

From: [REDACTED]
Sent: 25 March 2025 08:42
To: Planning Policy email
Subject: RE: Syderstone Neighbourhood Plan 2022-2038: Consultation under Neighbourhood Planning (General) Regulations 2012, Regulation 16 (as amended)

[External Email]

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Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards,
The Marine Management Organisation

Marine Management Organisation Functions

The MMO is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are: marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.

Marine Planning and Local Plan development

Under delegation from the Secretary of State for Environment, Food and Rural Affairs (the marine planning authority), the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the Mean High Water Springs (MHWS) mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of MHWS, there will be an overlap with terrestrial plans, which generally extend to the Mean Low Water Springs (MLWS) mark. To work together in this overlap, the Department of Environment, Food and Rural Affairs (Defra) created the [Coastal Concordat](#). This is a framework enabling decision-makers to co-ordinate processes for coastal development consents. It is designed to streamline the process where multiple consents are required from numerous decision-makers, thereby saving time and resources. Defra encourage coastal authorities to sign up as it provides a road map to simplify the process of consenting a development, which may require both a terrestrial planning consent and a marine licence. Furthermore, marine plans inform and guide decision-makers on development in marine and coastal areas.

Under Section 58(3) of [Marine and Coastal Access Act \(MCAA\) 2009](#) all public authorities making decisions capable of affecting the UK marine area (but which are not for authorisation or enforcement) must have regard to the relevant marine plan and the UK [Marine Policy Statement](#). This includes local authorities developing planning documents for areas with a coastal influence. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that individual marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service: soundness self-assessment checklist](#). We have also produced a [guidance note](#) aimed at local authorities who wish to consider how local plans could have regard to marine plans. For any other information please contact your local marine planning officer. You can find their details on our [gov.uk page](#).

See [this map on our website to locate](#) the marine plan areas in England. For further information on how to apply the marine plans and the subsequent policies, please visit our [Explore Marine Plans](#) online digital service.

The adoption of the [North East](#), [North West](#), [South East](#), and [South West Marine Plans](#) in 2021 follows the adoption of the [East Marine Plans](#) in 2014 and the [South Marine Plans](#) in 2018. All marine plans for English waters are a material consideration for public authorities with decision-making functions and provide a framework for integrated plan-led management.

Marine Licensing and consultation requests below MHWS

Activities taking place below MHWS (which includes the tidal influence/limit of any river or estuary) may require a [marine licence](#) in accordance with the MCAA. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object. Activities between MHWS and MLWS may also require a local authority planning permission. Such permissions would need to be in accordance with the relevant marine plan under section 58(1) of the MCAA. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. We have produced a [guidance note](#) (worked example) on the decision-making process under S58(1) of MCAA, which decision-makers may find useful. The licensing team can be contacted at: marine.consents@marinemanagement.org.uk.

Consultation requests for development above MHWS

If you are requesting a consultee response from the MMO on a planning application, which your authority considers will affect the UK marine area, please consider the following points:

- The UK Marine Policy Statement and relevant marine plan are material considerations for decision-making, but Local Plans may be a more relevant consideration in certain circumstances. This is because a marine plan is not a 'development plan' under the [Planning and Compulsory Purchase Act 2004](#). Local planning authorities will wish to consider this when determining whether a planning application above MHWS should be referred to the MMO for a consultee response.
- It is for the relevant decision-maker to ensure s58 of MCAA has been considered as part of the decision-making process. If a public authority takes a decision under s58(1) of MCAA that is not in accordance with a marine plan, then the authority must state its reasons under s58(2) of the same Act.
- If the MMO does not respond to specific consultation requests then please use the above guidance to assist in making a determination on any planning application.

Minerals and Waste Local Plans and Local Aggregate Assessments

If you are consulting on a minerals and waste local plan or local aggregate assessment, the MMO recommends reference to marine aggregates, and to the documents below, to be included:

- The [Marine Policy Statement \(MPS\)](#), Section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK's) construction industry.
- The [National Planning Policy Framework \(NPPF\)](#), which sets out policies for national (England) construction mineral supply.
- [The minerals planning practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The national and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period, including marine supply.

The minerals planning practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments. These assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine sources. This means that even land-locked counties may have to consider the role that marine-sourced supplies (delivered by rail or river) have – particularly where land-based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response, please email us at consultations@marinemangement.org.uk or telephone us on 0208 0265 325.

Sent: 24 March 2025 15:19

Subject: FW: Syderstone Neighbourhood Plan 2022-2038: Consultation under Neighbourhood Planning (General) Regulations 2012, Regulation 16 (as amended)

From: Planning Policy email <planning.policy@west-norfolk.gov.uk>

Sent: 24 March 2025 14:18

Subject: Syderstone Neighbourhood Plan 2022-2038: Consultation under Neighbourhood Planning (General) Regulations 2012, Regulation 16 (as amended)

Our ref: MB/SH/Reg16/Mar25
Please ask for: Michael Burton/ Sandra Homcenko
Direct dial: (01553) 616573
E-mail: planning.policy@west-norfolk.gov.uk

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



[By email](#)

Stuart Ashworth
Assistant Director Environment and
Planning

24 March 2025

Town and Country Planning Act 1990 (amended by the Localism Act 2011) Syderstone Neighbourhood Plan 2022-2038: consultation under Neighbourhood Planning (General) Regulations 2012, Regulation 16 (as amended)

Dear Sir/ Madam

Syderstone Neighbourhood Plan 2022-2038 was submitted to the Borough Council in February 2025 for independent examination. The Neighbourhood Plan sets out a series of locally distinctive, non-strategic development plan policies relating to the Parish of Syderstone. These include policies relating to housing mix and design, the natural/ historic environment, protecting community facilities, and/ or improving accessibility.

In order to prepare the Syderstone Neighbourhood Plan for independent examination, it is necessary to undertake a statutory consultation under the 2012 Neighbourhood Planning Regulations, [Regulation 16](#). This consultation, hosted by the Borough Council (as local planning authority), relates to the “basic conditions”; the tests that the Neighbourhood Plan needs to pass before it can proceed to referendum and “making” (adoption). Further details about the consultation (including the “basic conditions”) are set out in the attached Public Notice.

You are being notified about this consultation as you represent a statutory consultation body or have previously expressed an interest in the Neighbourhood Plan and have stated that you would like to be notified in future about the Syderstone Neighbourhood Plan and/ or its progress. If you no longer

wish to be contacted, please notify the Planning Policy team so that we can update our records/ database accordingly.

For all other queries or if you wish to respond to the consultation, please refer to our [Syderstone Neighbourhood Plan](#) web page, which includes a consultation form for you to submit your representations. All duly made Regulation 16 representations will be forwarded to an independent Neighbourhood Plan examiner (to be appointed), who will refer to these in assessing whether the Plan fulfils the “basic conditions”.

The consultation ends at **11.59pm on Monday, 12 May 2025**. Please note that only comments received by this time can be taken into account. Any comments made after the consultation period may be discarded.

Please do not hesitate to contact the Planning Policy (planning.policy@west-norfolk.gov.uk) teams if you have any further queries.

Yours faithfully

Michael Burton/ Sandra Homcenko
Principal Planner/ Graduate Planner (Planning Policy)

Tel: 01553 616816



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

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