

Watlington Neighbourhood Plan 2019-2036



Consultation Statement March 2023

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Introduction

Overview of Watlington Neighbourhood plan

1. Watlington Neighbourhood plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this Consultation Statement

3. This consultation statement has been prepared by [Collective Community Planning](#) on behalf of Watlington Parish Council to fulfil the legal obligation of the Neighbourhood planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood 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 plan.
4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
 - a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood plan area:
 - i. Details of the proposals for a neighbourhood plan;
 - ii. Details of where and when the proposals for a neighbourhood plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan; and
 - c) Send a copy of the proposals for a neighbourhood plan to the local planning authority.

5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood plan, and ensure that the wider community:
 - Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;
 - Has opportunities to be actively involved in shaping the emerging Neighbourhood plan; and
 - Is made aware of how their views have informed the draft Neighbourhood plan.
6. This statement provides an overview and description of the consultation that was undertaken by the neighbourhood plan steering group on behalf of Watlington Parish Council, in particular the Regulation 14 Consultation on the pre-submission draft. The steering group have endeavoured to ensure that the neighbourhood plan reflects the views and wishes of the local community and the key stakeholders.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Watlington Neighbourhood Plan that was consulted upon as part of the Regulation 14 Consultation.
8. A significant amount of work went locally into engaging with the community early in development of the plan, so that it could be informed by the views of local people. Consultation events took place at key points in the development process. A range of events and methods were used.
9. An important point to note is that the plan was being developed during the Covid-19 Pandemic and therefore restrictions applied that impacted on the activities that could be undertaken. During this time the Parish Council and steering group needed to abide with national and local restrictions, adjusting the way that communication took place with the community accordingly. For example, consultation events could not be undertaken in the same way they traditionally would have been, and online became a key method of engagement, especially during 2020 and 2021.

Early Engagement in Developing the Plan

Date	Activity	Summary
9 th October 2018	Initial Steering group meeting.	Membership of the group changed throughout the plan's development. It initially comprised 8 people, though increased to 10 at one time. Principally it included at least one member of the Parish Council alongside residents.
26 th Nov 2019	Neighbourhood Plan presentation	Presentation given by Principal Planner and Planning Policy Manager from the

Date	Activity	Summary
		Borough Council of King's Lynn & West Norfolk to the PC
21 st January 2020	Parish Council agreed to proceed with an NP	Steering Group starts to progress with the plan. This group met when needed to discuss progress and updates, usually monthly, with all key decisions being referred to the Parish Council.
26 th January 2020	First meeting of the steering group	Meeting to discuss designating the parish area and initial ideas for steering group to move forward with developing the neighbourhood plan.
1st quarter 2020	Request for more Steering Group members	Request in "The Gossip" local newsletter /magazine
5 th March 2020	Area designation	Area designation approved by Borough Council of King's Lynn & West Norfolk.
6 th March 2020	Webpage added to PC website to provide information about the neighbourhood plan	Setting up a social media platform to encourage community engagement and updating the public on key events through the development process.
January - April 2021	Initial consultation and engagement with the community on issues and options for the plan	The consultation involved raising awareness of the neighbourhood plan's development, and a survey with 17 questions. Overall, there were 205 responses to the survey, around 10% of the village's population.
January 2021	Facebook	A post was submitted on the Watlington Village Facebook Group advertising the questionnaire and link to the form for the community to answer. The post was about having "your voice in the neighbourhood plan". The village Facebook page has 2.7 thousand members/views (Appendix G).
January 2021	Watlington Neighbourhood Plan was advertised in the Watlington Gossip (Appendix H) and a link to the online questionnaire which was	The neighbourhood plan tab explained how in 2020 the Parish Council designated the NP area and a steering group consisting of village residents have volunteered to develop the plan. The page explained that the plan is an interactive process gathering evidence

Date	Activity	Summary
	produced to gather the communities' views ¹ .	and engaging with the community. The Parish Council and steering group prepared a comprehensive questionnaire to engage the residents, and this was advertised until 31st March 2021. People could request printed copies, or collect these from the village shop, and there was a box to drop completed surveys in.
Week commencing 1 st March 2021	Posters advertising the consultation were placed in notice boards, the Church and Local Shop (Appendix E).	The poster advertised the consultation, setting out where people could access the survey and find out further information about the neighbourhood plan.
Quarterly	Regular updates on the neighbourhood plan were provided in the quarterly village magazine, The Gossip.	Regular progress reports and status of NP provided in magazine that is mail dropped to every resident (Appendix H)
Throughout	Dialogue with local landowners or their agents	This took the form of face-to-face meetings as well as written correspondence
September 2021	Meeting with the developers of the site allocated in the local plan.	Met with the Freebridge to discuss the design and mix of housing to be delivered on the Thieves Bridge site – and forwarded them the Housing Needs Assessment. This was as they were preparing their planning application.
September – November 2021	Meeting and correspondence with Freebridge	Interaction with applicant for Wat 1 site, including early drafts of Design Code and Local Housing Needs Assessments from AECOM.
November/January 2021-2022	Watlington parish council held a call for sites for the neighbourhood plan. The advert stated that: <i>“Watlington Parish Council is undertaking a further ‘Call for Sites’ just for the Watlington parish area</i>	The call for sites ran from 19 November 2021 to 4 January 2022. One site was submitted, which was capable of accommodating 1 dwelling. This was discussed at the steering group and Parish Council. Due to the size of the site and ability for it to come forward

¹ [NEIGHBOURHOOD PLAN - Watlington Norfolk](#)

Date	Activity	Summary
	<p><i>to identify available sites that can be considered for small-scale housing growth. Sites of up to 0.5ha will be accepted”.</i></p> <p>(Appendix F)</p>	<p>outside of any plan making process, it was decided not to pursue site allocation.</p> <ul style="list-style-type: none"> • Advertised in the Lynn News- 23 November 2021 • Advertised on Facebook Watlington Gossip- 27 November 2021 <p>The Borough Council also advertised the call for sites advert on their website.</p>
November 2021	AECOM working on the process to write a Local Housing Needs Assessment. Met with the Planners over a team’s call to discuss research questions and housing issues the plan would like to address.	The research questions included affordability, tenure and mix and sheltered housing.
November 2021	AECOM Design Codes walkabout around the parish to understand the character of the area.	This interactive session involved steering group members and members of the Parish Council, with the intention of developing a design guide for the parish.
20 th and 22 nd September 2022	Parish Clerk sent out the Local Green Space letters and Non-Designated Heritage Assets letters to the relevant landowners and property owners informing them of their land and assets were being included for designation in the plan (Appendix C and Appendix D).	The letter informed that the landowners and property owners could respond in 14 days if they wished to express their views ahead of Regulation 14. They were also invited to give a formal written representation when the time comes.
27 th July 2022 to 8 th September 2022	SEA Screening Opinion Consultation was led by the Borough Council of Kings Lynn & West Norfolk this ran for 6 weeks from 27 th July to 8 th September 2022.	<p>Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise.</p> <p>28th September 2022 BCKLWN sent over written confirmation that an SEA</p>

Date	Activity	Summary
		and HRA was not needed with a determination statement.
1 December 2022	Neighbourhood plan update on how the plan will be consulting on their pre-submission stage was advertised in the winter edition of the Watlington Gossip Magazine 2022 ² .	Updates on the NP were added to the magazine every quarter (March, June, September, and December)

Early Engagement - Summary of the main issues raised.

10. An initial consultation exercise ran from January – April 2021. This included a survey with 17 questions. There were 205 responses which is 10% of the village’s population. The overriding sense from the survey was that whilst people will accept a small degree of change to the village, respondents are protective of its rural, green location with the essence of a peaceful village life that offers a safe and secure environment for all that live here.

11. These included:

- People want improvements to their health and wellbeing and quality of life. The survey findings indicate that there are some quick wins to be had from the creation of additional foot and cycle paths within new and existing developments.
- Protecting woodland and wildlife sites were equally important as is the need to create more wildlife habitats.
- People want to maintain the green spaces in the centre of the village and generally only build on the perimeters.
- The services such as the Medical Centre and the village shop are central and important to village life.
- Respondents want any buildings to be sympathetic.
- Respondents favour new homes that are eco-friendly and affordable 2 bed dwellings with villagers and their family’s given priority.
- A call for sites was originally done by the Borough Council and the most popular location for development was the site West of the Station (585/580). The next most favoured sites were St Peters Field (H469) and, as selected by the Local Plan, (WAT13) running along Thieves Bridge Road and Downham Road. The least favoured were the playing fields (286) and the Mill Road/Downham Road fields (H464, 465, 370). However, these haven’t been taken forward.

² [gossip_96_colour_edition.pdf \(watlingtonnorfolk.co.uk\)](http://gossip_96_colour_edition.pdf(watlingtonnorfolk.co.uk))

Early Engagement - how this was considered in development of the pre-submission plan

12. The steering group explored the option of allocating a site within the neighbourhood plan, including undertaking a call for sites. Following this, and further consideration of feedback from residents, a decision was taken not to allocate within the plan.
13. Results of the survey indicated that preference in terms of new homes was for smaller and affordable housing. A Housing Needs Assessment was subsequently undertaken by AECOM in 2022, focusing on housing mix and type, affordability and housing for older people. The Watlington HNA has provided important evidence for the housing policies in the plan.
14. Feedback in relation to design, and particularly that buildings should be sympathetic with the look and feel of the area, was fed into the work on developing Design Codes. This was led by AECOM, but members of the steering group met with AECOM to undertake an initial walk around and identify key priorities. Design also has allowed different policies to reflect the design codes in developments that may come forward including considering eco-friendly principles such as SuDS, residential parking,
15. Following feedback from residents on the importance of the local environment and preserving this, the steering group decided to develop green corridors. These and the protection of local green spaces form a central part of the plan. As well as green spaces the steering group and parish council also considered how to protect the historic environment. The plan identifies non-designated heritage assets, which were assessed in accordance with Historic England guidance.
16. Services within the village were stated to be important so a policy that identifies the most important community facilities has been developed. This includes the services identified by residents during consultation, such as the GP Surgery and village shop. The plan also promotes small and micro businesses particularly on brownfield sites within the development boundary to further boost services and the economy.
17. Access and improving health and wellbeing was an important topic. The initial survey indicated there would be positives to creating additional foot and cycle paths within new and existing developments. A core footway network has been identified to as a focus for improvements. This follows a number of pathways around residential development that passes key services and green spaces.

Regulation 14 Consultation

Overview

18. The consultation ran for eight weeks from 5 December 2022 to 30 January 2023.

19. The activities undertaken to bring the consultation to the attention of local people and stakeholders is set out below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Date	Activity	Summary
28 October 2022	<ul style="list-style-type: none"> Update published on the Parish Council website telling parishioners to keep an eye out for the forthcoming Regulation 14 Consultation. 	<p>The post explained that people wishing to make comment on the pre-submission documents should keep an eye out on the website for when the documents go live. The post explained how all comments received will be considered by the Parish Council and steering group and may be used to amend the draft plan and bring together the consultation statement.</p>
30 November 2022	<ul style="list-style-type: none"> Emails and letters sent to stakeholders advising them of the Regulation 14 consultation and how to make representations. This included owners of Local Green Spaces and non-designated heritage assets. 	<p>An email or letter was sent directly to each of the stakeholders, including statutory consultees, supplied by BCKLWN, in addition to local stakeholders. The email/letter informed the stakeholders of the commencement of the consultation period. The email notified consultees of the NP's availability on the website, alongside supporting materials, and highlighted different methods to submit comments. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This was sent on 30 September. A copy of this is provided in Appendix A.</p>
Week commencing 30 November 2022	<ul style="list-style-type: none"> All draft NP documents and link to the online survey were published on PC website. Hard copies of draft NP were placed in the village hall. Notice advertised in the Watlington Gossip which goes to every household in the plan area. 	<p>Various methods were used to bring the Regulation 14 Consultation to the attention of local people. All methods stated the consultation dates, where NP documents could be accessed and how to respond.</p> <p>People were able to make representations by:</p> <ul style="list-style-type: none"> Completing an online survey.

Date	Activity	Summary
		<ul style="list-style-type: none"> • Filling in a hard copy of the survey or electronic version of the survey and sending this to the parish clerk. • Providing feedback via letter or electronically to the parish clerk. <p>The NP documents made available as part of this process included³:</p> <ul style="list-style-type: none"> • Regulation 14 version of the Neighbourhood Plan • Design Codes • Housing Needs Assessment • Local Green Space Assessment • Non-Designated Heritage Assessment • SEA / HRA Screening Assessment
10 February 2023	Watlington NP Steering Group met to review the representations received and agree amendments to be made to the plan in advance of the February Parish Council meeting.	The meeting allowed everyone to discuss the views which had been raised by the community and statutory stakeholders. The group agreed amendments to the NP to then share with the full parish council.

Feedback from the Regulation 14 Consultation

20. Fourteen stakeholders wrote to the steering group with their comments on the draft plan, either in letter or email form. In addition, 18 people responded to the online survey, a mixture of residents, people who work in Watlington and local landowners.

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

Responses from Statutory Stakeholders

Anglian Water

Stakeholder comments to the Regulation 14 consultation	NDP Response
Objective F: we would welcome the inclusion of water efficiency to promote sustainable development in responding to climate change	Changed to 'respond meaningfully to climate change, promoting sustainable development, water and energy efficiency'

³ [Neighbourhood Planning - Watlington Parish Council \(norfolkparishes.gov.uk\)](https://www.norfolkparishes.gov.uk)

Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy 2: Suggest including rainwater harvesting in addition to reuse of greywater	Added in reference to the design codes.
Design Codes and Guidance: some detailed comments, mostly in support, a couple of recommended edits	Not possible to amend the design codes document at this stage
Policy 5: support policy	Noted
Policy 6: recommend policy measures support any operations required by AW to access assets in LGS	Included within supporting text
Para 84: Suggest we review guidance in relation to sewer flooding	Reviewed the guidance but no amends made
Policy 7: welcome this policy. Recommend policy references the drainage hierarchy where it can be demonstrated by developers that SuDS are not technically feasible	Included this in the policy.

Borough Council of King's Lynn and West Norfolk

Item	Comment	NDP Response
General/ overall comment	<p>Several policies (1, 2, 5, 7, 9, 11) state that Development proposals "must...". Use of the word "must" within development plan policies is generally inappropriate, as everything in a Plan policy is negotiable through the development management system, dependent upon development viability etc. It is not possible to require ("must provide" etc) something (e.g. item of local infrastructure) that is not obliged under legislation.</p> <p>Instead, the word "should" ought to normally be used, rather than "must". This would still give the necessary leverage to the local planning authority in determining planning applications and securing high quality/ sustainable development.</p> <p>Use of "must" may be possible in the context of a policy statement: "xxx must, unless the following criteria are met:...". That is, where a policy specifies circumstances where a development could deviate from the requirements of that policy.</p>	Amended policies accordingly so that 'should' is used instead of 'must' to provide additional flexibility.

Item	Comment	NDP Response
Para 6	<p>Reference to Local Plan – Neighbourhood Development Plan (NDP) prepared under the current Local Plan (that is, 2011 Core Strategy/ 2016 Site Allocations and Development Management Policies Plan), with a 2026 end-date.</p> <p>Factual update – Current Local Plan allocation (G112.1 – Land south of Thieves Bridge Road) was approved for 40 dwellings (21/02421/FM – January 2023) and is expected to deliver by the end of the current Local Plan period (2026).</p>	Updated so factually correct. Further detail added on the application.
Para 11	Suggested wording amendments: “The neighbourhood plan has to support the delivery of the strategic policies contained in the King’s Lynn and West Norfolk Local Plan, and so it cannot promote less development than set out in the Local Plan for example”.	Amended as suggested
Para 13	Factual update – End date for emerging Local Plan Review plan period revised to 2039	Amended
Para 14	Suggested wording amendments: “...Watlington has chosen not to do so since there is no absolute need the Local Plan allocation satisfies the village’s housing needs”.	This is covered in para 30, as text relating to allocating is now focused within the housing section of the plan.
Para 26	Factual update – scheme for 40 dwellings (21/02421/FM) consented January 2023	Amended and reference has been made in the updated NP to the fact that this planning permission as of April 2022 changed from being a mix of affordable and market housing to 100% affordable homes.
Para 31	Change ‘2016 local plan’ to ‘SADMP 2016’, for the avoidance of doubt	Amended
Para 38	<p>Clarification re reference to Housing Needs Assessment (HNA) – Does this refer to the 2020 Borough Council HNA or a bespoke local HNA? This will need to be clarified, probably by addition of hyperlink to relevant document.</p> <p>Hyperlinks to key evidence base documents should be utilised throughout the document, to ensure the correct supporting documentation is being used.</p>	Clarified in the text that this relates to the Watlington HNA undertaken by AECOM.

Item	Comment	NDP Response
Para 42	It would be worth mentioning that the HNA identified a need for 50.4 (~50) affordable homes for the duration of the plan period.	Added to the supporting text. Also reflected the fact that the entire Thieves Rd development is affordable and a proportion of the development off Downham Rd will be too in Para 38.
Para 43	Change 'The local plan' to 'The Core Strategy 2011'	Amended
Para 45	Change 'The local plan' to 'The Core Strategy 2011'	Paragraphs have been revised.
Para 46	Corrected reference: "...discounted by 40% 30% to 50%..."	Paragraphs have been revised.
Policy 1	<p>Overall comments (policy content)</p> <p>First Homes national eligibility criteria – needs further explanation and/ or cross reference (e.g. via hyperlink).</p> <p>Reference to 40% minimum First Homes discount – does this reflect national First Homes requirements? If 40% is a local standard, explanation and/ or reference to the relevant document will be needed (e.g. by way of a footnote/ hyperlink).</p> <p>If the HNA discovered the need for social rent, why is this policy so focused on and prioritising First Homes? Only first-time buyers will be eligible for First Homes, but the HNA identified the needs of other demographics too, not only young people. First Homes will be a minimum of 25% of affordable homes by law, therefore it might be more beneficial to residents to focus upon the remaining 75% affordable housing, the breakdown of tenure types and other routes to affordable housing delivery for demographics other than first time buyers.</p>	<p>Added more detail into the supporting text to evidence the requirement for a 40% discount for First Homes as set out in the Watlington Housing Needs Assessment 2022. This is in para 41 of the plan.</p> <p>As explained in para 38, the Neighbourhood Plan does not include a focused policy on tenure split of affordable rent and ownership as the Watlington HNA evidences the need would be similar to that required by local plan policy CS09. The policy focuses on First Homes as beyond tenure mix, this is an area the Neighbourhood Plan can influence.</p>

Item	Comment	NDP Response
Policy 1	<p>Local eligibility criteria</p> <p>Generally these could only be applied to Rural Exceptions housing schemes, as affordable housing delivered as part of a market scheme would normally need to fulfil the Borough wide allocations policy. Therefore the policy should be divided into “First Homes” and “Rural Exceptions housing” sections. The final (Rural Exceptions) section could be as follows:</p> <p>“Rural Exceptions housing</p> <p>For Rural Exceptions housing schemes, the following local eligibility criteria...”</p> <ul style="list-style-type: none"> (i) Some ambiguity in wording; assume renters are different to people living with family; i.e. “...renting, or living with other family members”? (ii) “...renting, or living...” (iii) “...renting, or living...; or” (iv) Where there are no specific local connections Borough-level housing allocations policies would apply”. <p>If you need to discuss these policy criteria further you may also contact our strategic housing team (Strategic.Housing@West-Norfolk.gov.uk).</p>	<p>It is possible for Neighbourhood Plans to set local criteria for First Homes. This is referenced in Para 004 and 008 in the Planning Practice Guidance of First Homes dated 24 May 2021. A footnote to this has been added to text in para 41.</p> <p>Additional text has been added to clarify that the local eligibility criteria will be in place for 3 months for First Homes, then it will revert to the national criteria if no one comes forward who meets the local connectivity test.</p>
Para 48	Change ‘the local plan’ to ‘The Core Strategy 2011’	Paragraphs have been revised.
Para 50	Change ‘the local plan’ to ‘The Core Strategy 2011’	Amended

Item	Comment	NDP Response
Policy 2	<p>General comments</p> <p>The policy, as drafted, appears too lengthy and prescriptive. This moves into detailed guidance (e.g. BC.04), where this explanatory/ guidance text is better contained within a detailed design guide/ code document that could supplement the policy (e.g. as an Appendix/ Annex to the Plan).</p> <p>Policy 2 references: "All new development", but the way this is written is directed towards major schemes. It would be appropriate to set a threshold (e.g. major schemes; schemes >5 dwellings/ 500m² non-residential etc). Otherwise the requirements are excessive for small scale/ minor applications (e.g. householder developments).</p> <p>A design guide/ code could be published as a separate submission document or Appendix/ Annex to the Plan</p>	<p>This is a fair reflection. The policy has been amended to provide additional flexibility.</p> <p>Appendix B, relating to the design checklist, has also been revised to encourage a proportionate approach.</p> <p>Whilst we acknowledge there are a lot of questions, which directly relate to those identified in the Design Codes, the applicant should pick the relevant questions/section headings that fit in with their scheme.</p> <p>Effective use of the design checklist can be reviewed and monitored by the parish council to ensure that they feel it is effective.</p> <p>The Design Guide and Code will be submitted alongside the plan.</p>
Policy 2	<p>Section C</p> <p>Much of this content overlaps Policy 7, so it is suggested that this content/ section is moved into Policy 7, in the interests of clarity.</p>	Amended.
Policy 2	<p>Section E</p> <p>It is assumed that Norfolk County Council Highways has also been consulted (as a statutory consultee)?</p> <p>It is advised that any feedback from the Highway Authority should be closely.</p>	No comments received from the Highway Authority on the NDP

Item	Comment	NDP Response
Para 55/ Policy 3	<p>Paragraph 55/ Policy 3 appear to contradict one another – infilling, by definition, could only take place within existing built-up areas.</p> <p>Suggested amendment to paragraph 55, in the interests of clarity/ consistency: “Policy 3 applies to the whole neighbourhood plan area, rather than just within the settlement boundary Although Policy 3 relates to the whole of the Plan area, it is predominantly directed towards the built-up area, as defined by the development boundary”.</p>	Amended as suggested (now Para 51)
Policy 3	<p>Policy 3, is directed towards minor/ smaller schemes. It would be helpful to define the scale of appropriate infilling within the policy; e.g. “schemes of between 1 and x number of additional dwellings”. This should be aligned to Policy 2, which relates to larger scale developments.</p> <p>Criterion (b) – this is ambiguous; i.e. it is assumed this relates to neighbouring properties, but this is not clear? Suggested re-wording: “Avoid significant adverse impact upon the amenity of neighbouring properties”.</p>	<p>Considered as a group what this scale should be. Between 1 and 5 agreed.</p> <p>Wording change made.</p>
Para 56	Change ‘the local plan’ to ‘The Core Strategy 2011’	Amended
Para 60	Reference to public transport – may be useful to explain that Watlington has regular rail services to King’s Lynn, Cambridge and London, but bus services at the village are very limited.	Amended
Para 62	‘As set out in the emerging Local Plan’	Amended

Item	Comment	NDP Response
Policy 4	<p>Residential parking standards repeat emerging Local Plan Review Policy LP14 wording. These standards may not be needed if the Local Plan Review is adopted before the Watlington Neighbourhood Plan.</p> <p>The proposed exclusion of garages as not counting towards on-site parking is inappropriate/ unreasonable and could lead to excessive front garden/ curtilage off-street parking which could adversely impact the street scene.</p> <p>What is a “considerate parking management scheme”? This would need to be defined within the supporting text/ as a footnote and it may be helpful to put in a hyperlink to such a scheme/ arrangement.</p>	<p>Agree standards are the same as NCC Parking Standards, revised the policy text accordingly and added a footnote to the NCC standards.</p> <p>Removed the reference to garages not counting, though added a line about permitted development rights relating to garages, as the main concern here is that garages will be converted and no longer available for parking.</p> <p>Text relating to a considerate parking management scheme removed.</p>
Para 71	<p>Change ‘West Norfolk Local Plan Policy CS12’ to ‘Core Strategy 2016 policy CS12’</p> <p>‘Additionally, SADMP 2016 Policy DM 22...’</p>	<p>Amended Core Strategy, 2011 and SADMP 2016</p>

Item	Comment	NDP Response
Policy 5	<p>There is no need to reference the 10% Biodiversity Net Gain (BNG) requirement within the policy text, as this is a legal requirement anyway. Instead, it is probably better to refer to “delivery of Biodiversity Net Gain in accordance with legal requirements”, which should ensure future-proofing for Policy 5. References to the 2021 Environment Act/ 10% requirement are probably better included within the supporting/ explanatory text.</p> <p>Criterion (b) – Source/ justification for 30-year requirement? Need to add link to evidence base/ guidance document for this proposed obligation. Furthermore, s106 agreements typically only apply in the case of major developments, so this criterion is probably excessive/ unreasonable, at least for minor developments.</p> <p>Criterion (f) – Editing/ minor change – Need to add cross reference to Figure 8.</p> <p>Final sections – requirement for surveys is excessive/ unreasonable for all developments. It is necessary to specify a threshold at which such surveys would be required.</p>	<p>10% net gain is not yet a requirement, though it should be by end 2023 or Spring 2024 for smaller schemes. We have tried to future proof the policy by requiring 10% BNG unless national requirements are higher).</p> <p>Removed reference to 30-year requirement as this detail will be set out in national guidance in due course.</p> <p>Added cross reference to Fig 8</p> <p>Requirement for surveys – clarified that this is for new built development, ie would not apply to householder extensions.</p>

<p>Policy 6/ Figure 9</p>	<p>Local Green Space sites 3-6, 10 – All appear to be privately owned fields, adjoining one another. It could be argued that these plots, combined, would constitute an “extensive tract of land” (NPPF paragraph 102c).</p> <p>Furthermore, if sites 3-6, 10 are private land, the Parish Council/ Neighbourhood Planning Group ought to engage with landowners before putting this land forward for designation in the published (Regulation 14) Plan. Any such preliminary engagement should be set out within the consultation statement.</p> <p>Policy 6 has been worded to adapt national Green Belt policy so this works for sites designated as Local Green Space (LGS). This overall approach is commended, but modifications may be necessary to ensure Policy 6 is sufficiently aligned to national policy requirements (NPPF paragraphs 101-103 and section 13). Suggested changes are set out below.</p> <p>Delete the part-repetition of the Green Belt policy and change it to more flexible wording (suggested below) or only keep the list of LGSs. The reasoning for the policy wording in Appendix C may be challenged in places, in terms of how this interprets the NPPF. While NPPF sets out in para 149 that there are exceptions to building in Green Belt, that is for the necessary flexibility of the planning system. The LGS provides openness and views in the village. Even if it is not on the same scale as Green Belt openness, it is openness nevertheless. Therefore, according to NPPF para 149 g), infill on LGS would be inappropriate development that harms the openness of the LGS.</p> <p>Para 4 of Appendix C states that LGS designation <i>require</i> a policy for managing development. It is true that LGS is a separate entity to Green Belt since they are different in character, however that doesn't make it any less substantial to treat LGS consistently</p>	<p>A process of engagement with landowners of LGS was undertaken prior to Regulation 14, in September 2022, and many landowners did respond.</p> <p>This policy wording has passed referendum elsewhere – eg Oulton Neighbourhood Plan, East Suffolk.</p> <p>Careful consideration has been given to the likelihood of the different LGSs located in the centre of the village taken together being considered an extensive tract of land. A decision was taken to remove LGS2 and LGS3 to mitigate against this. LGS2 is owned by the Parish Council and LGS3 is leased to the Parish Council from the diocese.</p> <p>There is a strong case for LGS10, LGS5 and LGS4 to remain as designations due to the value they provide and potential risk of development on these sites impacting upon their special qualities to the community. Together these total 5ha.</p>
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to Green Belt since they are the same in nature. The third point of Appendix C could be argued to contradict the NPPF, although it is recognised that this is seeking to provide explanation for how Green Belt policies could be applied to LGS. Since NPPF sets out that *managing development within a Local Green Space should be consistent with those for Green Belts*, national Green Belt Policy should always be a start point in setting LGS policies in Neighbourhood Plans.

The legal case should be considered in its entirety. Further in the ruling para 178 says '*...Plainly some development policies which are suitable for vast areas of Green Belt are not going to be appropriate for small areas of LGS in a country village, where part of the purpose of designation is to protect openness and views. For example, it seems unlikely that construction of housing on LGS7 and LGS8 is going to meet the requirements of Policy 5 or be consistent with Green Belt policy. However, landscaping, buildings and other structures relating to, for example, agricultural use, community use and enjoyment, recreation and sport could all potentially enhance the use and reasons for the designation.*'

Policy 5 (Norton St Philip NP), although less restrictive than Policy 6 in the draft Watlington Plan, was subject to legal challenge. Although the Examiner ruled that this met the basic conditions, the subsequent legal challenge found this to deviate excessively from NPP Green Belt policy. Further details are available through this link: [Norton St Philip - Mendip District Council](#), which includes further modifications to that Neighbourhood Plan to overcome the issues raised through the legal challenge.

Overall, it is recognised that Policy 6 seeks to adapt NPPF Green Belt policy for LGS sites,. However, the scope to deviate from national policy is extremely limited.

Item	Comment	NDP Response
Para 82	Include a Flood Zone map here and a link to the EA source.	Added as suggested
Para 83	Include a link to the future flood risk modelling.	Added
Para 86	Change 'the local plan' to 'The Core Strategy 2011'	Amended
Policy 7	<p>Surface Water Management policy – generally effective as a generic development policy, but question how far this offers anything locally distinctive over and above the adopted Local Plan policy (DM 21).</p> <p>Notwithstanding, there is some overlay between policies 2 and 7. It may be better to move Policy 2(C) into Policy 7, not least to reduce the size of Policy 2.</p> <p>3rd paragraph/ section – it is appropriate to state that “measures will be required” in this context, as this includes exemptions.</p>	<p>Removed repetition between policies 2 and 7. Added in a clause to Policy 7 where proposals must have regard to Design Code SD01-04 in the Watlington Design Guide 2022 to reduce text in the policy.</p> <p>Also removed the wording regarding the design code from Policy 2.</p>
Para 93	'In the local plan, Community facilities are protected under Core Strategy 2011 policy CS13 and SADMP 2016 policy DM9,'	Amended
Policy 8	'...provided by Policy DM9...' this might not be future proof once the new local plan is adopted, so it is suggested that the reference to DM9 be replaced by "...Local Plan policies for the protection of community facilities...".	Amended
Para 95	'Policy DM16 in the SADMP 2016...'	Amended

Item	Comment	NDP Response
Policy 9	<p>The aspiration to increase provision of allotments through Policy 9 is supported, although it is unclear what proportion of new open space provision should be provided as allotments:</p> <ul style="list-style-type: none"> • Policy 9 seeks to encourage delivery of additional allotment land, so this should be reflected in the title – suggested amendment: “Provision of new allotments”. • Suggested revised introductory paragraph: “New open space provided as part of development proposals should include setting aside some land (% total requirement?) for allotments...” • Proportion of allotments to be provided should be as a % in the policy, based on the number of allotment plots sought over the Plan period (which should be set out in the evidence base; e.g. Parish Council’s own records of allotment waiting lists) • If off-site provision is appropriate this would need to be clarified. 	<p>Amend title as recommended.</p> <p>Amended the policy text as suggested. The evidence to support this policy is in paras 89 and 90. However, it’s not clear how we would reach the % increase required.</p>
Policy 10	<p>Useful policy for encouraging small/ micro businesses. It is suggested that this could be strengthened by way of definitions for small/ micro businesses. The Government standard (Prepare annual accounts for a private limited company: Micro-entities, small and dormant companies - GOV.UK (www.gov.uk)) is a useful reference:</p> <ul style="list-style-type: none"> • Small businesses – 11-50 staff; • Micro businesses - <11 staff. <p>Criterion (c) – “Good standard of broadband” – need to clarify/ define this; e.g. “employment generating development: “Should seek to provide superfast broadband, of a suitable standard to service businesses of up to 50 staff...”?</p>	<p>Amended as suggested to strengthen policy and added a further clause on looking favourably to sites coming forward on brownfield sites.</p>
Para 98	<p>Include link to the ‘Latest figures indicate that...’</p>	<p>Amended added in the carbon footprint report – Impact tool.</p>

Item	Comment	NDP Response
Policy 11	<p>1st/ 2nd paragraphs – what is the threshold for: “New development” and: “Any development”? it is considered excessively onerous/ unreasonable to apply these policy criteria to householder development.</p> <p>“New development” – it is assumed that this means new-build development, but this should be more clearly defined.</p> <p>Overall, Policy 11 should set thresholds where this should apply; i.e. most criteria implicitly relate to larger scale developments, so it is necessary to set thresholds.</p>	<p>Amend policy to reflect comments, new built development should...</p> <p>Expectation is that highway authority would feedback in relation to this, focus of this policy is on seeing improvement to the core network and linking everything together.</p>
Para 108	'Policy CS11 of the local plan Core Strategy 2011'	Amended
Para 114	The current local plan Core Strategy 2011 policy CS12	Amended
Para 115	The NPPF paragraph cited is 203 not 197 (latest, 2021 version).	Amended
Policy 12	<p>It is suggested to change the wording in the first sentence to: All heritage assets are expected to be conserved...</p> <p>Final paragraph/ sub-section – considered too narrow in scope (i.e. “adjacent non-designated heritage assets”).</p> <p>It is probably better to amend/ broaden the criterion; i.e. “Proposals with the potential to affect the setting of non-designated heritage assets...”.</p>	Amended as suggested
Appendices	<p>Appendix B – excessive numbers of questions; condensed/ scaled back checklist could be better produced as a downloadable pro-forma</p> <p>Appendix C – Good/ useful assessment for LGS policy wording and how this relates to national policy, although advice re recent Mendip legal challenge ought to be taken account of.</p>	<p>This is a fair reflection re the design checklist, it is very extensive and follows what is set out in the AECOM Document. Further clarity has been provided in the Appendix to give guidance on the checklist being completed in a proportionate manner.</p>

Historic England

Stakeholder comments to the Regulation 14 consultation	NDP Response
No specific comments on this draft neighbourhood plan	Noted

National Grid

Stakeholder comments to the Regulation 14 consultation	NDP Response
National Grid has identified that it has no record of assets within the Neighbourhood Plan area. No specific comments with respect to the draft plan.	Noted.

National Highways

Stakeholder comments to the Regulation 14 consultation	NDP Response
No specific comments on this draft neighbourhood plan	Noted

Natural England

Stakeholder comments to the Regulation 14 consultation	NDP Response
No specific comments on this draft neighbourhood plan	Noted

Sport England

Stakeholder comments to the Regulation 14 consultation	NDP Response
Provision of general guidance in relation to promoting sports facilities as part of Neighbourhood Plans	Noted

Norfolk County Council

NCC Dept	Stakeholder comments to the Regulation 14 consultation	NDP Response
Lead Local Flood Authority	LLFA welcome references to flood risk and SuDS. The LLFA recommend: <ul style="list-style-type: none"> Reference to the LLFA guidance for developers Map of EA Flood Zones and surface water flooding is included in the plan 	Included as recommended
Ecology	Vision and objectives supported Policy 5 and CA2 strongly supported Approach to identifying green corridors appears sound Pleased to note that multi-benefits of green infrastructure are noted in para 76	Noted
Landscape	Policy 2 supported Policy 5: encouraging to see the importance being put on GI in the proposals	Noted

NCC Dept	Stakeholder comments to the Regulation 14 consultation	NDP Response
	CA 2: pleasing to see	
Minerals and Waste	<p>It should be noted that the following LGS designations are underlain by sand and gravel resource:</p> <ul style="list-style-type: none"> • Millennium Green • Recreation Ground / MUGA • Playing field • Land between Down Road and Mill Road • Glebe Field • Pope's Land • Woodland West of Glebe Avenue • Runs Wood meadow • Thieves Bridge Meadow 	<p>This should not prevent their inclusion as LGS, though it should be noted that should an application be submitted for built development on these sites, policy CS16 will apply. Recommend clarifying this within the supporting text.</p>

Feedback from Local Stakeholders

Bidwells LLP (on behalf of Bennett Homes)

Stakeholder comments to the Regulation 14 consultation	NDP Response
Disappointment that stakeholders have not been more involved in the plan's development	Noted, there have been several opportunities to engage in the plan's development, as outlined in this Consultation Statement.
Concern that Watlington will not be meeting the growth requirements that justify its place in the settlement hierarchy and spatial distribution of growth.	There is no requirement for the NDP to allocate housing to support Watlington's status as a Growth KRSC in the emerging Local Plan. This is a matter for the Local Plan Examination which is in progress, not the NDP.
Concern that there is a lack of sites identified for housing within the NDP, which means it is out of conformity with the Local Plan. It is incorrect to state that the housing requirement is 32 and that this is met by an existing Local Plan allocation.	<p>There is no requirement for the NDP to allocate sites for housing to support its status as a Growth KRSC in the emerging Local Plan.</p> <p>Nonetheless in preparation of the NDP allocation was considered in some detail, with an independent Call for Sites run between 19 November and 4 January 2022, alongside consideration of the sites submitted to the Local Plan Call for Sites. This Call for Sites was promoted in a range of different ways, including local and social media and through the Borough Council.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
	Following this, a decision was made not to allocate within the plan.
Designation of WAT1 as LGS is unjustified as it is privately owned, the landowners have confirmed that they are unwilling for the land to be used as open space for the enjoyment of the village	Designation as LGS does not confer public access.
The vision and objects are overly focused on environmental matters, which is only one aspect of sustainable development	Whilst that is true, the vision and objectives should reflect the way that Watlington residents wish to see their community develop in the future. The Statement of Basic Conditions clearly sets out how the NDP meets the requirements of sustainable development set out within the NFFP.
Policy 1: the requirement for a minimum 40% discount for First Homes is not sufficiently justified. It should be acknowledged that this would be subject to viability.	This is justified through evidence provided in the Watlington Housing Needs Assessment. It is possible for Neighbourhood Plans to set a requirement for discounts for First Homes. Issues around viability of a scheme to deliver affordable housing would be dealt with in the usual manner as part of the planning process, it is not necessary to reference it in this policy.
Policy 2: Suggestion that greater flexibility is introduced into the policy	This point was also raised by the Borough Council. The policy has been amended to introduce greater flexibility.
Policy 4: this is a duplication of Norfolk Parking Standards	Noted, the policy has been amended to reflect the parking standards.
Policy 5: Question the ecological evidence that supports identification of the Green Corridors	The process for identifying the Green Corridors is given in para 67 and the basemaps have been added to the plan to provide further justification of this. Note that the approach was considered sufficient by NCC Ecology team in their Regulation 14 response.
Policy 6: The designation of LGS has not been informed by technical evidence of biodiversity value. Object to LGS 4, Land East of Downham Road and Mill Road being designated.	There are clear criteria for the designation of LGS set out in the NPPF. Justification for designation of each LGS is given in the LGS Assessment. There is no requirement for this to be backed up by technical evidence, which would be disproportionate. Despite this, an independent ecology survey was undertaken for LGS4 as part of the community's objection to development on the site. This is included as an appendix to the LGS Assessment.

Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy 9: Unmet demand for allotments within the village could be met through delivery of a housing scheme. Similarly this would bring additional CIL funding which could be used to community benefit.	Noted.
Policy 11: This will only be achieved through CIL funding or if a development meets necessary criteria for s106 funding.	Noted.

Cruso & Wilkin on behalf of Executors of G Bennion Deceased

Stakeholder comments to the Regulation 14 consultation	NDP Response
Are promoting a site off Fen Road for future development which was previously put forward as part of the Local Plan call for sites	Noted
Part of the Green Corridor network runs across the client's farmland, whilst there is intention to enhance and promote wildlife, this will not be done in a way that compromises existing farming, management or amenity practices. The farmland will continue to be gated/fenced with no public access.	Noted
There should be financial recognition where drainage systems are required to be maintained in a better state to accommodate additional flows.	This is not a planning policy matter.
Any further need for allotments should be provided as part of the development.	Noted, this is the inference of the policy.
Any future / improved walking or cycle routes should not be at the detriment to third party landowners.	This is a matter of detail, but any improvements delivered would need the consent/involvement of the landowner anyway.

Cruso & Wilkin on behalf of Mr E Pope and the Watlington Family Trustees

Stakeholder comments to the Regulation 14 consultation	NDP Response
The Green Corridor along the northern side of the village along St Peters Road is maintained as an agricultural field and managed as standard arable rotations. It's benefit as a Green Corridor is extremely limited. A number of other Green Corridors link with Watatunga Park and there are	The justification for the Green Corridors is set out in para 67 of the plan and basemaps included as Figure 8.

Stakeholder comments to the Regulation 14 consultation	NDP Response
fences/gates that need to be maintained the would limit the impact in this area.	
There should be financial recognition where drainage systems are required to be maintained in a better state to accommodate additional flows.	This is not a planning policy matter.
Any further need for allotments should be provided as part of the development.	Noted, this is the inference of the policy.
Any future / improved walking or cycle routes should not be at the detriment to third party landowners.	This is a matter of detail, but any improvements delivered would need the consent/involvement of the landowner anyway.

Cruso & Wilkin on behalf of Mr G Venni

Stakeholder comments to the Regulation 14 consultation	NDP Response
A Green Corridor is identified on the western side of the rail track, which runs alongside the existing car park for rail station and along the client's land, part of which is used as an overspill car park. The fencing along the rail line is limited and suggesting that this is or should be a green corridor is not acceptable.	The Green Corridors were identified through a review of existing habitat and wildlife designations. The Green Corridor referred to links with the Railway Sidings County Wildlife Site and there is an abundance of vegetation already in this area and along the proposed Green Corridor which could be enhanced through further planting.
There should be financial recognition where drainage systems are required to be maintained in a better state to accommodate additional flows.	This is not a planning policy matter.

Howard Sharp & Partners on behalf of the Diocese of Ely

Stakeholder comments to the Regulation 14 consultation	NDP Response
<p>The NDP is out of conformity with the strategic policies contained in the emerging Local Plan which is currently at examination. The emerging plan indicates that additional growth should be accommodated within Watlington, but none is being allocated in the NDP.</p> <p>The Inspector has raised questions about the status of Watlington in the settlement hierarchy and growth corridor, given no further growth is</p>	<p>The NDP needs to be in general conformity with the strategic policies in the current Local Plan. Issues relating to the position of Watlington in the settlement hierarchy and distribution of growth along the key growth corridor need to be managed through the Local Plan examination process, not the NDP. There is no requirement for the NDP to meet the housing requirement for Watlington to support its status as a Growth KRSC.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
being allocated within the emerging plan. Whilst the current Local Plan does not set a housing requirement for the NDP area the Inspector has asked the Borough Council to review its position on this.	
The NDP is premature and should be delayed until issues of the Local Plan examination are resolved.	It is unclear what the timeframes are around the Local Plan examination and therefore the decision has been taken to move ahead with the NDP rather than delay this for an undetermined period of time.
When taken together, the proposed LGS constitute an extensive tract of land. The number and scale of LGS should be reduced.	The borough council also makes this point and we have discussed it previously. The number and scale of designations has been considered and LGS2 and LGS3 have been removed.

JR Maxey, Maxey Grounds & Co on behalf of HL Hutchinson Ltd

Stakeholder comments to the Regulation 14 consultation	NDP Response
The emerging Local Plan does not provide sufficient growth in Watlington to substantiate its position in the settlement hierarchy/along a growth corridor. The NDP vision does not confirm with the emerging Local Plan with respect to the scale of growth required.	The issues relating to settlement hierarchy and distribution of growth along the key growth corridor are matters for the Local Plan as they are of a strategic nature. They will be dealt with as part of the Local Plan processes, rather than the NDP. As it stands the Watlington NDP must be in general conformity with the strategic policies in the current local plan, not the emerging plan.
Para 22 relates to building on the perimeter rather than more centrally, this is contrary to the principle of siting new development in a way that reduces the need to travel.	Para 22 is a summary of feedback from consultation with residents, it purely reflects people's subjective views, rather than being NDP policy.
The NDP should reflect the emerging Local Plan to a greater extent – eg identifying further growth,	The NDP has to be in general conformity with the current Local Plan, though there are references to the emerging plan throughout.
The call for sites was inadequately advertised, which explains the low response rate. Recommend allocating a particular site owned by the respondent in the NDP.	The approach taken to the Call for Sites is given in the Section on early engagement of this Consultation Statement. Following this a decision was made not to allocate within the NDP for the reasons detailed in the plan.
The NDP is unsound as there is no policy which allocates housing growth.	There is no requirement to allocate a site for housing growth within the NDP. Referred to the

Stakeholder comments to the Regulation 14 consultation	NDP Response
	80 new homes that have been given permission / built out since baseline for LP.
The required discount for First Homes set in the NDP is unviable and contrary to national policy.	The evidence for a discount of 40% is provided in the Watlington Housing Needs Assessment. It is possible to set local discount levels in NDPs where there is evidence to support it.
Policy 4 on parking standards duplicates emerging policy LP14 of the Local Plan	This is noted, decision to remove the standards policy – if same as NCC standards.

Feedback from Landowners of Local Green Spaces

LGS	Landowner	Summary of comments	NDP response
Millennium Green	Angel Field Millennium Green Trust	None	
Recreation ground / MUGA	Parish Council	None	Decision to remove
Playing field	The Ely Diocesan Board of Finance	None	Decision to remove
Land between Downham Road and Mill Road	Warren family	<p><u>Warren Family response:</u> Strong objection to the land being designated. This is privately owned and has no right of access apart from the public footpath that runs across the middle field. We have a desire to obtain planning permission on the land, with the site previously identified as a preferred option for growth by the Borough Council. The land has previously been used for grazing horses and is regularly mowed, it has little or no ecological value.</p> <p><u>Bidwells LLP (on behalf of Bennett Homes who have an interest in the land):</u> This land is</p>	<p>Our assessment of this green space is robust and available in the Local Green Space Assessment.</p> <p>An independent ecological survey of the site is attached in a separate Appendix named “Ecology report for WAT1” which demonstrates the ecological value of the site. This was originally commissioned to support objections to development on the site.</p> <p>The site has not been allocated, it was identified as a preferred option at Regulation 18 and subsequently removed for</p>

LGS	Landowner	Summary of comments	NDP response
		privately owned and not for public recreation purposes. Previous ecological surveys have demonstrated that the ecological value of the site is low. Part of the site was previously resolved by the Borough Council to be used for residential development. There is a lack of evidence base or justification for designation.	Regulation 19 of the Emerging Local Plan. In part, this was due to the level of resident objections. There have been a number of planning applications on this site which have been refused by the planning authority. Again, there has been strong resident opposition to all of these applications, which underlines how special this green space in the centre of the village is to the local community.
Glebe field	Diocese of Ely	Object to the designation on the ground that there is a lack of justification. The field has no public right of way and is barely visible. Many of the proposed LGS, when put together, would constitute an extensive tract of land. The field was previously identified as a suitable site for development.	Our assessment of this green space is robust and available in the Local Green Space Assessment. Careful consideration has been given to the likelihood of the different LGSs located in the centre of the village taken together being considered an extensive tract of land. A decision was taken to remove LGS2 and LGS3 to mitigate against this. See representation from the Borough Council for further comments in relation to this.
Pope's Land	Mr E Pope	There have never been any designations upon this area previously. It has been maintained for grazing only. The area is not open to the general public and there are no public or permissive paths associated with the field. This will remain as such.	Comment noted, LGS designation does not afford public access to the site.

LGS	Landowner	Summary of comments	NDP response
Martingales green space	Parish Council	None	
Meadows Green	Parish Council	None	
Featherby Drive green space	Parish Council	None	
Woodland west of Glebe Avenue	HL Hutchinson Ltd	Object to the designation on the grounds that the aquifer holds no significance to the local community. It is a small, fenced area of land adjoining other residential development. It is not visible to the public and there is no public access. Refute the fact there is an underground water source. There is an intention to develop this land so it is not a green space in practice. Factual inaccuracy – the space is 0.35Ha.	<p>Our assessment of this green space is robust and available in the Local Green Space Assessment.</p> <p>The site has been identified as a TPO area. It is a very special area for habitat and biodiversity, it is a small area of woodland.</p> <p>Houses surrounding the green space have visibility of the woodland.</p> <p>Recent activity to clear the site and reduce its biodiversity benefit is noted and really disappointing.</p> <p>We have updated the size in the assessment document.</p>
Warren Close play area	Parish Council	None	
Runs Wood meadow	Edward Pope	None	
Thieves Bridge meadow	Edward Pope	None	
Watlington Railway sidings	Mr G Venni	We are unaware that this is a County Wildlife Site. The area in question is unmanaged woodland scrub, there are intentions to improve the area,	Comment noted, LGS designation does not afford public access to the site.

LGS	Landowner	Summary of comments	NDP response
		including management of trees. There is no public access to the site and this will remain the case going forward.	

Feedback from Residents

Housing Policies

Summary of Comments	NDP Response
Lack of infrastructure is already a concern, there are often issues with services and there is concern that this will worsen with new homes being built.	Noted
A mix of infill and development on the outskirts of the village is supported	Noted, Policy 3 specifically relates to infill development, setting criteria for when this will be considered acceptable.
Strong support for ensuring adequate parking for new development. Comments included parking is a particular issue that is worsening, many residents are parking on paths, forcing pedestrians into the street, provision in recent developments is inadequate	Noted, this is addressed through Policy 4 on parking standards.
Some concern about garage space not counting towards parking in Policy 4	This requirement has been removed following feedback at Regulation 14 consultation
There is demand for new housing locally, including from younger people wishing to purchase their first home, this should be reflected in the policies and additional development promoted more strongly.	New housing development is happening locally, as part of the Freebridge development for 40 affordable homes, some of which will be available to first time buyers, plus a site for 22 off Downham Road which recently received permission. Other development within the settlement boundary is also anticipated and allowed for in local plan policy.
New development should be designed to a high standard and blend with the village	Noted, which is why we have a Design Policy and design guide and codes which sit alongside the NDP.

Natural Environment Policies

Summary of Comments	NDP Response
Essential to protect green spaces and ecosystems that have developed over hundreds of years	Noted, Policy 5 and 6 aim to protect and enhance green spaces and habitat for wildlife.

Some concern that green spaces within the village are being eroded, with their wildlife benefit reducing over time	This is why we have sought to protect the green spaces that are most important to the community through Local Green Space designation, and have identified a network of Green Corridors which can be a focus for both developer and community efforts to improve habitat for wildlife.
Concern about how effective policies to protect the environment will be, given development often destroys habitat	Once 'made' the NDP policies should be considered alongside other policies in the Local Plan when determining planning applications.

Community Services and Facilities

Summary of Comments	NDP Response
Very limited services currently within the village and these are stretched. Concern that new homes will place additional pressure on these.	Noted.
There should be more emphasis on use of brownfield sites for economic development in Policy 10	Agree.
New housing development could support improvement in infrastructure and economic growth.	Noted.
Any new public open spaces should be identified as part of development coming forward, it should not be taken from private landowners as part of Local Green Space designation.	The purpose of Local Green Space designation is to protect the green spaces that are particularly important to the community. It is not to establish public access to them.

Transport and Accessibility

Summary of Comments	NDP Response
Lack of street lighting makes walking around the village at night dangerous, could this have been addressed in the plan.	This is reflected in Policy 11 on the core footway network.
There is a lack of public footpaths around the village that can be used for recreation, could additional paths be created for this purpose.	Added into the supporting text about the importance of accessing the countryside via public rights of way. Where there is an opportunity to develop this network further it will be taken, could involve use of CIL.

Appendix A: Stakeholder letter/email for the Regulation 14 Consultation

WATLINGTON PARISH COUNCIL

Parish Clerk, Mrs Sara D Porter

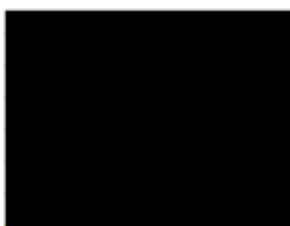
42 Church Road ~ Watlington Village Hall ~ Watlington ~ King's Lynn ~ Norfolk ~ PE33 0HE

Phone 01553 810777 (Tuesday and Thursday 9.30am-2.30pm)

watlingtonparish@hotmail.co.uk

www.watlington.norfolkparishes.gov.uk

30th November 2022



Dear 

Stakeholder(s) Watlington Neighbourhood Plan Regulation 14 Consultation

Watlington Parish Council, as the qualifying body, is now consulting on its Pre-Submission Draft of the Neighbourhood Plan for Watlington. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 8 weeks from 5th December 2022 to 30th January 2023.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Borough Council of King's Lynn and West Norfolk.

All comments received by 30 January 2023 will be considered by the Neighbourhood Planning Steering Group and Watlington Parish Council and may be used to amend this draft.

A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan, online survey and supporting evidence can all be found on the Parish Council website <https://watlington.norfolkparishes.gov.uk/neighbourhood-planning/>. Please note that the page will not go live until 5th December 2022.

Should you wish to provide comments you can send these to the Council via email to me at watlingtonparish@hotmail.co.uk or by post.

If you are unable to complete the survey online, please contact me by email for a hard copy of the survey.

Yours sincerely



Mrs Sara D Porter

Parish Clerk

Watlington Parish Council

Watlington Neighbourhood Plan Regulation 14 Consultation

5TH DECEMBER 2022

Watlington Parish Council, as the qualifying body, is now consulting on their Pre-Submission Draft of the Neighbourhood Plan for Watlington. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 8 weeks from 5 December 2022 to 30 January 2023.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Borough Council of King's Lynn and West Norfolk.

All comments received by 30 January 2023 will be considered by the Neighbourhood Planning Steering Group and Watlington Parish Council and may be used to amend this draft.

A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

Consultation Opens 5th December 2022 and Closes 30th January 2023

<https://www.smartsurvey.co.uk/s/WatlingtonNeighbourhoodPlanRegulation14Survey/>

If you are unable to complete the survey online, please contact the Parish Clerk watlingtonparish@hotmail.co.uk for a hard copy of the survey.

⁴ [Watlington Parish Council - A Norfolk Parishes site](#)

Appendix C: Local Green Space letters sent out to landowners – (Redacted personal details for the example)

WATLINGTON PARISH COUNCIL

Parish Clerk, Mrs Sara D Porter

42 Church Road ~ Watlington Village Hall ~ Watlington ~ King's Lynn ~ Norfolk ~ PE33 0HE
Phone 01553 810777 (Tuesday and Thursday 9.30am-2.30pm)
watlingtonparish@hotmail.co.uk
www.watlington.norfolkparishes.gov.uk

20th September 2022



Dear 

Watlington Neighbourhood Plan – Local Green Space

Watlington Parish Council is currently developing a Neighbourhood Plan for the village. Neighbourhood planning is a way for communities to have a say in the future of the places where they live and work. It gives the community the power to produce a plan that can shape development in a local area whilst protecting its heritage sites and green spaces.

Your piece of land indicated on the enclosed map has been identified by the local community via a survey which garnered 200+ responses, as adding special character to the village by contributing to:

- the tranquillity and beauty of the area, cleaner air, and carbon capture;
- biodiversity and the preservation of rare and endangered native species;
- healthier lifestyles and recreation for the community;
- the historical story of Watlington.

As such the Council would like to identify it as Local Green Space within the Watlington Neighbourhood Plan. This is a way of giving a layer of protection to Watlington's last remaining green, wild, and historic areas, and thus hopefully preserving the character of the village, in accordance with the views of the village expressed in the community survey (undertaken by the Neighbourhood Plan Steering Group in 2020). The Council would like to reassure you that there will be no costs or added responsibilities to you as the landowner.

There is further information about how Local Green Spaces will be treated in national planning policy guidance:

www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation.

The Council is currently working on the draft version of the Neighbourhood Plan, which will be submitted to the Borough Council of King's Lynn and West Norfolk (BCKL&WN) in due course. As the owner of a green space, the Council wish to designate, you can of course have your say on its inclusion in the plan. The Council will consider your feedback as part of preparing for a formal public consultation on the draft plan (known as the Regulation 14 consultation). Beyond this there will be further opportunities to provide feedback, as identified below:

- The Regulation 14 consultation on the draft plan will run for a minimum of 6 weeks. The Council will contact you to make you aware of when this is happening. This will be the first time formal representations can be made.

- After Regulation 14, the Council will review all of the comments received and consider how they should be taken into account in finalising the plan for submission to the BCKL&WN. The Council will summarise this within the Consultation Statement that is submitted alongside the Neighbourhood Plan.
- Once the Council submits the plan to the BCKL&WN, they will undertake further consultation on the plan (Regulation 16), where you will be able to make further formal representations should you wish.
- Any representations made at Regulation 16 will be sent directly to an independent examiner. It is their job to examine the Neighbourhood Plan and recommend any changes that need to be made to ensure it meets the basic conditions. As part of this they will review any representations received at the Regulation 16 stage.
- After any changes have been made, the plan will go to public referendum where residents of Watlington will be able to vote on its adoption.

If you would like to know more or express comment about the inclusion of your land in the Watlington Neighbourhood Plan please contact me within 14 days of the date of this letter.

Yours sincerely



Mrs Sara D Porter
Parish Clerk
Watlington Parish Council

Appendix D: Non-Designated Heritage Asset letters sent out to property owners – (Redacted personal details for the example)

WATLINGTON PARISH COUNCIL

Parish Clerk, Mrs Sara D Porter

42 Church Road ~ Watlington Village Hall ~ Watlington ~ King's Lynn ~ Norfolk ~ PE33 0HE
Phone 01553 810777 (Tuesday and Thursday 9.30am-2.30pm)
watlingtonparish@hotmail.co.uk
www.watlington.norfolkparishes.gov.uk

22nd September 2022

Dear property owner

Watlington Parish Council is currently developing a Neighbourhood Plan for the village. Neighbourhood planning is a way for communities to have a say in the future of the places where they live and work. It gives the community the power to produce a plan that can shape development in a local area whilst protecting its heritage sites and green spaces.

Watlington Neighbourhood Plan – Non-designated Heritage Assets

Due to its historical features and significance, your building has been identified as adding special character to the village, and as such the Council would like to identify it as a non-designated heritage asset within the Watlington Neighbourhood Plan. It has been chosen by local people who are part of a steering group involved in developing the Neighbourhood Plan. The inclusion of your property does not mean that your property will be 'listed' in any formal way. It is simply a way of giving a layer of protection to Watlington's last remaining historic and character properties, and thus preserving the character of the village. The Council wants to reassure you that there will be no costs or added responsibilities for you, the homeowner, as a result of being included on this list of village assets, and you do not need to do anything in regard to this letter, except get in touch if you have any comments or concerns.

Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. They are valued as distinctive elements of the local historic environment.

Historic England provides guidance (which the steering group has worked to) on the listing of local heritage assets to assist community groups. Local lists complement national designations and intend to highlight heritage assets which are of local interest, to ensure they are given due consideration when change is being proposed to the building, for example.

The Non-Designated Heritage Assets policy looks like this:

Policy 12: Non-Designated Heritage Assets

All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in **Figure 17** and on the **Policies Map in Appendix A**):

- A. Queen's Head, Mill Road
- B. Old School House, School Road
- C. Church House, Church Road
- D. The Old Butcher's Shop, Church Road
- E. The Angel, School Road
- F. Magdalen Road Signal Box
- G. Farm House, 2 Fen Road
- H. The Plough, Plough Lane
- I. Row of Victorian Terraced Cottages, Mill Road

- J. Two Victorian Terraced Cottages, Mill Road
- K. Row of 7 Terraced Cottages, Station Road
- L. Victorian Gothic House, Station Road
- M. Morton's Cottage, 72 Fen Road
- N. White House Cottage
- O. The Old Market Garden
- P. The Elms, 40 Fen Road
- Q. Row of Victorian or earlier Terraced Cottage, 20-30 Fen Road
- R. Row of Victorian or earlier Terraced Cottages, 50-60 Fen Road
- S. Orchard Grove Cottage

Proposals that are adjacent non-designated assets should demonstrate that consideration has been given to preserving the heritage asset and its distinctive historic features.

There is further information about how non-designated heritage assets will be treated in National Planning Policy guidance:

www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated.

The Council is currently working on the draft version of the Neighbourhood Plan, which will be submitted to the Borough Council of King's Lynn & West Norfolk (BCKL&WN) in due course. As the owner of a property identified as contributing to Watlington's unique character, you can of course have a say on its inclusion in the Plan. The Council will consider your feedback as part of preparing for a formal public consultation on the draft Plan (known as the Regulation 14 consultation).

Beyond this there will be further opportunities to provide comments, as identified below:

- The Regulation 14 consultation on the draft Neighbourhood Plan will run for a minimum of 6 weeks. The Council will contact you to make you aware of when this is happening. This will be the first-time formal representations can be made.
- After Regulation 14, the Council will review all of the comments received and consider how they should be taken into account in finalising the Plan for submission to the BCKL&WN. The Council will summarise this within the Consultation Statement that is submitted alongside the Neighbourhood Plan.
- Once the Plan has been submitted to the BCKL&WN, a further consultation will be undertaken on the Plan (Regulation 16), where you will be able to make further formal representations should you wish.
- Any representations made at Regulation 16 will be sent directly to an independent examiner. It is their job to examine the Plan and recommend any changes that need to be made to ensure it meets the basic conditions. As part of this they will review any representations received at the Regulation 16 stage.
- After any changes have been made, the Plan will go to public referendum where residents of Watlington will be able to vote on its adoption.

If you'd like to know more or express comment or concerns about the inclusion of your property in the Watlington Neighbourhood Plan please do so within 14 days of receipt of this letter (if possible) to watlingtonplan@outlook.com or watlingtonparish@hotmail.co.uk.

Yours faithfully



Mrs Sara D Porter
Parish Clerk
Watlington Parish Council

WATLINGTON NEIGHBOURHOOD PLAN

The Watlington Neighbourhood Plan will reflect the views of **EVERYONE** within the village, on the future growth and development of the village.

WE NEED
YOUR.....

HELP



We really need your views on a range of issues including:

HOUSING / DEVELOPMENT

TRAFFIC

COMMUNITY FACILITIES

ENVIRONMENT

GENERAL INFRASTRUCTURE

BUSINESS

Complete the questionnaire online at <https://forms.gle/wM5wgWfyMyBN74ai8>

or

Pick up a printed copy of the survey **at the shop** and return to the drop box in the shop when completed

or

Call 07871 613266 or email watlingtonplan@outlook.com and a delivery of the printed copy will be organised. Call or email once completed, and the survey will be collected from you.

REFER TO YOUR WATLINGTON GOSSIP FOR DETAILS ON HOW TO UNDERTAKE THE SURVEY

Watlington Parish Council is carrying out a Call for Sites Under 0.5 Hectares

A call for sites was undertaken for the Borough Council of King's Lynn and West Norfolk Local Plan in 2016 and 2019. As part of this, 7 sites were promoted in Watlington, ranging from 0.6ha to 14.3ha.

Watlington Parish Council is undertaking a further 'Call for Sites' just for the Watlington parish area to identify available sites that can be considered for small-scale housing growth.

Sites of up to 0.5ha will be accepted.

The Site Submission Form for completion by any interested parties who want to promote a site for a specific use or development to be allocated in the Watlington Neighbourhood Plan can be found on the Watlington Parish Council (Norfolk) website via this link <https://watlington.norfolkparishes.gov.uk/watlington-neighbourhood-plan-call-for-sites-site-submission-form/>.


The closing date for submissions is **Tuesday, 4th January 2022**.

Appendix G- Village Facebook Page and Examples of Interactive Posts



Watlington Village People (Norfolk) - issues and events >

Private group · 2.7k members

 **Watlington Village People (Norfolk) - issues and events** · 27 Mar 2021 · 🌱

I would like to thank our Parish Council and our Neighbourhood steering group for given us an opportunity to participate in a easy to understand questionnaire which will reflect the views of residents as to how the village should evolve over the next 20 years in terms of the environment, Green spaces, Sense of community, Our Village amenities, Traffic Management and how many ne homes should be built in Watlington . The questionnaire is online at <https://forms.gle/wM5wgWfyMyBN74ai8> Or you can still get a paper copy from the local shop.

docs.google.com
Watlington Neighbourhood Plan Questionnaire

Watlington Neighbourhood Plan
Questionnaire

Have your say about the future of our lovely village. Here's how you can do it...

Watlington Parish Council has asked residents of the village to help prepare a Neighbourhood Plan. The Neighbourhood Plan Committee is now preparing a Neighbourhood Plan which will reflect the views of residents as to how the village should evolve over the next 20 years in terms of development.

Please complete this questionnaire and share your views on how much new housing and how many new businesses and amenities we should encourage.

All maps and information in this questionnaire have been obtained from the BCKLWN website and are the latest available, but not necessarily up to date. For more information go to: www.west-norfolk.gov.uk/info/23000/planning_and_development



Watlington Village People (Norfolk) - issues and events


██████████ · 24 Feb 2021 · 🌐

Your Voice - A Neighbourhood Plan for Watlington

In 2020 The Parish Council gave the the go-ahead for a Neighbourhood Plan for Watlington to be developed. A steering group consisting of village residents volunteered to develop the plan.

A Neighbourhood Plan is a community-led plan which is focused on the needs of the neighbourhood and allows the... See more





docs.google.com

Watlington Neighbourhood Plan Questionnaire

Appendix H- Past Versions of the Village Gossip where the NP was advertised between Autumn 2020 and Winter 2022

Winter 2022

Village News and Views

Watlington Neighbourhood Plan

The Parish Council will be consulting on their Pre-Submission Draft of the Watlington Neighbourhood Plan later this year. This consultation – which is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) – offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Borough Council of King’s Lynn and West Norfolk.

The dates of the consultation are yet to be announced, but anyone interested in sending in a comment at this stage should keep an eye on the Watlington Parish Council website where a link to the Draft version of the Neighbourhood Plan for you to read, as well as the dates of the consultation, will be posted.

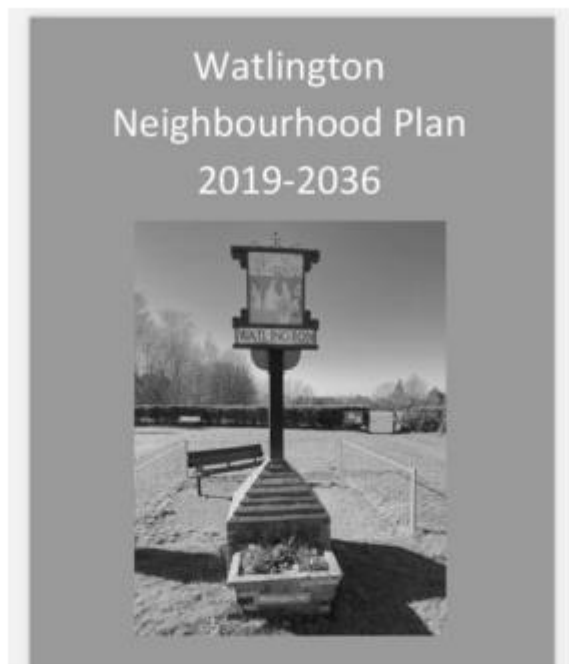
All comments received will be considered by the Parish Council and the Neighbourhood Plan Steering Group and may be used to amend the draft Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

*The Watlington Neighbourhood Plan Steering Group
watlingtonplan@outlook.com
watlingtonparish@hotmail.co.uk*

Your Parish Council News

- ◆ Land N of 57 And 67 Fen Road - Breach of Planning Condition. No remedial work had been carried out. The Chairman would be contacting the Borough Council about the next stage of action against the applicants.
- ◆ The Council approved the contract for Mr T Wall, Tim Wall Leisure, to undertake funding work for the Sports Pavilion at a cost of £3,750.00.
- ◆ The Covid Community Plaque will be displayed on the exterior wall by the front door of the Village Hall.
- ◆ The Council approved Grays Funfair holding a funfair on the Glebe Field 10 -17 October (operating Thursday - Sunday) for £350.00 rent + £20 electric payable to the Village Hall.
- ◆ Council agreed to order free Woodland Trust tree packs for November delivery. It was hoped that the school would be involved in tree planting and some would be planted on Martingales Green.
- ◆ Cllr Rockcliffe reported that the few remaining trees, which had survived from the Woodland Trust packs received in 2021, had been planted on his land and were being nurtured in preparation for planting this winter.
- ◆ A draft Neighbourhood Plan has now been submitted to the Borough Council for review. Maps of the local green spaces have just been completed. Written notification of the Neighbourhood Plan will be made to landowners of the green open spaces and also the owners of the non-designated heritage assets. An application for further funding is in progress.

Village News and Views



The Parish Council are currently working on a draft version of the Neighbourhood Plan which will be submitted to the Borough Council in the summer.

The aim of the Plan is to realise the requests of the community, and the feedback given at the survey stage focused strongly on the preservation of the existing character of the village.

Going forward with this, guidelines suggest that the Plan includes the designation of Local Green Spaces and Heritage Assets. These 'designations' will not be formal 'listings' (as in "Grade II listed") but will offer a form of protection for the green spaces and older buildings/areas that are valued by the Watlington community, for future generations.

The owners of the sites and buildings that have been identified as of interest will receive written notification from the Parish Council for the inclusion of their asset within the draft Neighbourhood Plan. All feedback from the owners of these sites / assets will be carefully considered by the Parish Council in due course.

***The Watlington Neighbourhood Plan Steering Group
watlingtonplan@outlook.com***

Village News and Views

Watlington Neighbourhood Plan

The Neighbourhood Plan Steering Group has made considerable progress over the last few months. Thanks to the results of the village-wide survey we conducted in 2021, we have been able to gather evidence of and assess green spaces and key heritage assets in the village that require current and future protection under the Neighbourhood Plan, as requested by the Watlington community. These sites for protection will be included within the draft plan.

The Steering Group has commissioned an architectural Design Guide Report by Aecom to serve as technical guidance in producing plan policies regarding future building in the village.

The Steering Group has had several meetings with Aecom and walked the village with them. We are pleased with the content of the report and it has been circulated to Parish Councillors for their information.

We have also commissioned a Housing Needs Assessment Report, which is currently under discussion.

The Steering group is working with a Planning Consultant to identify village issues that will translate into policies within the Neighbourhood Plan. This activity is ongoing.

Next steps include identifying local green corridors that can be developed into a Plan policy for the expansion and future connection of wildlife. We anticipate having a draft Neighbourhood Plan in early spring.

Neighbourhood Plan Steering Group

Village News and Views

Watlington Neighbourhood Plan Giving Residents a Say in the Future Development of our Village

The Watlington Neighbourhood Plan Group has successfully secured government funding up to the end of March 2022 for procurement of a Planning Consultant to progress with the Neighbourhood Plan, and the Parish Council has now appointed the Planning Consultant.

The group is currently at the stage of determining initial plans based on the results of the Parish-wide survey undertaken earlier this year. Thank you to everyone who took the time to complete the questionnaire, we very much appreciate your involvement.

The group is always keen to hear from anyone who would like to join us. If you have legal, planning, development, design, or proof-reading skills; are good at writing newsletters / publications for residents; or are simply willing to get involved and actively participate in any actions required, the group would be delighted to hear from you.

The Watlington Neighbourhood Plan Steering Group
watlingtonplan@outlook.com

Your Parish Council News

4th May 2021 Annual Parish Council Meeting

- ◆ Cllr Golding was elected Chairman and Cllr Leedell elected Vice Chairman of the Council for the coming year. Appointments were made to Council panels and to outside bodies for the year. (See the meeting minutes on-line for the full list.)
- ◆ The Council completed the annual review of its finance regulations and operating procedures for the coming year, with no amendments being made. (See meeting minutes).
- ◆ The Council approved the Annual Governance Statement (Section 1 Annual Return) for the financial year 2020/2021 and the Accounting Statements (Section 2 Annual Return) for the financial year 2020/2021 as detailed. The Council approved the Edward Shouldham Charity Accounts for the financial year 2020/2021.
- ◆ The Council approves the Internal Audit for the financial year 2020/2021.
- ◆ The Clerk reminded Councillors to review their Registers of Declared Interests and update them if necessary, this being a statutory requirement.
- ◆ Highways had scheduled repair works for the surface of the back road to King's Lynn and this was likely to be carried out within the coming weeks.
- ◆ Due to Covid, the Borough Council Local Plan was behind schedule.
- ◆ Discussions between the developer and Planning Officers were ongoing regarding the planning application for 25 dwellings on land to the rear of 24-36 Downham Road, Downham Road.
- ◆ The **Neighbourhood Plan** Steering Group (NPSG) had confirmed it was now needing to contract a Planning Consultant, but fees for this service were not yet known. The Council supported this, but sought that quotes must be obtained.
- ◆ The Council approved a new trade waste contractor, Elgia.
- ◆ The council has match funding of £2667 under the CIL scheme for a replacement of Martingales Fencing, the total cost being £5,333. and £1389 for a new slide on the Warren Close Play area, the total cost being £2779. Decisions made by the Borough Council would not be known until July 2021.
- ◆ The Council agreed to investigate a community litter picking scheme with the Council's insurance company before deciding on Council involvement.
- ◆ The Play Inspection Company had carried out the annual inspections of the four play areas. The Clerk to seek a quotation from Fenland Leisure for repairs.

within the building would be taking place. Window curtains were being replaced with blinds where necessary and costings for replacement stage curtains were being sought. A new cleaner of the Hall had been contracted and was doing an excellent job.

- ◆ The Council approved General Gardening Services trimming the Paige Close laurel hedge at a cost of £45.
- ◆ The Council's Insurance broker, Came & Company, is to be contacted to investigate whether the Council held any insurance cover for its two allotment sites.
- ◆ Construction of the Mill Road trod had commenced. Some objections to the scheme were noted because of potential loss of parking spaces, but the Council noted that the scheme was to improve pedestrian Safety.

29th June 2021 Parish Council Meeting

- ◆ The **Neighbourhood Plan** Steering Group updated the Council on the **Neighbourhood Plan**. The group is currently tendering for a Planning Consultant and preparing a draft funding application form
- ◆ Mr Martin Berliner was co-opted as a Parish Councillor following the resignation of Cllr Prior.
- ◆ The dispute with Veolia waste management company was now near resolution.
- ◆ The Council granted £1,000 to the Angel Field Millennium Green Trust to help with their ongoing costs for the ensuing year.
- ◆ The Council donated £400 to the Watlington Village Hall as a contribution towards the costs of new stage curtains for the Main Hall, subject to an application form being received.
- ◆ It was agreed to place another post on the village Facebook page advising that Norfolk Community Foundation Covid-19 Restricted Funds Grant money is still available for anyone in need. Cllr Davidson was given a vote of thanks for all the work she had carried out for the community during the crisis.
- ◆ It was agreed to investigate the possibility of having a lighting beacon for the Queen's Platinum Jubilee in June 2022.
- ◆ The Council signed a pledge to support the Queen Elizabeth Hospital's campaign to Sajid Javid MP, Health Minister, and the Secretary of State, for the funding of a new hospital.
- ◆ The Council approved Watlington Football Club erecting a goal post on the Glebe Field for the use of villagers.
- ◆ Some items on the Annual Play Inspection Reports would be tasked to the Community Payback Team (CPT) workers. A list would be made of all other items for

Your Parish Council News

2nd March 2021 Parish Council Meeting

- ◆ **The Neighbourhood Plan Survey Questionnaire** was launched on 25th February 2021. Distribution is both via an online portal and also paper copies. Details have been published in *The Gossip*, on the village website and the village Facebook page. Limetree Printing was contracted to print 250 A4 Neighbourhood Plan Surveys at a cost of £276.65 + £55.33 VAT (total £331.98).

Spring 2021

Time to Have Your Say on Future Plans for Watlington

Your Voice - A Neighbourhood Plan for Watlington

In 2020 the Parish Council gave the go-ahead for a Neighbourhood Plan for Watlington to be developed. A steering group consisting of village residents volunteered to develop the plan.

A Neighbourhood Plan is a community-led plan which is focused on the needs of the neighbourhood and allows the community to specify what they expect from development. Basically, it is about the use and development of land, and provides the village community with the opportunity to decide where growth in the village does and does not occur. Once complete the plan sits alongside the Borough's Council's Local Plan and carries the same weight in the decision-making process. Even while it is still being created it may be a material consideration in any planning decisions.

The plan can't promote less development than that formally identified in the Local Plan (which is currently under review) but it can set out the community's vision for the area and include overall aims for future development. The plan can be wide-ranging, or just deal with one or two issues, for example identifying and designating local green space. Plans usually take about two years to complete.

The definition of the plan is an interactive process gathering evidence and engaging with the community. To that end we have prepared a comprehensive questionnaire to gauge each resident's practical expectations on all development matters affecting the village.

The questionnaire is online at <https://forms.gle/CYCmeaxzfr83GKhk7>

If you are unable to complete the survey online, from 7th March there will be printed copies available at the shop for you to pick up. There will also be a drop off box for when you have completed a paper copy.

If you need a copy to be delivered to your door, please call 07871 613266 or email watlingtonplan@outlook.com and a delivery will be organised. You will then need to call or email again for a collection.

Survey, drop offs and collections all to be completed by **31st March**.

Please complete the questionnaire and have your say!

Thank you.

The Neighbourhood Plan Steering Group

<p>There is a link to the questionnaire on the Village website www.watlingtonnorfolk.co.uk</p>

Village News and Views

A Neighbourhood Plan for Watlington

The Neighbourhood Plan Steering Group has gained a few new members and is pressing on with the creation of a Neighbourhood Plan which will give everyone in the village a chance to have their say about its future and in shaping the development of our neighbourhood. The area designation covered by the Neighbourhood Plan is the whole parish of Watlington.

The Borough Council gave us the official go-ahead early this year, and is now expecting from us (in consultation with their Planning Policy department) a Neighbourhood Plan to sit alongside the local development plan for the village.

Whilst the plan is mainly about the use and development of land, it can also contain our vision and proposals for improving the area or for the provision of facilities.

Early next year, we'll be circulating a questionnaire to everyone in the village and we hope as many people as possible will be able to complete it. There will be questions about where and what type of houses you would like to see built, what amenities you value and/or need, what you want to see protected and what you would like to see promoted/encouraged.

The project can be complicated for lay people and requires many skills. The group would be interested in hearing from anyone who would be willing to join us or offer free expertise in the areas of:

- Legal (Property / Development / Planning Law)
- Property Consultancy
- Planning
- Local Government
- Writing a Local Plan
- Fund Raising
- Policy writing

The Watlington Neighbourhood Plan Steering Group
watlingtonplan@outlook.com

Your Parish Council News

25 February 2020 Parish Council Meeting

- ◆ Representatives from the Neighbourhood Plan Steering Group attended the meeting to confirm their intentions to proceed with the initial stages of setting up a Neighbourhood Plan.

Mrs M Purves spoke on behalf of the Steering Group. An advertisement had been placed in The Gossip asking for volunteers to help and two new members had joined. The group confirmed their acceptance to the Area of Designation map that the Clerk had sent and confirmed that they would be preparing a written statement explaining why the area is appropriate to be designated as a neighbourhood area.

The Clerk confirmed that once the Borough Council had approved the designation, a public consultation would be carried out in the village. The Clerk reminded the Steering Group that any expenditure would need to be formally approved by the Council prior to any funds being spent.

The Steering Group had confirmed that a written statement would be prepared and forwarded to the Clerk for submission to the BCKL&WN.