Open the pub so when we turn 18 we can have somewhere to socialise Activities for us. Skate park We need our pub back 	Activities/ facilities for young people
<ul style="list-style-type: none"> Speeding through village Stop dangerous speeding through village - all villages have taken steps except Stoke Ferry. Ignorant, selfish folk thunder along Bridge Road and round wonder to shop - waiting for a serious accident The speed they go down Fairfield Road 	Speeding
<ul style="list-style-type: none"> Church and a place all around as it is heart of a village . All other things mentioned above . A village green to make the village pretty, there's no heart or centre, it's quite ugly for an English village. Street lights Car parking on the High Street with cars on both sides of the road. The lay-by side the corner shop encourages turning across the road with not much concern for ongoing traffic in both directions Get rid of the Mill. Force KLWNBC and Environment Agency to rescind its inappropriate license to operate. Pedestrians Hill and ban HGVs. Compulsory purchase and restore Duke's Head as community asset More regular cleaning of streets/road plus grass verges The Centre i.e. derelict buildings etc. 	Village centre
<ul style="list-style-type: none"> Include all villages, and reduce the click Bus service/transport for elderly More trees along the bypass to take out some of the traffic noise 	Other

We are trying to speak to landowners as part of developing the Neighbourhood Plan. Please let us know if you own land. Thank you.

Description of land:

16 responses

- We are trying to speak to landowners as part of developing the Neighbourhood Plan. Please let us know if you own land. Thank you.
- Description of land:
- I don't own land other than my garden
- N/A
- No
- Don't own any
- No
- 5 acre small holding and River Wissey access
- own 3 acre field that extends between Greatmans Way and Little Mans Way
- Yes, 2 acres
- House and garden
- Only the land my home stands on (Osborne House) approx. 3 acres but accessed only via a shared lane so no danger of redevelopment.
- NA
- I own the water meadow opposite Ivy Farm, Wretton Road and the fields between Ivy Farm and English's Garage.
- No
- Just my bungalow
- 3 acres of historic parkland, former churchyard, former secondary graveyard
- 1/2 acre garden

APPENDIX 6: Stage 3 - Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14)

6(a) Front and back of flyer/poster for draft Neighbourhood Plan exhibition



6(b) Banner



6(c) Photograph from the draft Neighbourhood Plan exhibition



STOKE FERRY Neighbourhood Plan

DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 17th March to 9th May 2022.

The Stoke Ferry Neighbourhood Plan is a community-led document for guiding the future development of the parish until 2037 and, in particular, the use of land. It is the first of its kind for Stoke Ferry and is part of the Government's current approach to planning. The Working Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online www.stokeferryplan.co.uk, so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to the Borough Council of King's Lynn & West Norfolk. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Stoke Ferry Parish Council is required to share personal details of those that have commented on the document to the Borough Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations.

By submitting a consultation response at this stage, you authorise Stoke Ferry Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the Parish Council website.

PLEASE RETURN YOUR COMPLETED RESPONSE FORM TO THE CORNER SHOP, OR EMAIL stokeferryplan@gmail.com, BY 9TH MAY 2022.

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

Community and services POLICIES				
SF1: Protection and enhancement of existing community facilities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF2: New community facilities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF3: Cemetery extension at Furlong Drove	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Housing, design and the historic environment POLICIES				
SF4: Housing mix (size, type and tenure)	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF5: Design and character	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF6: Sites for visual enhancement and renewal	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF7: Historic environment and Conservation Area	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF8: Non-designated Heritage Assets (important unlisted buildings)	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Transport and access POLICIES				
SF9: Highway safety and access	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF10: Parking	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF11: Village carpark	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Natural environment POLICIES				
SF12: Development boundary and strategic gap	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF13: Protection of Important Public Views	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF14: River Wissey corridor	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF15: Drainage and flood risk	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF16: Dark skies	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF17: Protection and enhancement of natural features and species	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF18: Local Green Spaces	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
SF19: Energy efficiency and sustainability	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Business and employment POLICIES**SF20: New and existing businesses**☐ Agree ☐ Mostly agree ☐ Mostly disagree ☐ Disagree

Comments

Social and cultural POLICIES**SF21: New cultural and creative facilities**☐ Agree ☐ Mostly agree ☐ Mostly disagree ☐ Disagree

Comments

Stoke Ferry Design Codes☐ Agree ☐ Mostly agree ☐ Mostly disagree ☐ Disagree

Comments

OVERALL, do you

- ☐ Agree with the draft Neighbourhood Plan
☐ Disagree with the draft Neighbourhood Plan

Any further comments about the draft Neighbourhood Plan

THANK YOU.

6(e) Log of all comments and responses to Pre-submission Consultation (Regulation 14)

Table code

	Supportive comment or no change to the Plan
	No substantive change made to supporting text/policy. Working group to check
	Change made to policy/text. Working group to discuss and check

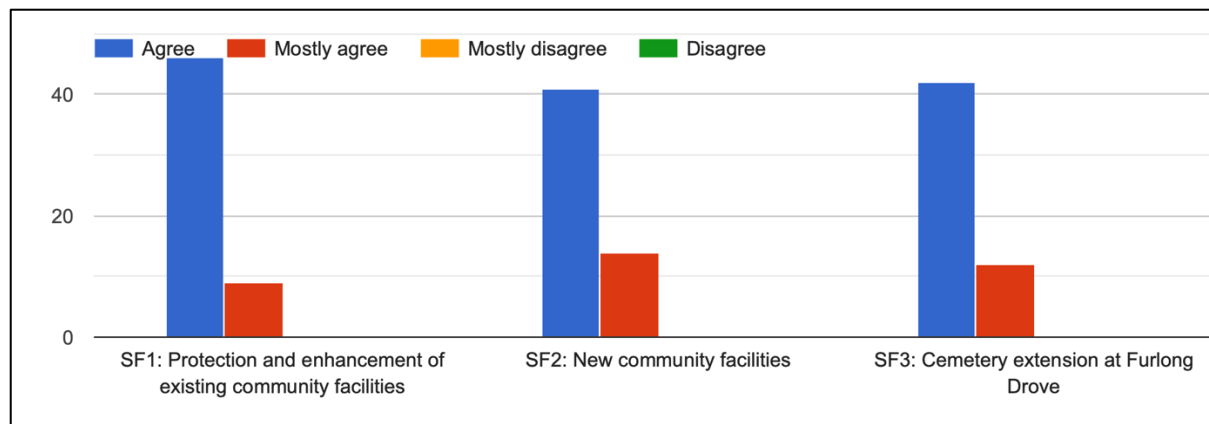
Introductory chapters/other non-policy chapters

	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
1	BCKLWN	Pages 3-6, Introduction to the Neighbourhood Plan	<p>Para 1.2 – Note the plan period goes beyond the Local Plan Review 2036 – suggested that this should be adopted as the end-date, in order to align with the Local Plan.</p> <p>Figure 2 mentions that there will be a public consultation on the revised plan by South Norfolk Council – should this not be instead the Borough Council of Kings Lynn and West Norfolk?</p>	<p>Noted. Amend Plan end date to align with Local Plan</p> <p>Error noted. Amend plan accordingly</p>	<p>Amend all references to plan period to 2036</p> <p>Amend Fig2</p>

			Para 1.8 – The list of supporting documents is likely to change as the Plan progresses through preparation, so it may be better to place these in an appendix.	It is considered that having the list here is helpful to the reader.	No change to Plan
2	BCKLWN	Chapter 2 – Parish of Stoke Ferry	Footnote 8 – suggest a hyperlink to the Transport Study is included. Figure 9 – what are the blue lines showing? Also suggest that the Conservation Area boundary is shown clearer on the map (i.e. a brighter colour than black or grey). Suggest also using brighter colours to show the listed and important unlisted buildings as well.	Agree insert hyperlink This map is from KLWNBC. We will investigate the feasibility of changing it but it is not possible then it will remain.	Insert hyperlink Amend Fig 9 i
3	BCKLWN	Chapter 3 – How the plan was prepared	Stage 1 box on page 23 – should be “Data profile for Stoke <u>Ferry</u> ”	Agree. Add ‘Ferry’ to Stage 1 box	Amend Stage 1 box.
4	BCKLWN	Chapter 4 – National and Local Planning Policy Context	Para 4.2 – suggest you make the following underlined alteration – “ <i>The ‘National Planning Policy Framework’ (NPPF) was originally published in March 2012 and was <u>revised in 2018, 2019 and most recently in July 2021</u></i> ” This is a minor point, but it is a matter of fact. Para 4.5, last sentence “ <i>The Plan period of the Neighbourhood Plan extends to 2037, in case the plan period of the Local Plan is amended to 2037 due to the requirement for Local Plans</i> ”	Agree amend para 4.2 to refer to all NPPF revisions Amend para 4.5 to refer to 2036 and delete rest of sentence.	Amend para 4.2 Amend para 4.5

			<p><i>to have a 15-year plan period on adoption.”</i></p> <p>The plan period for the Borough Local Plan is up to 2036.</p> <p>Noted that in para 4.7, the Borough Council’s previous advice that the three site allocations in Stoke Ferry which now have planning permission total 62 dwellings has not been taken on board, and still states 53 dwellings in the NP.</p>	Amend para 4.7 to reflect the latest position	Amend para 4.7
5	BCKLWN	Chapter 5 – Vision and Objectives	No comments – The plan vision and objectives are considered reasonable and locally distinctive	Noted	No change to Plan
6	BCKLWN	Chapter 6 – Policies and projects	Bullet point 2 of Community projects action plan requests that the Borough Council undertakes a review of the Conservation Area. Suggest that the Parish Council undertakes further engagement with the Borough Conservation Officer on whether this is plausible.	Noted. Some preliminary discussions with Steven King (from KLWNBC) took place in March 2021	No change to Plan

Community and services policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
7	BCKLWN	Policy SF1 – Protection and enhancement of existing community facilities	<p>The council here referred to the need to protect these community facilities listed in the policy. The group could include more reasoning of why these places are important e.g vital to the community's functioning, community cohesion, contribute to the social, spiritual and physical well-being of the wider community.</p> <p>The word protection in the policy is likely to be too restrictive. Another approach could be</p>	<p>Agree some additional justification can be added to the supporting text to make this more robust.</p> <p>The KLWNBC suggested approach is consistent with that</p>	<p>Additional text to be added.</p> <p>Amend text accordingly</p>

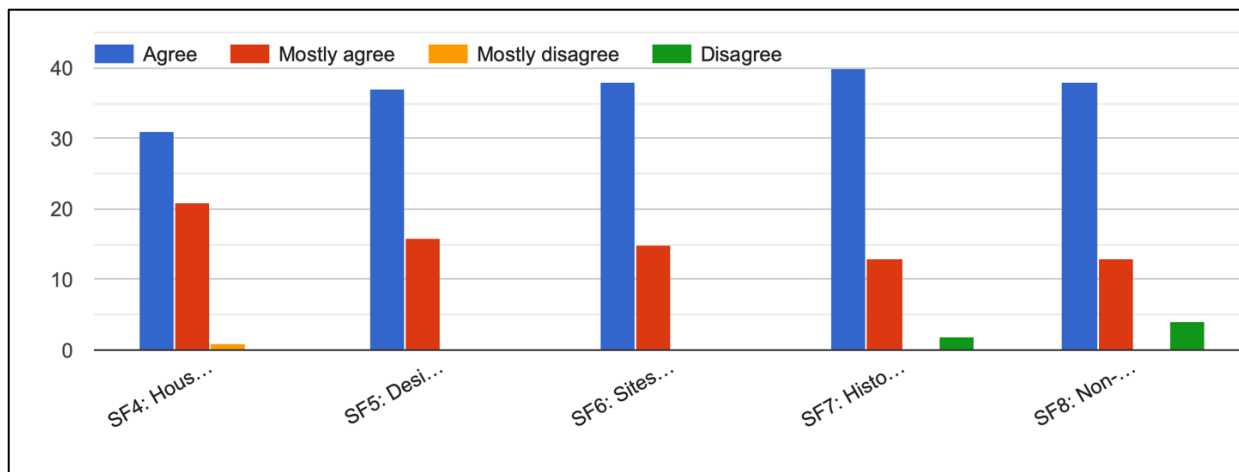
			<p>using wording such as: Proposals to redevelop or change the use of an existing community facility as set out in this policy will only be supported where...</p> <ul style="list-style-type: none"> would not result in their loss or be detrimental to their current function <p>demonstrated that it would not be economically viable or feasible to retain the existing community facility</p>	for other plans and still meets the overall aim of the policy.	
8	Resident 38	Policy SF1	SF1 Better access from Lynn Road to the Playing Field	Noted. Parish Council will investigate this issue outside of the Neighbourhood Plan process	No change to Plan
9	BCKLWN	Policy SF2 – New Community Facilities	<p>Although the reference to the household survey could be enough evidence, we suggest including more information about the need for new community facilities and how the current ones don't meet the demand for community space. Maybe change 'specific support' to 'preference' or 'priority'.</p> <p>First para of Policy SF2 – amend the text in the interests of clarity/readability: "Proposals that would result in the provision for the</p>	Noted – suggested wording seems appropriate.	Amend Policy SF2

			<p>development of new community facilities will be encouraged...”</p> <p>Last paragraph of policy SF2 – What is considered to be sufficient vehicle and cycle parking? Greater clarity needed within SF2. - Could change the text to ‘...together with sufficient vehicle and cycle parking provisions...’</p>		
10	BCKLWN	Policy SF3- Cemetery Extension at Furlong Drove	<p>Proposal appropriate for Neighbourhood Plan, but there are several considerations in bringing this proposal forward:</p> <ul style="list-style-type: none"> • This should be considered as a site-specific allocation • Has the landowner been consulted/ engaged? • What support is there for the proposed cemetery extension? • It should be borne in mind that the Parish Council is generally responsible for administration of cemeteries • Is it just a graveyard or could associated buildings be introduced? 	<p>This is intended to be a site-specific allocation and the policy wording includes the word ‘allocated’</p> <p>Landowner is the Parish Council as stated in para 7.9</p> <p>Local support has been expressed through earlier consultation.</p> <p>The parish council is aware of its responsibilities in relation to the provision of cemeteries and is therefore planning ahead and earmarking the site now</p>	No change to Plan

				It is anticipated that the extension will operate as an extension of existing operation. Any ancillary buildings could be covered by Parish Council permitted development rights. The only access to the site is through the existing cemetery which limits its potential for other uses.	
11	Resident 34	Policy SF3	Building shown on cemetery extension plan is a temporary structure for keeping logs dry. Condition of rental agreement is that it should be removed once tenancy is up.	Noted	No change to Plan
12	Resident 41	Policy SF3	I thought that bit of land was rented from the church anyway.	Site is in the ownership of the parish council .	No change to Plan
13	Resident 5	General	It is possible that the land allocated may not be able to cope with the size of the population	It is anticipated that the proposed extension would be of sufficient size for the length of the plan period.	No change to Plan
14	Resident 13	General	I would like to mostly keep the school the same	Noted	No change to Plan
15	Resident 24	General	Post Office Needed	This has been noted through previous consultations and Policy SF2 specifically refers to support for a post office	No change to Plan

16	Resident 47	General	I have a suggestion for the village, is there any land that could be used for a community orchard, as I think this could be a wonderful addition for the village. If there is support for it a further step could be a community farm, in some shape or form, as this could be a great social project with a wide range of benefits.	There are already plans in place for the creation of a community garden – the Jubilee Gardens which will be located to the rear of Buckenham Drive.	No change to Plan
17	Resident 53	General	With potentially more people working from home in the future, shared space facilities (such as offices for meetings, conference calls, etc.) which could be rented by the hour/day would be very useful.	Noted. Policy SF20 addresses this issue	No change to Plan

Housing, design and the historic environment policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
18	BCKLWN	Chapter 8 Housing and the historic environment	Para 8.4 – last sentence needs to be changed to “All of these are likely to be constructed over the course of the Local Plan period to 2037-2036.	Noted. Suggest amend accordingly.	Amend Para 8.4
19	BCKLWN	Chapter 8 Housing and the historic environment	Para 8.5 – “The pre- submission version of the emerging Local Plan published in March 2022 ... August 2021 ”	Noted. Submission of the LP took place after this version of the NP was published. Amend and update accordingly	Amend para 8.5

			<p>This is to reflect the changed status of the emerging Local Plan.</p> <p>To clarify, although the allocations for G88.1, G88.2 and G88.3 were for 5, 10 and 12 dwellings, the planning applications which have come forward on these allocations are for more dwellings than the allocation. This is therefore what will be built out. Please therefore change the quantity of dwellings to the figures below:</p> <ul style="list-style-type: none"> • G88.1 permission for 13 dwellings (18/02068/RM) • G88.2 Outline permission 20 dwellings (16/00168/OM) • G88.3 permission for 29 dwellings (16/00493/FM) 	Agreed to amend to reflect the most recent positions	Amend para 8.5
20	BCKLWN	Chapter 8 Housing and the historic environment	<p>Para 8.6 A number of the current <u>planning</u> permissions are in <u>at an</u> outline <u>stage in the application process</u>; therefore, scope remains, for the final form of development on these sites with <u>outline planning permission</u> to be shaped by planning policies in this Neighbourhood Plan <u>once the Plan is adopted</u>.</p>	Agreed to amend to reflect the most recent positions	Amend para 8.6

22	Resident 54	Policy SF4	Affordable housing should give priority to local people. More than 30% should allow for an affordable route to home ownership for example in part ownership with a housing association thus sharing the same pride in their homes and environment as their neighbours.	Noted. The housing mix proposed, reflects the Housing Needs Assessment for the parish and is consistent with the national position and that of the Borough Council – see 21 above. It is not within the scope of the Neighbourhood Plan to prescribe the occupiers of affordable housing	No change to Plan
23	Resident 25	Policy SF4 and SF5	Housing MUST be Passive housing	Noted. The NP cannot insist on passive housing but it is considered to be desirable. See also Design Policy SF 5 and the Design Code.	No change to Plan
24	Resident 53	Policy SF4 and SF8	Social and low cost housing needs should take into account the employment opportunities in the local area; it is pointless providing low cost/rented housing if the residents cannot afford the travel costs to work. "Conserving" non-designated heritage assets should not be overly prescriptive as this could easily increase maintenance costs for the home owners who may not be in a position to afford them.	Noted. The NP policies as a whole recognise this Noted. The identification of non-designated heritage assets does not require any additional consents.	No change to Plan No change to Plan
25	BCKLWN	Policy SF5	No comment	Noted	No change

26	BCKLWN	Policy SF6	Suggest that this policy is given more thought as the way it is written is as though it is a site specific allocation policy. It is unclear whether this is the intention. Some of the sites suggested in this policy are quite large and presumably could come forwards as residential development as a redevelopment scheme. The Parish Council should give more thought around whether this is what they would like to see on these sites.	Text to be amended to make it clear that these are not site-specific allocations but areas where proposals which would improve the visual aspects of the area would be supported. Most of the identified areas have or have had planning permission.	Amend supporting text accordingly
27	BCKLWN	Policy SF7	<p>Suggest changing the first sentence of the policy to '<u>preserve or enhance</u>' to be in line with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>b. Ensuring that new development is 'appropriate' to be in keeping with the special qualities, character and appearance of the Conservation Area and takes account of its historic significance.</p> <p>There is no mention of any issues in the supporting text about signage, it is not clear why the need to reduce signage.</p>	<p>Agree to reword in line with legislation</p> <p>Text to be added to justify this point.</p>	Amend Policy SF7 accordingly
28	Resident 34	Policy SF7 and SF8	Some errors - Historic walls, not attached to any buildings should be maintained and repaired in keeping with their original looks	Noted. Maintenance of historic features is important.	No change to Plan

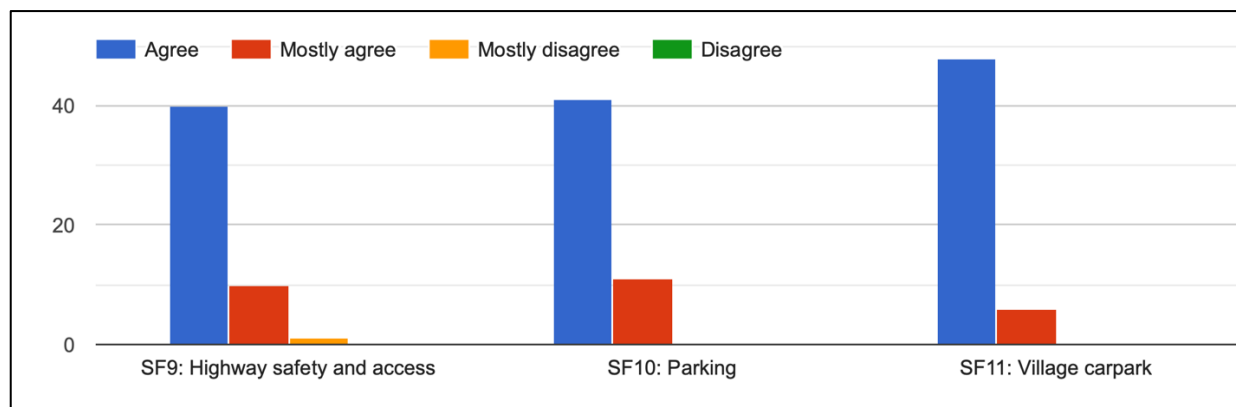
			and construction techniques. Maintenance is essential for conservation.		
29	BCKLWN	Policy SF8	<p>Attention is raised to the second sentence of paragraph 203 of the NPPF which states that, <i>"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"</i> and how this relates to the last sentence of policy SF8.</p> <p>Suggest including as an appendix these assets split under their sub-areas with a photo of each asset and an enlarged map for each sub-area.</p>	<p>Agree this would benefit from rewording.</p> <p>The feasibility of enlarged maps is to be investigated. The appendix already includes the assessments under each sub area. The inclusion of photographs for each is a major piece of work. u</p>	<p>Amend Policy SF8 accordingly</p> <p>Amend maps as requested.</p>
30	Resident 19	Policy SF8	Hugglescote Cottage, Not Higglescote	Noted. Amend Policy SF8 and appendix accordingly	Amend Policy SF8 and Appendix.
31	Resident 58	Policy SF8	<p>Apparently 12 Furlong Road should be 11 Furlong Road - FROM NEIGHBOUR WHO DID LEAFLET DROP</p> <p>Blacksmiths cottage is numbers 9 + 10</p>	Noted. Policy and appendix to be amended accordingly	Amend Policy SF8, and appendix

			knocked together FROM THE OWNERS No. 8 Furlong Road is separate – FROM NEIGHBOUR WHO DID LEAFLET DROP it is the granary not the old granary – FROM THE OWNERS		
32	Resident 60	Policy SF8	Please will you remove the following buildings from the proposal Laurels Barn Lynn Road PE33 9SW NO 72 Laurels Lynn Road PE33 9SW NO 73	Working Group agreed to remove these properties from the NDHA list.	Amend policy list, map and appendix accordingly
33	Resident 61	Policy SF8	Home Farm, 76 Wretton Rd, Stoke Ferry We would like to confirm that we do not wish the above property to be given Non- designated Heritage Status	Working Group agreed to remove this property from the NDHA list	Amend policy list, map and appendix accordingly
34	Resident 62	Policy SF8	I would prefer it if: Forge House, Lynn Road Thomas B Bonnett, Lynn Road are not included in the Non-designated Heritage Assets list.	Working Group agreed to remove these properties from the NDHA list.	Amend policy list, map and appendix accordingly
35	Resident 63	Policy SF8	Micklefields High Street - Please note we have no objections to the above property being included in the Neighbourhood Plan as a Non- designated Heritage Asset	Comments welcomed.	No change to Plan
36	Resident 64	Policy SF8	We live in School House, 73 Wretton Road and are very happy for this building to be included in the Plan. Stoke Ferry has a very original character partly	Comments welcomed.	No change to Plan

			due to it's collection of old buildings and we think this is a wonderful idea.		
37	Resident 65	Policy SF8	Please be advised that we are in agreement with the documents received and would like our property (Bradfield Lodge, 69 Wretton Road, Stoke Ferry) to be included as a non-designated heritage asset in the final version of the Neighborhood Plan (Number 75). Hope this all makes sense but if you need anything else please let us know.	Comments welcomed.	No change to Plan
38	Resident 66	Policy SF8	We live at 8 Furlong Rd Stoke ferry and would like to opt out of our building being included-many thanks	Working Group agreed to remove these properties from the NDHA list	Amend policy list, map and appendix accordingly
39	Resident 67	Policy SF8	As owners of Blacksmith cottage, we wish to opt our property out of being on the heritage asset list. Many thanks.	Working Group agreed to remove these properties from the NDHA list	Amend policy list, map and appendix accordingly
40	Resident 69	Policy SF8	Yes, we are are happy for our house, The Old Brewery in Oxborough Road to be included in the Neighbourhood Plan for the village as a heritage asset.	Comments welcomed.	No change to Plan
41	Resident 30	General	Where old buildings are found to cost an uneconomical amount to repair, they should be replaced by new builds	Noted. Where buildings are listed or within a conservation area the viability of a building is	No change to Plan

				balanced against its heritage value.	
42	Resident 59	General	As a longterm resident of Stoke Ferry (living an isolated life with little or no communication with parishioners) I had no luck at all with the proposal of the new plan! I suppose, as per usual, most of the land chosen to be included in the plan will be owned by the usual cohorts, namely Peake's, White's and Chapman's (Barclays Bank). What about the small land owners on the A134 between Stoke Ferry roundabout and Oxborough Road which is technically infill? We never get a look in! Stop building on fertile land when there is already an abundance of small pockets of land available. Same old, same old! I strongly object!	Comments noted. The Neighbourhood Plan does not make any additional allocations for new development due to the high number of existing permissions.	No change to Plan

Transport and access policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
43	BCKLWN	Chapter 9 Transport and Access	Para 9.3 Change 'ensure that any adverse impacts of traffic are mitigated' to 'identify where adverse impacts of traffic need mitigation'	Agree amend accordingly	Amend para 9.3
44	BCKLWN	Chapter 9 Transport and Access	Para 9.4 Please define 'significant development'. Full stop missing from the end of the paragraph.	Agree to amend and include the definition	Amend para

45	BCKLWN	Chapter 9 Transport and Access	<p>Para 9.11 Allocated parking on new residential estate should discourage indiscriminate and on-kerb parking. – Could this be phrased in a simpler way?</p> <p>We suggest using ‘discourage on-street parking’</p>	Agree to amend accordingly	Amend para 9.11
46	BCKLWN	Chapter 9 Transport and Access	<p>Para 9.13 delete ‘an’ at the end of the first line.</p> <p>‘Whilst it is recognised that it may be some time before this allocation development comes forward on this allocation...’</p>	<p>Agree to deletion</p> <p>Agree to amend accordingly</p>	Amend para 9.13
47	BCKLWN	Policy SF9	<p>In general term sustainable transport more often than not excludes the private car. It is not clear why the list is included if listing all modes of transport. Sustainable transport is aiming to reduce the number of cars on the road or focus on electric vehicles.</p> <p>1st para – It may be helpful to define sustainable transport modes in brackets/ footnotes – non-motorised and/ or public transport, electric vehicles etc</p> <p>We advise that instead of this para: ‘Development impacts that cannot be mitigated and would result in an unacceptable</p>	<p>List was included at request of BCKLWN through informal comments prior to REG14. Agree to reword</p> <p>Agree to amend accordingly</p> <p>Agree to reword but to use a hybrid of suggested and new text</p>	<p>Amend Policy SF9</p> <p>Amend Policy SF9</p> <p>Amend Policy SF9</p>

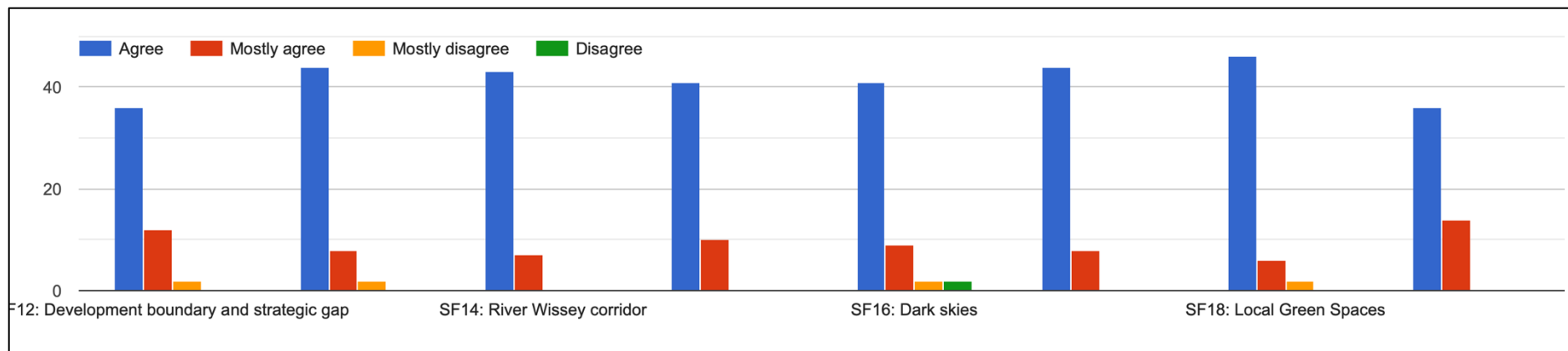
			<p>increase in traffic generation or would be detrimental to highway safety will not be permitted.’ Instead suggest that major development proposals be accompanied by a travel plan to assess traffic mitigation.</p> <p>Under the ‘walking and cycling’ heading, suggest removing from the first sentence the phrase ‘all new development’ as this requirement then be applied to extensions which is impractical. Suggest instead including a threshold of major development proposals.</p> <p>Second sentence under the walking and cycling heading, consider whether having more than one access point is always practical and whether there should be room for exceptions.</p> <p>In regard to the Public Rights of Way sub - heading of the policy, consider how planning could enhance Public Rights of Way. How would this be delivered? Give particular consideration to the last sentence of the policy.</p>	<p>It is considered that even very small-scale development may have implications – the first line includes a sufficient caveat. However reference to exclusion of extensions can be made.</p> <p>It is recommended for larger developments and already a threshold of 25 is used. WG views requested.</p> <p>This wording is commonly used by Highways Authority’s in relation to Neighbourhood Plans.</p>	Amend policy accordingly
48	Resident 5	Policy SF9	SF9: National cycle network (locally no30) classes the A134 where that meets Oxborough	Comments noted	No change to Plan

			Road it is very hazardous. Signage on A134 or potential speed limit could mitigate the hazard. Public transport frequency is inadequate re future population numbers		
49	Resident 40	Policy SF9	The law puts horse riders and horses at the same level as cyclists and walkers.	Noted. The policy refers to bridleways.	No change to Plan
50	Resident 41	Policy SF9	Please include horses and horse riders in with cycling and walking. They do have the same rights now as the law has just been changed.	Agree the heading could refer to horse-riding	Amend plan accordingly
51	BCKLWN	Policy SF10	<ul style="list-style-type: none"> First para – When you say adopted parking standards are you referring to the NCC standards? This needs to be made clear Third para – Define “adequate” off-street provision – presumably this refers to NCC standards, but this needs to be specified, for the avoidance of doubt. Also in regard to garages, we suggest that a better size specification is stated than ‘a range of modern vehicles.’ <p>Fourth para – Non-residential development, including commercial development, should provide adequate parking for the intended users including staff and customers to avoid parking on pavements and green verges.</p>	<p>Agree to include footnote to refer to NCC standards</p> <p>Again this will need to cross refer to NCC</p>	Amend Policy SF10

			Fifth paragraph – stating ‘all new developments’ is again impractical as this could also refer to extensions.	Can include the wording ‘where appropriate’ to get over this point	
52	Resident 14	Policy SF10	On road parking near junctions causing hazard	Noted	No change to Plan
53	Resident 23	Policy SF10	No parking on Lynn Road	Noted. Policy SF11 aims to provide a car park at Lynn Road	No change to Plan
54	Resident 24	Policy SF10	However, will this solve the street parking problems! (on Lynn Road & High Street).	The car park is intended to provide for users of the village hall. Cars parked on street at Lynn Road do assist with the slowing of traffic.	No change to Plan
55	Resident 30	Policy SF10	There should be more no parking areas in the thoroughfares of the village i.e. Lynn Road	The car park is intended to provide for users of the village hall. Cars parked on street at Lynn Road do assist with the slowing of traffic.	No change to Plan
56	Resident 53	Policy SF10	I strongly agree with the references to off -road parking in new developments. The density of housing on many recently built estates is so great that fire engines and ambulances have difficulty negotiating all the cars parked on the roads and pavements creating serious risks to property and lives.	Comments noted	No change to Plan
57	BCKLWN	Policy SF11	Any more detail/ specific policy criteria to share?	The site was an allocation in the previous Local Plan and has been rolled forward. A planning	No change to Plan

			Has the landowner been contacted/ engaged? Is there local support for these proposals? Has the site been assessed?	permission (now lapsed) was granted on the site	
58	Resident 8	Policy SF11	Parking needed urgently for Village Hall	Noted. The policy seeks to provide this	No change to Plan
59	Resident 12	Policy SF11	The village hall should regain its car park. The current situation is dangerous with cars parked along the road whilst using the hall, while the land stand empty.	Noted. The policy seeks to provide this	No change to Plan
60	Resident 13	Policy SF11	The village hall car park should be reinstated	Noted. The policy seeks to provide this	No change to Plan
61	Resident 54	General	A more frequent bus service should be actively sought connecting the village with the nearby towns and stations. With so many more houses proposed this would allow for a more affordable and sustainable way for people to get to work.	Noted. Although this likes outside of the scope of the Neighbourhood Plan	No change to Plan

Natural environment policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
62	BCKLWN	Chapter 10 Natural Environment	10.1 Font colour is not consistent.	Will amend	Amend
63	BCKLWN	Policy SF12	<p>Within Policy SF12, be careful referring to paragraph 80 of the NPPF. It would be better to instead refer to paragraph 79.</p> <p>Suggest including in the supporting text that Stoke Ferry is designated as a 'Key Rural</p>	<p>Will remove references to specific paragraphs as these change with NPPF reviews and instead refer to the intent of the NPPF</p> <p>The Parish Council has consistently made</p>	<p>Amend Policy SF references to NPPF accordingly</p> <p>No change to Plan</p>

			<p>Service Centre' as defined by policy CS02 of the Core Strategy.</p> <p>Policy DM2 of the SADMP states that 'development will be permitted within the development boundaries of settlements shown on the policies map.' First paragraph of Policy SF12 is therefore not in line with the Borough Local Plan, as it states a size restriction of development within the development boundary.</p>	<p>representations about the identification of Stoke Ferry as a Key Rural Service Centre and does not believe it meets the necessary criteria as it lacks a surgery, a post office and a frequent bus service.</p> <p>The size restriction is considered to be important. There have already been a number of large sites within the settlement boundary that have received planning permission. Realistically, the sites in the settlement boundary that are likely to come forward are likely to be smaller. It is acknowledged that those larger sites with permission would be renewed should those permissions lapse.</p>	<p>Amend policy wording to acknowledge that existing larger sites with permission would be likely to be renewed.</p>
64	BCKLWN	Policy SF13	No comment	Noted	No change to Plan
65	BCKLWN	Policy SF14	No comment	Noted. The policy seeks to provide this	No change to Plan

66	BCKLWN	Policy SF15	<p>Para 1 is a national requirement so may not be needed to be repeated in the policy.</p> <p>Para 2 – depends on the Flood Zone for the area as to whether this affects all development or not</p>	<p>The wording provides context for the policy.</p> <p>Agree this can be reworded to be more accurate</p>	Amend Policy SF15
67	Norfolk County Council	Policy SF15	<p><u>SF15: Lead Local Flood Authority (LLFA)</u></p> <p><u>2.1. The LLFA welcome the following:</u></p> <ul style="list-style-type: none"> <u>• The LLFA welcome the references to flood risk as a whole and specific references to drainage, surface water flooding and fluvial flood risk throughout the Plan and within the proposed policies, with specific reference to Section 10 of the Plan and Policy SF15. The LLFA note that there are no references to flooding from groundwater within the Neighbourhood Plan.</u> <u>• The LLFA welcome the reference to SuDS and the LLFA within Section 10 of the Plan. We would advise reference to our Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document in this section.</u> <u>• The LLFA welcome that a Strategic Flood Risk Assessment has been commissioned by the Borough Council to support the Local Plan.</u> 	<p>Support noted.</p> <p>Reference is made to the Plan to groundwater flooding .</p> <p>The instances of floodrisk identified are not just anecdotal as they are evidenced by photographic evidence. Agree to amend the supporting text and policy to address a number of these points where appropriate. these points</p>	Amend supporting text and policy as appropriate

			<p>The LLFA note and advise the following:</p> <ul style="list-style-type: none"> • <u>The LLFA note a large part to the south of the Parish of Stoke Ferry falls within the Downham Market Group of Internal Drainage Boards (IDBs), specifically the Stoke Ferry IDB, and would expect this to be referenced within the Neighbourhood Plan.</u> • <u>According to LLFA datasets (extending from 2011 to present day), we have 1 record of internal flooding (July 2021) and 1 record of external/anecdotal flooding (September 2017) in the Parish of Stoke Ferry. The LLFA note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. The LLFA highlight the importance of considering surface water, groundwater, and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area.</u> • <u>The LLFA advise that Norfolk County Council (NNC), as the LLFA for Norfolk, publish completed flood investigation reports here.</u> • <u>According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Stoke Ferry. The LLFA note the</u> 		
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		<p>inclusion of the map in Figure 28 displaying areas of the Parish in Flood Zones 2 and 3. The LLFA also recommend the inclusion of surface water flooding maps representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> ■ GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map ■ Norfolk County Council (NCC) – Flood and Water Management Policies ■ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p>2.2. The LLFA would recommend the following is included with regards to surface water flood risk:</p> <p>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.</p> <p>Any new development, or significant alteration to an existing building within the Parish of Stoke Ferry, should be accompanied by an appropriate assessment which gives adequate</p>		
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			<p><u>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:</u></p> <ul style="list-style-type: none"> <u>• Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.</u> <u>• Have a neutral or positive impact on surface water drainage.</u> <u>• 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:</u> <ul style="list-style-type: none"> <u>■ Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage, and mitigate flood risk).</u> <u>■ Where appropriate undertake sequential and /or exception tests.</u> <u>■ Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.</u> <u>■ Inclusion of appropriate allowances for climate change.</u> <u>■ Inclusion of Sustainable Drainage proposals</u> 		
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			<p>(SuDS) with an appropriate discharge location.</p> <ul style="list-style-type: none"> ■ <u>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.</u> <p>3</p> <ul style="list-style-type: none"> ■ <u>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.</u> ■ <u>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.</u> <p>2.3. <u>Should you have any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.</u></p>		
68	BCKLWN	Policy SF 16	No comment	Noted	No change to Plan
69	Resident 30	Policy SF16	Street lighting is deterrent to crime. No street lights - more crime.	Noted	No change to Plan

70	Resident 53	Policy SF16	<p>Street lighting is inevitably a compromise; the safety of individuals, particularly considering the anticipated increase in walking and cycling, needs to be balanced with the need to protect the environment and wildlife.</p> <p>Many of the existing drains have been neglected and are overgrown and partially blocked. This has increased the risk of flooding in some areas; the Inland Drainage Board should be encouraged to fulfil its obligations. Greywater recycling and rainwater harvesting require very large tanks made from plastic or concrete, neither of which are particularly "green"! In the case of greywater recycling, the additional wastewater pipework and treatment plant required can mean costs in excess of £6000 for a typical system. This, together with ongoing maintenance costs, can mean a payback period of more than 20 years.</p>	Comments noted	No change to Plan
71	BCKLWN	Policy SF 17	Third para regarding garden design will be difficult to enforce unless the trees are protected.	The policy as written is capable of implementation.	No change to Plan
72	Resident 10	Policy SF17 and SF19	<p>SF17: Fine as long as the features are given the attention they need to keep them growing well.</p> <p>SF18: see above</p>	<p>Noted</p> <p>The designations perform different functions –</p>	No change to Plan

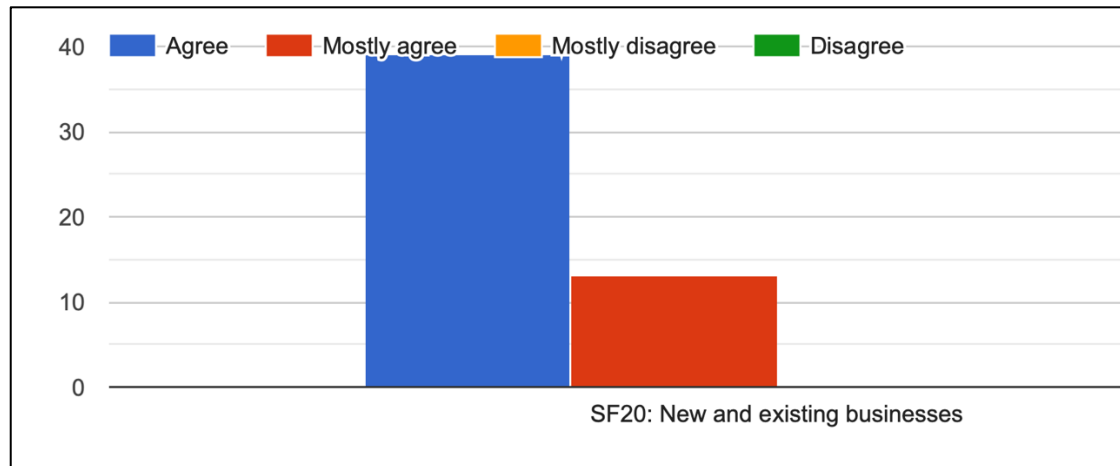
			How does this work alongside Conservation Area restrictions	conservation areas are concerned with heritage but do not prevent development and local green spaces are essentially a green belt designation	
73	BCKLWN	Policy SF18	The approach for choosing Local Green Spaces in the neighbourhood area is good. The justification for the allocations is well reasoned in Appendix 3. We suggest notifying all relevant landowners of the proposed LGS allocations if this hasn't been done. Keep record of correspondence with landowners about the allocation.	Noted. Landowners were notified ahead of the REG14 consultation	No change to Plan
74	Resident 52	Policy SF18	As one of the only two private owners of what have without consultation been deemed 'protected green spaces', I am concerned that the Plan makes the claim that my own private freehold land is 'generally accessible to the public'. It is not. As a community-minded landowner, I am content to allow visitors into the churchyard, and the 'Victorian cemetery' but that is at my discretion, and the route onto it is regularly barred lest a 'right of way' be autonomously established. As the diligent and public-spirited authors of the report will know, I applaud their hard work and their wish to	The REG14 consultation is specifically designed to allow for comments to be made before the plan content is finalised. The plan does not state or imply that the land is generally accessible to the public. LGS include both public and private spaces. However the concern is acknowledged and new wording	Amend plan to make it

			protect what is promising about the future of this beleaguered village. I'm sure that in that future I might come to some formal legal arrangement which does allow parishioners to use my private space. However, and hopefully not sounding too 'get off my land', that is my decision to take. I should be grateful if they would amend the text accordingly.	will be added to make it clear that there is no public access and no public right of way. Could use the NPPF/PPG wording to reinforce this	clear that no public access or right of way exists.
75	BCKLWN	Policy SF 18	No comment.	Noted	No change
76	Resident 68	Policy SF18	<p>Dear Ms Richardson, Clerk to Stoke Ferry Parish Council</p> <p>I was passed the letter you sent to Ted Fuller regarding land which I own. As there is no postal reply address on your letter, I am responding by email as requested. Please acknowledge receipt.</p> <p>Thank you for sending the information with regards to the Local Green Space as part of the Stoke Ferry Neighbourhood Plan (SFNP) and for the invitation to the Landowner to respond.</p> <p>I refer to the area number #8 in SF18 of the SFNP (p83) "Land to the rear of The Bluebell Public House". The land marked is private and comprises at least two Titles. I write as the owner of the largest of these (NK358109) which has the</p>	Noted. Given there is an extant planning permission on the site this should be excluded from the LGS list.	Remove from LGS list

			<p>benefit of planning permission, granted 24 November 2021, Planning Reference No: 21/01226/F. As it has planning permission, it should not be included in the Stoke Ferry Neighbourhood Plan as a Local Green Space, and I do not agree to its inclusion.</p> <p>The permission granted is for one residence, which maintains the character of the site.</p> <p>At the request of Rachel Leggett, attached is amended image taken from page 117 the SFNP showing the result of the removal of the land with permitted planning from the original. The remaining land is outlined in green. The lines are indicative. [attached map]</p>		
77	BCKLWN	Policy SF19	How do you demonstrate 'demonstrably impractical'? What would the examples be?	Where due to physical constraints on the site it was not able to be accommodated. WG views – we could take this out?	
78	BCKLWN	Chapter 10 Natural Environment	Para 10.42 'Use of such principles and design tools should be are encouraged in order to contribute towards a more sustainable environment.'	Agree to amend accordingly	Amend para 10.42

79	BCKLWN	Chapter 10 Natural Environment	Para 10.43 'Starting from the design stage there are strategies that can be incorporated to incorporate technologies such as passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.' – We suggest simplifying the highlighted part of the sentence.	Agree this requires rewording.	Amend para 10.43
80	Resident 4	General	More public recreational access points to river banks needed	Noted. Although this is outside of the scope of the Neighbourhood Plan	No change to Plan
81	Resident 28	General	Whole heartedly agree, but it will not happen as Councils do not care about environmental issues only their bank balance	Noted	No change to Plan
82	Resident 34	General	Garden hedging should be preferred over fencing. Nature hedgerow plants only allowed and if fencing then all should automatically have wildlife corridor holes in built.	Noted. The Design Code gives advice on this issue	No change to Plan
83	Resident 48	General	consideration needs to be given to those living in the parish who are actually in the main village but unable to get planning permission due to outdated village boundary. i request that Parish Council review this	The development boundary is reviewed through the Local Plan. The Neighbourhood Plan does not propose to amend it.	No change to Plan
84	Resident 49	General	maybe the development boundary should include all the houses in our village	The development boundary is reviewed through the Local Plan. The Neighbourhood Plan does not propose to amend it	No change to Plan

Business and employment policies

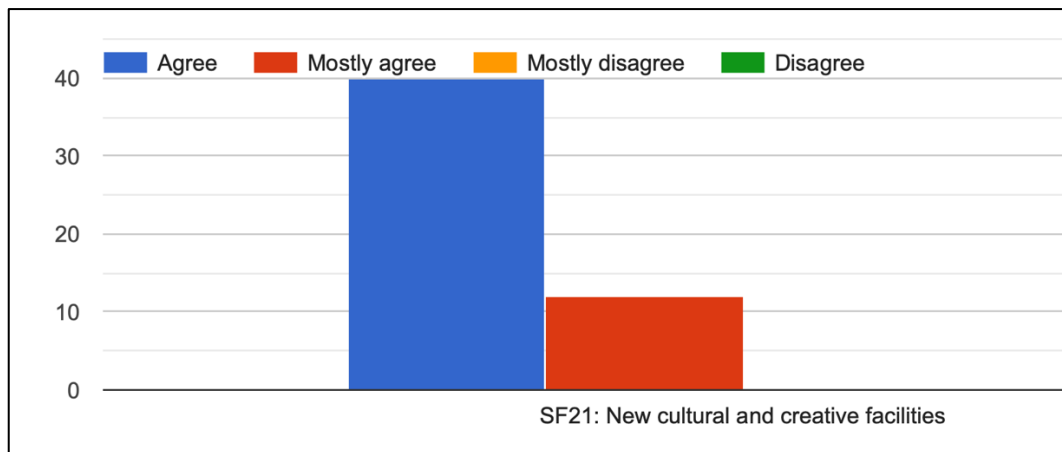


	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
85	BCKLWN	Chapter 11 Business and Employment	Para 11.4 'The use of previously developed land and sites that are well related physically to existing settlement should be encouraged.'	Noted. Agree to amend accordingly	Amend para 11.4

86	BCKLWN	Policy SF20	No comment	Noted	No change to Plan
87	Resident 4	Policy SF20	Development of small industrial units on brown field sites will stimulate local community	Noted. The policy would allow for this.	No change to Plan
88	Resident 25	Policy SF20	Very difficult to attract and keep	Noted	No change to Plan
89	Resident 28	Policy SF20	Where are the new businesses going to be?	The policy does not make specific allocations but allows for proposals to come forward.	No change to Plan
90	Resident 49	Policy SF20	when the factory goes could it be possible to have a high street with some little shop units built. something which would bring visitors	The site already has a planning permission.	No change to Plan
91	Resident 52	General	I believe that Stoke Ferry, with its rich architectural and historic legacy, its riverside connections to the East Anglian waterways, its place as a green wildlife corridor especially for wetland species, its setting at the fringes of the Thetford Forest National Park, and its relative proximity to the conurbations of East London, Ely and North Cambridge, has its most vibrant potential future as a landmark base for amenity and leisure tourism. Every effort should be made to include it within the County's initiative to promote the Breckland which it borders, as a protected landscape for walkers, cyclists and wildlife enthusiasts. Once the important removal of the obsolescent feed mill at its core	Noted. The site has the benefit of planning permission	No change to Plan

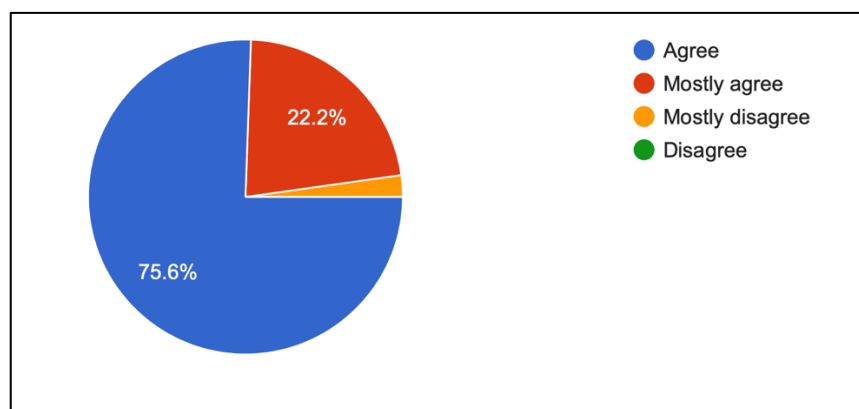
			is accomplished, its rarity value will rise exponentially. Tourism will bring far more wealth to the residents of the village than the feed mill ever has. Every effort should be made to expedite the clearing of the factory, and to promote businesses operating within the tourism and hospitality sectors.		
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Social and cultural policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
92	BCKLWN	Policy SF21	The policy is taking a good approach to support new cultural and creative facilities, but it would also worth mentioning that these would be primarily for community use so it matches the supporting text above.	Noted. Amend policy accordingly	Amend Policy SF21

Stoke Ferry Design Codes

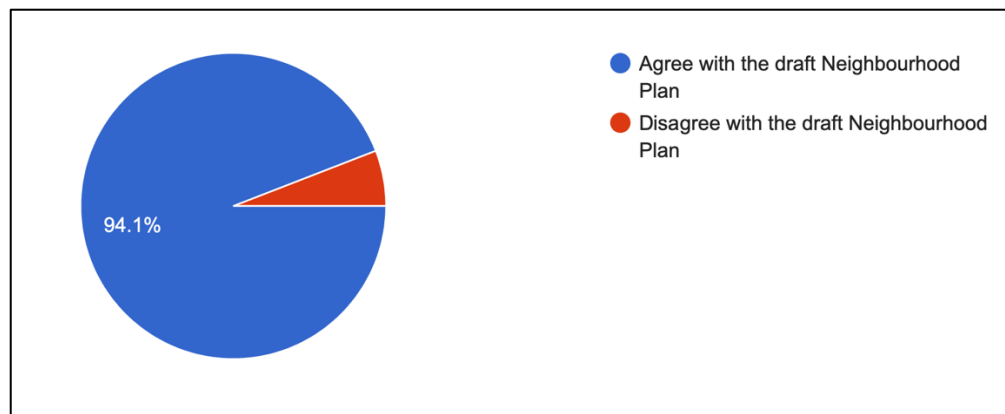


Page No.	Item	Comment by Borough Council	Action taken by AECOM
6	Para 1.2	Reference should be made to NPPF 2021.	Wording updated.
54	CA1 – BU.02 and BU.03	The requirement that developments and roofing should always use traditional building materials is too restrictive.	BU.02 changed to “should consider using”. BU.03 deleted.
	PL.03	The set backs of buildings are varied to avoid a monotonous line. There are generally building lines along many roads.	No change.
57		Pictures missing	Unclear what this refers to. Previous draft?
58	MV.02 Second bulletpoint under actions	What about people with pushchairs?	Added “and those with pushchairs”.
	MV.02 Fourth bulletpoint under actions	Unreasonable to ask all schemes to includes traffic calming measures. This is impractical for small schemes.	Amended to “Schemes of at least 10 dwellings”. Text always said “should consider how”.
60	MV.04 Fourth bullet point under actions	What if the character of the area is garages in front of the building line?	Added “unless this is the prevailing condition”.
60	MV.04 Eighth bullet point under actions	Suggest stating what size of developments should incorporate electric car charging facilities.	No change. Unclear why there would be a minimum.
62	LA.01 – last bullet point under actions	Suggest that you add “Development will not be supported where it <u>negatively</u> impacts on the identified views”	Done.

63	LA.02 – Fourth bullet point under actions	Where did the density figure of 50 dwellings per hectare come from?	Text says 25 dph. The reviewer may have had an older draft.
63	LA.02 – last bullet point under actions	What is “best practice landscaping”?	Changed to “developments should incorporate an approach to landscape design which aims to...”
64	LA.03 – first bullet point under actions	States that the scale of new buildings should be consistent of neighbouring properties and that buildings should usually only extend to a height of 2.5 storeys – are the height of new properties allowed to be lower?	Added “or respond to”.
65	LA.04 – first bullet point under actions	Suggest that it should be <u>“width of the building”</u> as opposed to street.	Changed to “Building heights should respond to the width of the street”
65	LA.04 – Second bullet point under actions	Unclear about the terminology “terminate views” is this a typo? Otherwise please explain what you mean by this terminology	Bullet deleted.
66	LA.05 – first paragraph	Should be ‘protected’ not ‘protect’	This was corrected in the final draft.
67	PL.01 – third bullet point under actions	Specifies 20m distance between the backs of properties – this is too restrictive	Added “usually”. Next sentence already suggests what to do if it is not possible.
68	PL.03 – last bullet point under actions	What if a consistent building line is the character?	No change. Text says “It may not always be necessary to vary setbacks in the other more historic character areas where the existing built form supports building up to the pavement in some specific cases”.
69	PL.04 – first bullet point under actions	Specifies that “One of the main glazed elevations should be within 30 degrees due south” is this a realistic specification?	Added “If practical”.
70	PL.05	Is this consistent distance between buildings or including roof to building	Unclear what this refers to.

73	PL.08	Proposed boundary treatment is restrictive. Permitted Development Rights allow boundary fences etc.	Deleted second bullet that said "Low quality panelled or lap fencing and wood, metal or concrete post and rail boundaries should be avoided and the planting of Leylandii is discouraged".
76	BU.02 – fourth bullet point under actions	Restricts colours – Permitted Development Rights allows painting without planning permission	Toned down language – no absolute requirement.
77	Rendered brick picture	Rendered brick picture looks like painted brick	Changed to "painted".
78	BU.03	Contradictory to earlier guidance as this section encourages varied roof lines	No change. Unable to spot contradiction.
79	BU.04 – fourth bullet point under actions	Too restrictive as it resists plastic window frames.	Bullet reworded to "Wooden window frames and doors are encouraged. These are higher quality and more environmentally friendly than plastic"
80	BU.05 – eighth bullet point under actions	<i>"Extensions of existing buildings should help to reduce carbon emission by complying with high energy efficiency standards and utilising low energy design"</i> How would applicants demonstrate this?	No change.

Overall do you,



	Respondent	Reference (paragraph or policy number)	Response	Suggested Working Group response	Action
118	Resident 1	General	Well done to the team that put it together over the last three years.	Comments welcomed.	No change to Plan
119	Resident 8	General	Well done to all concerned	Comments welcomed.	No change to Plan
120	Resident 13		In the Common near the river if you walk left there is a hole. Do you think we could fill that in?	Noted. Comment passed to parish council .	No change to Plan
121	Resident 33	Policy SF8	Thank you for preparing such a comprehensive and smart-looking plan. Only additional comment is with reference to my property, Godsold House on page 104 (No 48). You	Comments welcomed. Amend description on Page 104	Amend description

			may want to make mention that the House was the former Vicarage to All Saints Church.		
122	Resident 53	General	A well constructed and concise document. Many congratulations and thanks to the Working Group and their Supporters	Comments welcomed	No change to Plan
123	Historic England	General	<p><u>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Stoke Ferry Neighbourhood Plan.</u></p> <p><u>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:</u> <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.</p> <p><u>For further specific 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.</u></p> <p><u>To avoid any doubt, this letter does not reflect our</u></p>	Noted	No change to Plan

			<u>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.</u>		
124	Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.	No change to Plan
125	Highways England	General	Thank you for consulting National Highways on the above Neighbourhood Plan. National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). We have reviewed the plan and note the area and location that is covered is remote from the SRN. Consequently the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment.	Noted	No change to Plan
126	Avison Young (representations on behalf of National Grid)	General	<u>Proposed development sites crossed or in close proximity to National Grid assets:</u> <u>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</u> <u>National Grid has identified that it has no record of</u>	Noted.	No change to Plan

		<p><u>such assets within the Neighbourhood Plan area.</u></p> <p><u>National Grid provides information in relation to its assets at the website below.</u></p> <ul style="list-style-type: none"> • <u>www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</u> <p><u>Please also see attached information outlining guidance on development close to National Grid infrastructure.</u></p> <p><u>Distribution Networks</u></p> <p><u>Information regarding the electricity distribution network is available at the website below:</u></p> <p><u>www.energynetworks.org.uk</u></p> <p><u>Information regarding the gas distribution network is available by contacting:</u></p> <p><u>plantprotection@cadentgas.com</u></p>		
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