

Docking Neighbourhood Plan

2023-2039



Consultation Statement

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Introduction

Overview of Docking Neighbourhood Plan

1. Docking Neighbourhood Plan (NP) 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 Docking 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 NP steering group on behalf of Docking Parish Council, in particular the Regulation 14 Consultation on the pre-submission draft. The steering group have endeavoured to ensure that the NP 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 Docking 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 NP, 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 methods were used and at every stage the results were analysed and shared with local people.

Summary of Early Engagement

Date	Activity	Summary
December 2023	Area Designation	The Parish area was designated as the NP Area in December 2023.
December 2023 onwards	Monthly Parish Council Meeting Agenda Item	The neighbourhood plan has been a standard agenda item in Parish Council meetings when discussions first began on developing a neighbourhood plan, finding a consultant and collecting evidence. Monthly minutes can be read on the parish council website from December 2023 ¹ .
January 2024	Agreed to take on Collective Community Planning (CCP) as the consultant helping develop the plan.	It was agreed by the PC for CCP to support the development of the plan moving forward. CCP started work on the evidence base paper and gathering data from the Borough Council and other secondary sources e.g. Census 2021 etc.

¹ [Agendas and Minutes – Welcome to Docking Parish Council's website](#)

Date	Activity	Summary
January/February 2024	<p>A Working Group of local people was organised involving Parish Councillors and the Parish Clerk.</p> <p>First in person meeting discussing the evidence base paper and preparing for the initial survey with the community</p>	<p>A parish councillor on the steering group will report to the Parish Council's monthly meetings, and there will be opportunities for everyone interested in Docking to be involved and have their say.</p> <p>CCP met the group on 6th February 2024 and presented the initial evidence base paper and initial consultation ideas including a draft survey and poster. The group discussed issues within the area to add to the evidence base such as lack of circular walks/ access to the countryside, traffic, holiday let concerns, not building for need (homes have increased but the population hasn't).</p> <p>A further online meeting was had on 27 February between CCP and the steering group to finalise the poster and edits to the online/hard copy survey. The posters were printed as A4 and A3 size to be displayed around the village.</p>
March-April 2024	First community survey	<p>The initial survey ran between Monday 25 March to Monday 29 April 2024. There were 29 questions which could be answered, and respondents were anonymous at this stage. The survey questions are available in Appendix A.</p> <p>The survey advertised in numerous ways including on the parish council website, within the village newsletter (Docking Exchange), social media platforms and hard copies were available to collect and drop off in the local shop (SPAR) in the centre of the village. Posters were displayed around the village (Appendix B) and in total 201 people responded. The main issues and concerns have been summarised later in the document.</p>

Date	Activity	Summary
March 2024	AECOM Housing Needs Assessment (HNA) Inception Call	CCP and members of the NP Steering Group met AECOM consultations to discuss the concerns of the community when drafting the HNA. CCP shared via email the most up to date evidence base paper to AECOM to help them with preparing the document. The evidence base included housing data collected from the Borough Council Planning Policy Team, Housing Team and Council Tax Team. It also included data from Census 2021 and GOV Business Rates regarding holiday and self-catering homes.
April 2024	Monthly Parish Council Meeting Agenda Item	Started to work on a draft survey to gather the initial views of the community. A separate page for NPS was agreed to be made on the PC website.
9 May 2024	AECOM Design Codes walkabout around the parish to understand the character of the area.	<p>This interactive session involved AECOM consultants and NP steering group members including some from the parish council to develop a design guide for the parish. The team also reviewed some of the initial community survey responses when considering housing and the natural and historic environment on the site visit.</p> <p>The first draft of this plan was going to be circulated in August 2024.</p>
6 th June 2024	NP Steering Group Meeting	<p>The NP Steering Group met with CCP to discuss the analysis results from the initial community survey. The analysis results were uploaded on the parish council website for the community to review.</p> <p>Discussions were had on next steps to the plan including drafting up a vision and objectives and what chapters and policies do the group wish to focus on.</p>

Date	Activity	Summary
		<p>CCP and the Steering Group agreed to start to gather information to write the supporting assessments for the NP such as Local Green Spaces, Important Local Views and Green Corridors. This includes walking round the village, taking photos and considering the views and green spaces put forward in the community survey. Parish Council contacted the Norfolk Biodiversity Information Service (NBIS) after this meeting to gather biodiversity data for Docking.</p> <p>Concerns were raised on a number of things to consider when developing the NP including:</p> <ul style="list-style-type: none"> • Biodiversity and the issue of toads being killed from the ponds and traffic. Gather information to designate local ponds in the plan as local green/blue spaces. • Amount of new development • Amount of second homes, discussion on having a principal residency policy and building up evidence for this. However, the parish are supportive of private rental property. • Too much traffic • Supportive of a housing mix policy such as for smaller unit housing. • Supporting economic development and the need for a café. • Positive about the environment- wish to move ahead with the Local Green Space Policy and wish for a community action on supporting maintenance of natural spaces in the area. • Community action to support the need for more permissive paths and footway networks in the area.

Date	Activity	Summary
June/July 2024	Assessment work	CCP and NP Steering Group working on the supporting assessments such as Local Green Spaces, Important Views and Green Ecological Network.
July 2024	Monthly Parish Council Meeting Agenda Item	AECOM Housing Needs Assessment and Design Guidance and Codes Document was underway.
August/ September 2024	First Draft of the NP	Work took place on writing the Neighbourhood Plan in August 2024. The NP Steering Group read through the first draft and provided comments to CCP to consider and make changes.
September/October 2024	Parish Clerk sent out the Local Green Space letter template to the relevant landowners informing them of their land being included for designation in the plan (Appendix C).	<p>The letter informed that the landowners how their land has been included in the Neighbourhood Plan for designation. They were invited to give a formal written representation at Regulation 14 if they wished to or provide comments beforehand.</p> <p>Landowners were contacted either via email exchange or letter. Some responded before Regulation 14 expressing their interest to support the decision (Docking Playing Field Association Committee) or objecting (Trustees of Bradmere Pond and Grove Field Mill Lane).</p>
October 2024	First Draft of the NP and Preliminary SEA/HRA Document	First draft of the NP was being revised and the preliminary SEA/HRA screening was drafted to send off to the BCKLWN.
December 2024	Draft of the NP	NP was amended in line with the amended December 2024 National Planning Policy Framework Document. Mainly paragraph number updates.
November 2024- January 2025	SEA/HRA Screening Opinion Consultation was led by the Borough Council of Kings Lynn & West Norfolk (BCKLWN) this ran from 3 rd January to 31 January 2025.	<p>CCP sent the NP draft and preliminary screening SEA/HRA document to the BCKLWN to initiate an SEA consultation in November 2024.</p> <p>The BCKLWN consulted Statutory Environmental Bodies on the draft plan as</p>

Date	Activity	Summary
		part of a Strategic Environmental Assessment Screening exercise. This took place in January 2025. Historic England and Natural England replied. It was determined that a full SEA and HRA was not needed.
January 2025	NP Steering Group Meeting	<p>CCP met with the NP Steering Group on 21 January 2025. Discussed the ongoing SEA Consultation and NP Draft ensuring agreement was made by the NP Steering Group they are happy with the Plan to go to Regulation 14 and be approved by the Parish Council. CCP told the group the plan had been amended to reflect the NPPF December 2024 version. Mainly edits to the Para numbers quoted.</p> <p>Suggested dates to go ahead with the Reg.14 consultation if the Parish Council are happy with the Plan (17 Feb- 31 March). The group reviewed a NP Poster and Survey. It was also suggested to create a summary leaflet of the NP to be put on the website which included the policies and brief text.</p>
February 2025	Parish Council Meeting	<p>Cllr Howard presents the draft neighbourhood plan and confirms that it will go to a 6-week public consultation from 17th Feb – 31st March. The public can comment directly via a questionnaire available at the Spar, the Wednesday market, or online. a) The Clerk published QR code and questionnaire link online, in the newsletter, and on Facebook b) Council resolves to approve the draft NHP for public consultation: proposed AA / Seconded SH / carried unanimously.</p>

Early engagement - summary of the main issues raised

An initial survey was conducted with residents and people who work in the area in May 2024. The survey included 29 questions and was advertised in numerous ways including on the parish council website, within the village newsletter, social media platforms and hard copies were available to collect and drop off in the local shop (SPAR). Overall, there were 201 survey responses.

The main issues and concerns have been summarised below under several survey topics and are addressed where relevant and possible in our NDP. Overall, many respondents said what they love about Docking was the sense of community, the fact the village is active with numerous village activities/events and is a great location with close access to the coast, countryside and other areas and core facilities. People love that the village has a quiet nature, they enjoy the historic character and architecture the village offers such as the various traditional materials. All these points above are important and play a key factor in what the community wish to retain in future years when it comes to the character of their area.

The full consultation analysis is available on the [parish council website](#).

Survey Topic	Summary Response
Design and Housing	<ul style="list-style-type: none">• Most respondents (152 people) think the neighbourhood should provide guidance on the size and type of new homes built in the parish.• If new homes were built in the parish many said they want to see more affordable homes (136 people) and first homes (146 people) within the parish. The majority of people did not want to see any more holiday accommodation in the parish (117 people).• The majority of respondents said it was essential for the design of new development to include features that are common within the surrounding area such as local building materials (150 people), provide parking (149 people) and include trees and other planting (139 people).• If new homes were built in the parish many said the size of these should be 2 beds (116 people) or 3 beds (111 people). Respondents were least keen on 5 beds or larger coming forward (94 people) and respondents were most unsure on 1 bed (59 people)). 54 people would rather not see more 5+ beds.

Survey Topic	Summary Response
	<ul style="list-style-type: none"> • Many saw the benefits that second homeowners/holiday makers can bring to the local area such as for tourism, local jobs/trades, and services. Around 29 respondents were surprised that only 32% of homes are holiday lets or second homes, expecting this to be higher. • Under 50% of respondents (84 people) supported making an allocation in the plan. A large number of respondents did not feel it was necessary to promote further development given the recent completion of three new estates in the village. A large number of people stated if a new site came forward it should be for local people with a set covenant and affordable.
Natural and Historic Environment	<ul style="list-style-type: none"> • Most respondents (179 people) agreed it is important to protect existing habitats such as trees and hedgerows. • Many respondents shared ideas to improve the natural environment such as the need to set up a village volunteer group to help maintain current green spaces and ponds. Some suggested wildlife corridors to link up with other villages. • 191 people supported the idea of protecting green spaces such as the allotment, church memorial grounds, playing field and village ponds. • 109 people suggested locally important views for protection. Many respondents mentioned the views towards Honey Hill, towards the coast and from public paths looking out of the village. • Most respondents (183 people) said that heritage is important with 96 people listing specific buildings such as the public house, the cage and pound and the old blacksmith.
Community Facilities. Infrastructure and Employment	<ul style="list-style-type: none"> • Most respondents stated they would like to see Community Infrastructure Levy (CIL) funds spent on new improved footpaths (129 people) and children's play area and equipment (117 people). 65 people left comments mentioning the need to support and invest in the playing field and create circular walks. • 116 people put forward community facilities for protection including the doctor's surgery, bus service and playing field. • 118 people suggested ideas of improvements they would like to see in the village. Numerous people said a better bus service,

Survey Topic	Summary Response
	<p>café, pub/restaurant and more leisure and social activities for all age groups.</p> <ul style="list-style-type: none"> The majority of respondents said they would support small business growth (148 people). The majority of respondents said they would want to see a restaurant (147 people) or pub (136 people). However, they would not want to see more holiday lets (142 people), caravans/camping sites (138 people) or second homes (30 people).
Transport and Access	<ul style="list-style-type: none"> 166 respondents shared their views on the impact of the traffic in the area. Many people raised concerns with speeding, parking and the number of heavy vehicles which go through the village. Respondents also raised concerns on the lack of footpaths with the parish and the lack of circular routes or accessibility into the surrounding countryside for recreational use e.g. walking.
Other Matters	<ul style="list-style-type: none"> People raised strategic issues relating to infrastructure and capacity issues, such as healthcare and public transport provision, surgery waiting times and broadband/phone line connectivity which cannot be addressed through the neighbourhood plan. However, engagement with relevant key stakeholders could get conversations going on some of these matters. People wanted the village to stay as a village and not become significantly bigger by building more new houses. Other comments were also raised on littering, lack of dog bins and the need for better community morale.

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

9. Feedback from residents on housing helped shaped the conversations had with AECOM in March 2024 when they were developing the Housing Needs Assessment (HNA). AECOM sent round a draft copy of the NP for the group to review in June 2024 and this was finalised in July 2024.
10. Feedback in relation to design, the environment and local character was fed into the work on developing Design Codes. This was led by AECOM, but members of the steering group met with AECOM in May 2024 to undertake an initial walk around and identify key priorities for the NP. The document was finalised in August 2024.

11. Following feedback from residents on the importance of the local environment, the steering group decided to identify and map local green spaces, local important views and green ecological corridors after considering comments shared throughout early engagement and discussions within steering group meetings.

Regulation 14 Consultation

Overview

12. The consultation ran for six weeks from Monday 17th February to Monday 31st March 2025. The activities undertaken to bring the consultation to the attention of local people and stakeholders are set out below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Date	Activity	Summary
17 February 2025	<ul style="list-style-type: none"> Emails and letters sent to stakeholders advising them of the Regulation 14 consultation and how to make representations 	An email or letter was sent directly to each of the stakeholders, including statutory consultees, supplied by BCKLWN (Appendix G), 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 17 February. A copy of this is provided in Appendix D .
Week commencing 17 February 2025	<ul style="list-style-type: none"> Copies of the poster were put on the PC website, within the village newsletter (Docking Exchange) and uploaded on social media pages. Printed copies of the survey were available for collection and drop off at the Spar Shop. Copies could also be collected from Docking Village Hall (Appendix E). 	<p>Various methods were used to bring the Regulation 14 Consultation to the attention of local people including landowners/property owners. 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"> A printed copy of the neighbourhood plan was available for people to view at Docking Village Hall. Printed off posters and arranged for volunteers on the Steering Group to distribute the A4 and A3 posters around the village such as on community noticeboards informing the community of the consultation (Appendix F). All draft NP documents and a link to the smart survey and QR code were published on the PC website. Drop-in sessions to talk about the NP with members of the Steering Group took place every Wednesday between the consultation period at Docking Village Hall when the village market was on between 10am and 12pm. 	<ul style="list-style-type: none"> Filling in a hard copy of the survey and dropping this off at the Spar shop. Providing feedback via letter or electronically to the parish clerk. <p>The NP documents made available as part of this process included²:</p> <ul style="list-style-type: none"> Regulation 14 draft NP Design Codes 2024 Housing Needs Assessment 2024 Evidence Base Green Ecological Corridors Assessment 2024 Local Green Space Assessment 2024 Key Views Assessment Preliminary SEA/HRA Document BCKWLN SEA Decision Statement Reg. 14 Summary Leaflet Consultation Analysis May 2024
19 th & 26 th Feb 5 th March 12 th March 19 th March 26 th March	Drop-in event at the village hall from 10am-12pm	This session allowed the community to turn up to share their views on the NP.
19 May - 6 th July 2025	Docking NP Steering Group met with CCP on 19 May 2025 to review the representations received at the Regulation 14 stage and agree amendments to be made to the plan.	The meeting allowed everyone to discuss the views which had been raised by the community and statutory stakeholders. CCP led the meeting going through the summary table and the group agreed amendments to the NP to then share with the full parish council.

² [Neighbourhood Plan – Welcome to Docking Parish Council's website](#)

Date	Activity	Summary
		<p>CCP then shared round to the NP Steering Group on 27th June 2025 an updated NP with revisions highlighted in yellow for the Parish Council and Steering Group to agree/suggest amendments.</p> <p>The clerk shared round the revised NP document and summary Reg.14 response document to the Parish Council on the 3rd July 2025 ahead of the Parish Council Meeting.</p> <p>The Parish Council agreed with the amendments and revisions to be made on 6th July 2025 and shared other comments including robustly rejecting the objections to including Bradmere Pond and Mill Lane as Local Green Spaces in the NP since they are appreciated by many and integral to the parish.</p> <p>Revisions were then finalised to the NP ready for submitting to the BCKLWN for the Reg.15 stage.</p>

Responses to the Regulation 14 Consultation

13. At the end of the consultation period there were 94 completed surveys, either filled in electronically, by hand or online (this included a response from Bircham Parish Council a statutory stakeholder). 6 statutory stakeholders wrote to the parish clerk with their comments on the draft plan in email form.
14. The next section highlights the comments raised and describes how these were considered in finalising the Neighbourhood Plan.

Statutory Stakeholders

Borough Council of Kings Lynn and West Norfolk

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
General/ overall comment	<p>The period for the new Local Plan has been changed, to 2021-2040. Therefore, consideration should be given as to whether this NP period should similarly be extended to 2040, to align with the replacement Local Plan (Local Plan review (2021-2040) examination Local Plan review (2021-2040) examination Borough Council of King's Lynn & West Norfolk), adopted on 27th March 2025.</p> <p>Several policies state that Development proposals “must...” (policies 1, 2, 9, 11). 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, undertake” 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>Within some policies, the scope of each (types of development covered) is not always clear. Standard phrases could be utilised; e.g. “New-build development” (i.e. excluding changes of use/ conversions), “householder development”, “minor development” (<10 dwellings/ 1000m² floorspace) etc, and referenced in the glossary could help clarity and usability of the document.</p>	<p>Note the Local Plan period has changed. However, the NP can remain with the same time period (2039) due to supporting documents such as the AECOM HNA have been modelled with the time period of 2039 as the end date.</p> <p>Note the comments on “must”. Changed “must” to “should” where felt was needed.</p> <p>Will make it clearer in the policies the scope of the policy e.g. new build development and excluding householder applications. Can reference these terms in the glossary.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>It is also advisable to remove references to specific Local Plan policies in the plan at this stage. When submitted, the Neighbourhood Plan will need to accord with strategic policies in the replacement Local Plan 2021-2040. It is therefore advised to remove references to the Core Strategy and Site Allocations and Development Management Policies (SADMP), given adoption of the new Local Plan (paragraphs 10, 12, 26, 33, 58, 67, 86, 95, 100, 101). This includes references to the SADMP/ Local Plan site allocation G30.1, which has already been delivered and is deleted in the new Local Plan.</p> <p>At this stage, references to new Local Plan 2021-2040 policies should similarly be removed, as some numbering has changed following adoption). Instead, it is probably best to use generic references to the Local Plan; e.g. “strategic policies of the Local Plan”; “Local Plan strategic policies” or “Local Plan housing policies”). This should future-proof the Neighbourhood Plan, particularly if the Borough Council moves to begin preparing a new Local Plan during 2025/26.</p>	<p>Remove specific references to the Core Strategy and SADMP. New Local Plan has been adopted. Amend paragraphs where necessary.</p> <p>Remove specific references to the new Local Plan and keep this generic for future proofing the plan.</p>
Policy 1	<p>Preamble/ introductory paragraph – suggest deletion of “In general” wording, as this is insufficiently clear.</p> <p>3rd paragraph – Need to define “Priority Habitats”, for clarity. Is it those that will be defined by the emerging Local Nature Recovery Strategy (LNRS), OR Docking Borrow Pit (para 21)? Needs clarification.</p> <p>3rd paragraph – “sensitive sites” – does this refer to Green (Ecological) Corridors (Figure 4)? This needs to be clarified.</p>	<p>Delete “In general”</p> <p>Priority Habitats are those defined and mapped in the Priority Habitats Inventory England which were first identified as priority habitats and species in the UK Biodiversity Action Plan- Habitats and species of principal importance in England - GOV.UK and Priority Habitats Inventory (England) - data.gov.uk</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>3rd paragraph – “...sensitive sites is encouraged” – wording should be changed to “will be supported”.</p> <p>4th paragraph – “Any new development...” – does this include householder development? This ought to be explicitly excluded, as it is difficult to see in practice how the policy goals (e.g. creating safe movement corridors) could actually be achieved.</p> <p>Figures 4/ 5 – could these be combined?</p> <p><i>Separate comments by the Borough Council's Ecologist may be submitted separately to this Planning Policy Regulation 14 response</i></p>	<p>Detail on priority habitats have been addressed in the Evidence Base Paper. Also, priority habitats are mapped in Figure 3 and Figure 5 in the NP showing the location of those on the priority list. Added a footnote in the policy as to what defines priority habitats for those who would not know. Added priority habitats to the glossary.</p> <p>Docking Borrow Pit is a County Wildlife Site. Referenced emerging LNRS in the supporting text.</p> <p>Sensitive sites would be those habitats which are of priority for biodiversity importance or ones protected with natural environment designations. Added a footnote.</p> <p>Changed the wording to will be supported in para 3.</p> <p>Changed the policy to “New built development proposals excluding householder applications ...”</p> <p>Figure 4 shows the green corridors alone and Figure 5 combines this with the relevant information which was gathered to pick these corridors. Suggest keeping these separate so it is easier for applicants to view the green corridors alone.</p> <p>The maps looked unclear in PDF so changed the OS background to make the settlement clearer.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
		<p>No other comments have been shared by the ecologist.</p> <p>Decided to amend the green corridors to include the boundary around LGS2 which is where the toad watch group collected data of over 950 migrating frogs and toads.</p>
Policy 2	<p>Existing Trees – “Wherever possible...” – suggest amendments to wording to explain how policy could be applied, in practice. It would be helpful to set this out through a requirement for an arboricultural survey. Also, does this apply to all developments, including householder schemes?</p> <p>2 for 1 replacement is a good local standard, but this cannot be insisted upon through Policy 2; i.e. references to “must” ought to be replaced by “should”.</p> <p><i>Separate comments by the Borough Council’s Arboricultural Officer may be submitted separately to this Planning Policy Regulation 14 response</i></p>	<p>Recommend adding in reference to having an arboricultural survey as a requirement under existing trees.</p> <p>The policy has been amended to say Development proposals, excluding householder applications.</p> <p>Changed ‘must’ to ‘should’ in the policy.</p> <p>No other comments have been shared by the arboricultural officer.</p>
Policy 3	<p>Well written policy, consistent with NPPF methodology/ approach to assessing Local Green Spaces (para 37-40). It is suggested that Policy 3 could benefit from providing additional reference to current national (NPPF) Green Belt policies and the types of development that may be acceptable.</p>	<p>Note the comments.</p> <p>Do not think it is necessary to repeat national policy wording for green belt in the NP policy.</p>
Policy 4	<p>Preamble/ opening paragraph – probably no need to specify number of views; quite sufficient to refer to Figure 7.</p>	<p>Note the comments. Keep it in.</p> <p>No other comments have been shared by the principal conservation officer.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Policy appears well written and effective, with views clearly shown in Figure 7.</p> <p><i>Separate comments by the Borough Council's Principal Conservation Officer may be submitted separately to this Planning Policy Regulation 14 response.</i></p>	
Policy 5	<p>Preamble/ opening paragraph – need to provide clearer definition for “New development” – does this mean new-build development? Does this include householder development? It would be helpful to specify, for the avoidance of doubt.</p> <p>2nd paragraph – text (criteria a-e) reads more like guidance as to how development impacts may be mitigated; i.e. ought to be included in supporting text, rather than policy text</p> <p>3rd paragraph – “prominent locations” – insufficiently clear what this could mean, in practice. Could this be linked to Policy 4 (Important Local Views)?</p> <p><i>Separate comments by the Borough Council's Principal Conservation Officer may be submitted separately to this Planning Policy Regulation 14 response.</i></p>	<p>Note the comments.</p> <p>Change new development proposals to developments that increased the previous footprint.</p> <p>The criteria are similar to other NPS which have had the detail adopted in their dark skies/light pollution policies. Believe it is worth staying in the policy, so it is not overlooked.</p> <p>Prominent locations would be considered to be more open landscape. Add a footnote of examples of prominent locations.</p> <p>No other comments have been shared by the principal conservation officer.</p>
Policy 6	<p>Clear policy “hook” for Design Code. However, questions raised as to how Character Areas (CA1-7) and Design Codes (DC01-24) relate to one another.</p> <p>Preamble/ introductory paragraph (1st sentence) – “As appropriate to their scale, nature and location...” – unclear whether this introductory text is necessary? Could be deleted; i.e. “Development proposals should be consistent...”</p>	<p>Note the comments.</p> <p>The Design Codes DC01-24 are area wide codes which should be considered in the whole parish then the character areas are more specific areas in Docking which have been developed. Made this clearer in the supporting text. Also amended the first Para of the policy.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<i>Separate comments by the Borough Council's Principal Conservation Officer will be submitted alongside this Planning Policy Regulation 14 response.</i>	<p>Don't want to delete the preamble sentence. Similar text has been adopted in other NPS.</p> <p>No other comments have been shared by the principal conservation officer.</p>
Policy 7	<p>2nd paragraph – Question how 85% requirement could be applied in practice for schemes of less than 20 dwellings (i.e. 17/20). Suggest policy should include a threshold; i.e. at least 80% of homes for schemes of 5 dwellings or more (4/5)?</p> <p>This could also be explained in the supporting text; i.e. how the Housing Needs Assessment has been translated into workable policy.</p> <p><i>Separate comments by the Borough Council's Strategic Housing team will be submitted alongside this Planning Policy Regulation 14 response.</i></p>	<p>Note the comments.</p> <p>The % would be worked out alongside how many dwellings come forward. So, if 1 new dwelling was being built out then it would be expected to be 3 bed or below. Unless evidence has been given to suggest that the house is needed for a larger family so must be 4 bed +.</p> <p>Added a new figure and wording to the supporting text section.</p> <p>No other comments have been shared by the strategic housing team.</p>
Policy 8	<p>Clear and concise policy. Would also benefit from cross reference to Local Plan affordable housing standards (as set out in para 86).</p> <p><i>Separate comments by the Borough Council's Strategic Housing team will be submitted alongside this Planning Policy Regulation 14 response.</i></p>	<p>Note the comments. Could add in cross reference to the Local Plan.</p> <p>No other comments have been shared by the strategic housing team.</p>
Policy 9	<p>Overall, the policy is a strong and forward-thinking approach to ensuring Docking remains a mixed sustainable community, although it is recognised that this a restrictive policy/ approach. Issues/ queries:</p>	<p>Note the comments. Whilst it may be recognised as a restrictive policy this is a local issue the NP wants to address in line with community engagement. Such policies have</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Policy title grammatical correction – should be “Principal Residence”</p> <p>4th paragraph – requirement to provide proof – too specific. Suggested removal of specific references to BCKLWN and/ or Docking Parish Council requesting information; i.e. “...keep proof that they are meeting the obligation or condition. and be obliged to...”</p>	<p>been adopted in the district in other areas with similar concerns.</p> <p>Amended the grammatical error.</p> <p>It was felt that adding specific requirement proof would be helpful. However, we can remove references to the BC and PC and the list. Moved to a footnote.</p>
Policy 10	<p>Policy 10 appears to cover two unrelated topics – protecting community facilities and policies for developing employment sites. It is suggested this could be split into two separate policies.</p> <p>The policy lacks clarity in certain areas, such as defining what constitutes "employment services" and providing more detailed guidance on community spaces. Expanding these points could reduce ambiguity and help stakeholders understand the policy’s intent.</p> <p>Protected Community Facility (1st paragraph) – suggested removal of header and listing of Figure 22 community facilities; i.e. “<i>The following community facilities (identified in Figure 22) are designated for protection:</i></p> <ol style="list-style-type: none"> 1. <i>Railway Inn Public Housing</i> 2. <i>Spar Shop and Post Office...etc</i> <p><i>Development leading to the loss of these community facilities...</i>”</p> <p>Expanding or new Employment Services (1st paragraph) – reference to “neighbourhood plan policies” should be changed to “development</p>	<p>Note the comments.</p> <p>Do not consider community facilities and employment services to be completely unrelated topics since they can cover overlap.</p> <p>Changed the wording to employment opportunities. Footnoted examples of employment linked to the community survey from May 2024 café etc .</p> <p>However, we could separate the policies. Suggest having a separate policy for the protected community facilities.</p> <p>Expanding and new employment services can be a new Policy. Changed the wording to development plan policies.</p> <p>Added some examples of community spaces which could be strongly supported.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>plan policies”, to recognise the status of the Neighbourhood Plan as one part of the overall development plan.</p> <p>Reference to on-site parking – Is this proposed to be provided in line with Local Plan/ NCC Parking Standards? In which case, this should be specified within policy text.</p>	<p>The reference to on-site parking would need to be in line with NCC/Local Plan standards added this in the policy text.</p>
Policy 11	<p>While the policy calls for improvements suitable for all weather conditions, it does not define what specific measures should be taken. For example, will these improvements require specific materials (such as non-slip surfaces or drainage systems)? Clarifying these aspects could provide clearer guidelines for developers. “Accessible for all” could further elaborate on disability, pram and pushbike users etc. Rather than specify “all weather conditions”, the policy could state that active travel routes should deliver improved accessibility and connectivity.</p> <p>It is assumed the policy seeks to broaden the scope beyond public rights of way, to cover all routes that provide linkages for active travel (e.g. permissive paths, pavements etc)?</p> <p>While the policy aims for inclusive and safe infrastructure, the specific responsibility placed on new developments could be seen as burdensome for developers, particularly if the footway network is underdeveloped in the first place. Clarifying the scale of this requirement could help developers understand the potential costs or efforts needed.</p> <p>This policy could benefit with clearer definition for “new built development”; e.g. would an</p>	<p>Note the comments</p> <p>Recommend making the policy clearer.</p> <p>We added in reference to disabled, pram and wheelchair users etc after accessible for all.</p> <p>Added the wording stating that active travel routes should deliver improved accessibility and connectivity. Added the requirement for specific materials such as non-slip surfaces.</p> <p>Stated it would be expected from major developments and would be seen as a planning benefit for smaller schemes.</p> <p>Reworded the third paragraph.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>erection of garage trigger threshold to improve the footpaths?</p> <p>3rd paragraph – suggested re-wording, for consistency:</p> <p><i>“New development sites should:</i></p> <p><i>a) Be designed to prioritise the needs of pedestrians and cyclists with natural surveillance, good sight lines and unrestricted views; and</i></p> <p><i>b) Have footpath networks in place before first occupation of houses on the site, in line with Design Code DC04.”</i></p>	
Monitoring	<p>Para 109 – The Borough Council (local planning authority) has statutory responsibility for monitoring the effectiveness of the development plan. However, detailed monitoring data prepared by the Parish Council could prove invaluable in overall plan monitoring. The first paragraph should reflect this.</p> <p>Para 111 – Superseded. The Local Plan 2021-2040 is expected to be adopted on 27th March 2025, so the Neighbourhood Plan will need to align to strategic policies in the new Local Plan.</p>	Noted. Made changes.
Appendix B	Policies 5 and 6 – editing change – criteria numbering should re-start from a) and 1), to reflect policy numbering within the main body of the document.	Made changes.
Design Code	<p>P7 – replace references to Core Strategy and Site Allocations and Development Management Policies Plan with new Local Plan 2021-2040</p> <p>Para 2.4.1 – remove Policy 2 and “Core Strategy (2011)” references</p>	AECOM updated the Design Code Document in line with comments in July 2025.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
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	<i>Detailed comments by the Borough Council's Principal Conservation Officer regarding the Design Guidance and Codes document may be submitted separately to this Planning Policy Regulation 14 response.</i>	

Norfolk County Council

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Historic Environment	<p>Historic England's published guidance on the preparation of Neighbourhood Plans should be consulted. It encourages the full consideration of heritage assets and suggests ways with which this can be achieved. Based on this guidance, we would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> 1. Study Historic England's published guidance and consider how the plan can take its advice on board. 2. Contact the Norfolk Historic Environment Record (NHER) and request information on designated and undesignated heritage assets within the plan area. The NHER can be contacted at heritage@norfolk.gov.uk. 3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration. 	<p>Note the comments.</p> <p>We are aware NPS can include policies with non-designated heritage assets. However, this was not a conversation or desire to take forward previously.</p> <p>The Docking Conservation Area and Character Area Appraisal already maps a number of important non listed buildings.</p>

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Item	Comment	
Lead Local Flood Authority	<p>The LLFA welcomes references made in the documents and proposed policies to need for new developments to be sustainable, protect the environment and consider the impacts of climate change. Of the 11 policies proposed, Policy 1: Biodiversity and Green Ecological Corridors, Policy 3: Local Green Spaces and Policy 6: Design, along with their supporting text, are of most relevance to matters for consideration by the LLFA.</p> <p>The LLFA note the absence of any specific policies relating to flood risk and surface water drainage within the Regulation 14 document and that limited references have been made to the consideration of flood risk, drainage and their implications for new development. The LLFA therefore advise that the document would benefit from the inclusion of such a policy, supported by EA mapping covering the whole Parish, to ensure that adequate consideration is given of the implications of new development in the Parish on all sources of flood risk including surface water, fluvial (rivers) and ground water and to ensuring new development does not result in new or exacerbate existing flooding and surface water drainage problems within the Parish of Docking.</p> <p>Furthermore, whilst it is welcomed that SuDS (Sustainable Drainage Systems) are referred to in the glossary, the LLFA note that no reference has been made to these in the Regulation 14 documents, their inclusion and the wider benefits of doing so in terms of meeting the four pillars of SuDS, namely water quality, water quantity, amenity and biodiversity.</p>	<p>Note the comments and information shared.</p> <p>Welcome the comments made on the proposed policies.</p> <p>A flood risk section was not included in the NP due to earlier discussions with the steering group suggested this was not of a local concern.</p> <p>Flood risk is already covered in National and Local Policy.</p> <p>SuDS is addressed in the Docking NP Design Codes Document under Design Code 22. Will add in the Design Policy reference to water infrastructure and SuDS. Also added a figure on SuDS.</p> <p>We can add references to the NCC guidance document in the Docking Evidence Base Paper where there is a flood section.</p>

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	<p>The LLFA would also suggest that the document would benefit from the inclusion of references to the availability and need to adhere to guidance from relevant Agencies such as NCC Lead Local Flood Authority (the most current being NCC LLFA Guidance Document - Version 7.2 February 2025 available on our website), or that of any relevant Internal Drainage Boards and the Environment Agency in respect of flood risk management, drainage and flooding matters.</p> <p>The LLFA welcomes references made to the Docking Neighbourhood Plan complimenting existing Local and Strategic Planning Policies relating to biodiversity, sustainable development and climate change such as those within the Kings Lynn and West Norfolk Local Plan and the National Planning Policy Framework (NPPF).</p> <p>According to LLFA datasets (extending from 2011 to present day), we have 3 no. records of internal flooding and 1 no. record of external/anecdotal flooding in the Docking. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. Please note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>We advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports here.</p> <p>We are not aware of AW DG5 records within the Parish of Docking, however this will need to be confirmed with/by Anglian Water.</p>	<p>Welcome the reference to complimenting national and local policy.</p> <p>The Docking Evidence Base has a flood risk/water section. In this supporting document there is already flood maps included (tidal/fluvial and surface water). Recommend we add detail NCC have provided us in here if it is not already referenced.</p>

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	<p>According to Environment Agency datasets, there are areas of localised surface water flooding (ponding and pooling) and surface water flowpaths present within the Parish of Docking.</p> <p>The LLFA recommend inclusion of surface water flooding maps within the Neighbourhood Plan representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> • GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map • Norfolk County Council (NCC) – Flood and Water Management Policies • Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document <p>LLFA Review of Local Green Spaces (LGS)</p> <p>The document proposes 17 no. new Local Green Spaces identified within Policy 3: Local Green Spaces, Figure 6 and the Policies Map in Appendix A. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment on LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan.</p> <p>The LLFA have no comments to make on the proposed LGSs in the plan.</p>	<p>Note the LLFA have no comments on LGS.</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Minerals and Waste	<p>The Norfolk Minerals and Waste Local Plan (NM&WLP) identifies the minerals and waste development needs for Norfolk, and together with the Local Plans produced by Norfolk's Local Planning Authorities and Neighbourhood Plans form the Development Plan for Norfolk. The Norfolk Minerals and Waste Local Plan can therefore provide important spatial planning context to a Neighbourhood Plan area. Minerals and waste development itself is outside the scope of neighbourhood plans, however, the NPPF requires minerals, minerals infrastructure and waste facilities (including wastewater treatment) to be safeguarded. Further information in relation to Neighbourhood Plans and Minerals and Waste can be found at: https://www.norfolk.gov.uk/article/38668/Minerals-and-waste.</p> <p>We have the following comments to make:</p> <p>There are no existing allocated mineral sites within Docking in the current adopted Norfolk Minerals and Waste Development Framework documents. There are also no future allocated minerals and waste sites within Docking in the emerging Norfolk Minerals and Waste Local Plan (NM&WLP), which is anticipated to be adopted in 2025. There is one allocated waste site (reference WAS 45) for composting in the current adopted Norfolk Minerals and Waste Development Framework documents. However, allocated site WAS 45 has not been developed for composting and the site will no longer be allocated when the new NM&WLP is adopted.</p> <p>It is considered relevant for the Norfolk Minerals and Waste Local Plan to be acknowledged in the overview in the Neighbourhood Planning Section</p>	<p>Note the context given on NM&WLPs.</p> <p>Note there are no allocated mineral sites in Docking and no waste sites being allocated in the area in the new NM&WLP anticipated for adoption in 2025.</p> <p>Acknowledged the NM&WLP in the NP as suggested (Para 10) .</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>in terms of the strategic policy framework. Paragraphs 10 and 11 of the Reg 14 version of the Docking NP explain the policy framework for development in Docking, but omit Minerals and Waste Planning Policy Documents, which are part of the Development Plan and policy framework for Docking. An additional sentence should be added to the end of paragraph 10 to provide this information as follows: <u>“The Development Plan for the area also includes the Norfolk Minerals and Waste Local Plan (NM&WLP), which identifies the minerals and waste development needs and safeguarded minerals and waste sites in Norfolk.”</u></p> <p>Policy 3 (Local Green Spaces) designates 17 Local Green Spaces, and development proposals will be managed in accordance with national policy for Green Belts. In accordance with the NPPF, mineral extraction is listed as an exception where development in the green belt may be acceptable. Further information regarding safeguarding can be found at https://www.norfolk.gov.uk/article/38668/Minerals-and-waste.</p> <p>LGS10 – Recreation Ground, West of Bradmere Lane is over 2 hectares and underlain by safeguarded sand and gravel resource. Since the designation is for local green space, it does not sterilise the mineral resource underlain. However, if a planning application was to be submitted for built development, policy CS16 “safeguarding mineral and waste sites and mineral resources” (or any successor policy) of the Minerals and Waste Local Plan would apply.</p> <p>We have no comments to make on the Design Guide.</p>	Note the comments shared on LGS.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Transport	<p>The Highway Authority has the following comments to make on the proposed local green space (LGS) designations:</p> <ul style="list-style-type: none"> • LGS1- Allotments, North of Burnham Road and East of Sandy Lane – No objection • LGS2- Village Pond, West on Bradmere Lane – No objection • LGS3- Burial Ground, North of Pound Lane – No objection • LGS4- Old Recreation Field, Station Road – No objection • LGS5- Village Pond, West on Station Road – Objection, land to the south of the pond surrounding the pond shown in the allocation is highway land. • LGS6- Former site of Village well, North of Well Street/ Corner of Station Road – Objection, Highway land • LGS7- Field of Dreams, rear of Docking Church of England Primary and Nursery School – No objection • LGS8- Village Pond, West of Chequer Street – No objection • LGS9- Docking Village Sign Green Space North of High Street and South of Well Street – No objection • LGS10- Recreation Ground, West of Bradmere Lane – No objection • LGS11- Bowling Green, North of the High Street – No objection • LGS12-Bayfield Pond, North of the High Street – No objection • LGS13-Grove Field, Mill Lane – No objection • LGS14- Pond North of Stanhoe Road – No objection • LGS15- Greenspaces within Woodgate Way – Objection, allocation adjacent to junction Woodgate Way / Stanhoe Road is highway land 	<p>Note the comments.</p> <p>Amended the map boundary for LGS to exclude highways land.</p> <p>LGS6- removed the green space.</p> <p>LGS15- removed the green space which was adjacent to the junction Woodgate Way.</p> <p>Amended one of the LGS15 boundaries to make it bigger to include all the play area near number 31.</p>

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	<ul style="list-style-type: none"> LGS16- Play Area within Monks Close – No objection LGS17- Recreation Ground within Monks Close – No objection <p>The Highway Authority objection to LGS 5, 6, and 15 is due to the proposed allocation of highway land as this landforms part of the public highway and any designation as local green space may limit the ability for NCC to fulfil its statutory duties with regard to highway improvements, management and maintenance. Therefore, LGS 5, 6, and 15 must be removed as a LGS designations.</p>	

Environment Agency

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>No detailed comments to make in relation to the NP at this stage.</p> <p>The main environmental constraint in the EA remit within the parish boundary are areas sensitive to groundwater contamination (Source Protection Zones 2 and 3). Any development in these areas should be particularly mindful of contaminating development or development with previously contaminating site history- Groundwater protection - GOV.UK Groundwater protection - GOV.UK.</p>	Noted.

Natural England

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	No specific comments on the draft plan.	Noted.

Historic England

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>We welcome the production of the neighbourhood plan and are pleased to note that it contains reference to Docking's heritage and character, which feeds through to a robust suite of design codes that set out the design expectations for any new development in the various parts of Docking. We do not, however, consider it necessary for Historic England to be involved in the detailed development of your strategy at this time.</p> <p>Please note that the National Planning Policy Framework was updated on the 12th December 2024, with some modifications to both wording and paragraph numbers in the historic environment section, which may require updating in your plan.</p>	<p>Noted and welcome the response.</p> <p>Aware of the NPPF update made changes to the para numbering.</p>

National Gas

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	No record of such assets within the NPA.	Noted.

Bircham Parish Council

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>This is a well-constructed and thought-out document. Collaboration with Bircham Parish Council regarding footpaths would be encouraged.</p> <p>The Parish Council stated they are generally in favour of the Docking NP in the survey.</p> <p>The Parish Council strongly agreed with every planning policy in the plan.</p>	<p>Welcome the support. Docking Parish Council is recommended to liaise with Bircham Parish Council when relevant regarding footpaths which may affect/benefit both areas.</p>

Other Stakeholders


G Longley Planning and Property Services

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>G Longley Planning and Property Services has provided a representation on behalf of their client who has interests in the land off Bradmere Lane (LGS2) and to the east of Mill Lane (LGS13).</p> <p>They have also provided representation from October 2024 when landowners were contacted making them aware their land was put forward as a Local Green Space designation. This representation was provided by Mather Jamie on behalf of their client who owns LGS2 and LGS13 stating why they strongly object to LGS2 and LGS13 being in the plan and want these removed.</p> <p>The Mather Jamie representation is detailed below this table for transparency. G Longley's representation is detailed in this table.</p>	<p>Note the objections. However, the NP Steering Group and Parish Council robustly object and wish to proceed with protecting these spaces. The community wish to see these spaces protected in Docking and they are important to the parish.</p> <p>Included further local data gathered by the community who do the toad watch in the LGS assessment.</p>


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Item	Comment	
	<p>Thank you for the opportunity to comment on the Regulation 14 Consultation version of the Docking Neighbourhood Plan. These representations are made on behalf of our client who has interests in land to the east of Mill Lane and land off Bradmere Lane. Policy 3 of the Draft Plan identifies some 17 parcels of land as proposed Local Green Space, including LGS2, Village Pond, Bradmere Lane and LGS13, Grove Field, Mill Lane. A supporting document, the Local Green Space Assessment, 2025 seeks to justify these proposed designations. Our client previously raised concerns about the proposed designations in response to the Parish Council's consultation with landowners in October 2024. For completeness a copy of that response is attached to this submission.</p> <p>Our client continues to strongly object to the proposal to designate these two sites as areas of Local Green Space. Paragraphs 106 to 108 of the National Planning Policy Framework, December 2024 sets out the requirements for the designation of land as Local Green Space through Neighbourhood Plans, making it clear that the designation should only be used where the green space is in reasonably close proximity to the community, is demonstrably special and holds a particular local significance, and is local in character and not an extensive tract of land.</p> <p>In assessing Local Green Space designations through Neighbourhood Plan Examinations, Examiners have consistently advised that concluding that a parcel of land is demonstrably special is a high test and that most areas of land will not pass. For Docking, an initial 8 sites were identified for designation, rising to 17 following public comment. Most of the spaces proposed for</p>	<p>Noted the objections previously raised. The parish council and steering group still wished to go out to public consultation with the proposed local green spaces to understand the communities views.</p> <p>We understand the NPPF requirements and criteria set out.</p> <p>Local green spaces are allowed to be designated even when they are in private ownership and do not have public access.</p> <p>In the Reg.14 consultation LGS13 has been highlighted as an area the</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>designation are areas for recreation, amenity spaces, allotments or burial grounds. Sites LGS2 and LGS13 are areas of private land with no public access or recreational use.</p> <p>For the land east of Mill Lane (LGS13), the supporting Local Green Space Assessment states that the field is part of the historic setting to Grove Farmhouse, contains many species of wildlife and the May 2024 Community Survey showed 141 people identified it as a space to designate.</p> <p>The 141 respondents to the Community Consultation represent just 13% of the population of Docking. This is clearly not a sufficiently robust basis to establish whether a space is demonstrably special. The land is not a registered site of ecological interest in the Kings Lynn and West Norfolk Local Plan or its supporting evidence. Neither is it identified as a Priority Habitat in the Draft Neighbourhood Plan. There is therefore no evidence to justify a conclusion that the site is demonstrably special because of the richness of its wildlife.</p> <p>Similarly, there is no specific reference to the land in the Docking Draft Conservation Area Statement, 1992 and no evidence that the land has any particular historic significance justifying its designation as a Local Green Space. There is no functional relationship between the land and surrounding properties including Grove Farmhouse and there is no public access to the site. The land falls within the Docking Conservation Area which allows for the consideration of any potential impacts on the setting of the Conservation Area without the need for the further designation of the land as a</p>	<p>community wished to see protected with multiple reasons including listing numerous wildlife species present. Whilst the objector states only 13% of the parish have responded. 141 respondents are considered to be a good turn out for a community consultation and their views are valuable for developing a community led plan.</p> <p>In respect of Grove Field, this historic pasture of approximately a hectare was identified as an important open green space which adds to the mature local landscape character, aspect and views of the surrounding properties including both Lynton and Avalon Cottages, Cedarwood, Wyke House, Pilgrims House, Grove House, together with nine of the Grove Cottages which all abut the field.</p> <p>Although there is no public access, unspoilt idyllic views over the pasture field are seen by many walkers using Mill Lane and Little Lane as this leads to a popular and the only village bridleway. The fields openness compliments the setting of The Grove and the park of Docking Hall opposite importantly forming part of Dockings conservation area.</p> <p>The Parish Council wants to protect this area against any future development, especially with regard to poor highway access both in</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	<p>Local Green Space. There is no local significance to the field, which remains in private ownership in use for occasional grazing.</p> <p>Site LGS2 is a pond within a wider area of land to the west of Bradmere Lane. The proposed designation identifies the pond and its immediate surroundings as a proposed Local Green Space. Again, the Local Green Space Assessment concludes that the site is demonstrably special due to its wildlife and as a result of responses to the Community Consultation. The limited response to the Community Consultation is not basis to justify the conclusion that the site is demonstrably special. The pond is not designated as a local wildlife site and the available evidence does not therefore justify its designation on the basis of the richness of its wildlife.</p> <p>The boundary for the proposed Local Green Space includes land around the pond but does not follow any defined boundary on the ground. The illogicality of the boundary is a further reason why the pond does not qualify as a Local Green Space.</p> <p>The proposed designation of sites LGS2 and LGS13 as areas of Local Green Space is fundamentally flawed and the high test set out in the NPFF that the sites are in some way demonstrably special has clearly not been met. It is highly likely that an independent examiner would also conclude that these proposed designations do not meet the relevant tests. The sites should therefore be removed from Policy 3 in the Regulation 16 version of the plan.</p> <p>Policy 4 of the Draft Plan seeks to protect important Local Views with 10 views identified,</p>	<p>terms of single carriageway, lack of footpaths, and dangerous access into the High Street. As the village has already lost most of Manor Pasture to development many villagers would not want this field list to further unwanted development since this would disturb the spatial relationship between existing buildings and their open aspect and affect the important setting. The Grove and grounds are specifically mentioned in Docking's Conservation Area Character Statement.</p> <p>Regarding LGS2 a boundary was drawn around the pond when discussions took place to protect this area for the wildlife present. It is an arbitrary boundary around the pond; however, this was done because we were aware that the BCKWLN previously identified land (Policy Draft Policy DOC1 – Land south of Pound Lane and west of Bradmere Lane 1) for development of at least 10 dwellings on the corner of Pound Lane/Bradmere Lane in the Local Plan Review 2019 draft document. However, this was removed and not taken forward in the now adopted Local Plan (2025) but the reason given was due to the allocation was no longer required to meet housing numbers. However,</p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	including View 5 of Grove Field looking north from Little Lane. The other identified views are largely views over extensive areas of countryside on the village edge or the large area of parkland to the rear of Docking Hall. In contrast, View 5 is a view land used for horse grazing with short distance views limited to views of existing built development surrounding the site. This view does not qualify as an important local view and should also be removed from the Regulation 16 version of the plan.	<p>this could change in future Local Plan proposals³.</p>  <p>Whilst the identified land was not taken forward in the adopted Local Plan it is still considered to have the potential to be suitable for development by the BCKWLN and we do not want to be seen to be designating this part of the site as an LGS to undermine development coming forward.</p> <p>However, the village has set up a local toads watch volunteer group whereby locals help protect the breeding toads who visit this pond and collect data on the movement of toads in this area, and we have included the toad watch data in the LGS assessment and wish to protect LGS2 still. This has also encouraged us to amend the green corridors map to also include areas around this land where the migrating toads and frogs route from.</p>

³ [Consultation representations/officer responses to the draft LPR, submitted with Local Plan \(March 2022\) | Consultation representations/officer responses to the draft LPR, submitted with Local Plan \(March 2022\) | Borough Council of King's Lynn & West Norfolk](#)

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
		<p>Attached is a map showing the Toad and Frog migration routes. The toad watch group assisted over 970 toads and frogs this season to this one pond, which was the fifth most of the 23 other sites throughout Norfolk, so an important breeding site.</p>  <p>The views policy is not an overly restrictive policy and does not have to include only areas of extensive countryside but areas which are considered important in the local landscape. The community highlighted this field as being important, so it was included in the mapping. Policy 4 states:</p> <p><i>Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views. Development proposals that would unacceptably affect these key views will not be supported.</i></p>

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
		<p>We appreciate the client has its own interests in mind so wants the views and local green space policy changed in line with their motives rather than what the community wish to see protected and enhanced in their local area.</p>



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3rd October 2024

Dear Docking Parish Council

Re: Docking Neighbourhood Plan – Local Green Space

I write in response to the Parish Council proposing to designate the following 2 pieces of land within my client's ownership as Local Green Space:

- Manor Pond, Bradmere Lane (LGS2)
- Grove Field, Mill Lane

It is cited in the letter received from the Parish Council that the local community have identified the land because they add special character to the village by contributing to all or some of the following:

- the tranquillity and beauty of the area
- biodiversity and wildlife
- healthier lifestyles and recreational value for the community
- the historical character of Docking and identified historic assets

At paragraph 102 of the NPPF, it is stated that planning policies should be based on robust and up to date assessments of the need for open space, sport and recreation facilities. The Draft Kings Lynn and West Norfolk Local Plan Review (2021-2040) that is currently at examination is supported by a Green Infrastructure Study (2009/2010). It is important to note that the study does not indicate that there is a deficit of open space within Docking. Furthermore, whilst it is acknowledged that the Docking local community has highlighted the desire for more open space, this desire is not supported by any assessment of need for such facilities.

Paragraph 105 of the NPPF provides the framework for local plans or neighbourhood plan to designate land of Local Green Space. The designation should be consistent with the local planning of sustainable development. Local Plan Review Draft Policy LP23 Protection of Local Open Space supports local communities in designating local green space for protection in neighbourhood plans where this meets the criteria for local Green Space as detailed in the NPPF and does not conflict with other policies in the Borough's Local Plan.

Paragraph 105 continues by stating that Local Green Space should only be designated when the plan is prepared or updated and be capable of enduring beyond the end of the plan period.

Paragraph 106 of the NPPF provides the following 3 criteria for the designation of Local Green Space stating that the designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Below I have assessed our client's sites against the NPPF requirements in paragraph 105 (capable of enduring beyond the end of the plan period) and paragraph 106.

Manor Pond, Bradmere Lane (LGS2)



NPPF Criteria	Parish Council Local Green Space Assessment Response	Mather Jamie Review
a) in reasonably close proximity to the community it serves;	The greenspace is within 150m walking distance to other community facilities such as the recreation ground, the allotments and residential dwellings.	The pond is in reasonably close proximity to the community but is difficult to access on foot due to there being no footways along the road. There is no public access, and this would remain the case if it was designated. There are no public rights of way within the vicinity of the site.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	<p>The pond is special for local wildlife and a source for species and habitats which thrive in blue spaces. Local wildlife the community has witnessed here include frogs and toads. Barn owls have been seen hunting on the surrounding field.</p> <p>The consultation analysis from the initial community survey conducted in Docking April-May 2024</p>	There is no demonstrable evidence to support how the pond is special to the local community or holds local significance. The pond does not have any recreational value as it is inaccessible. The pond does not have any historic significance and there is no objective evidence to assess the pond's ecological significance. We are certainly not aware of any access having been requested to

NPPF Criteria	Parish Council Local Green Space Assessment Response	Mather Jamie Review
a) in reasonably close proximity to the community it serves;	The greenspace is within the core of the village and within 300m walking distance to other community facilities and residential dwellings.	The field is in reasonably close proximity to the community and is within the village boundary. There is no public access, and this would remain the case if it was designated. There are no public rights of way within the vicinity of the site.
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	<p>This open Pasture field is the historic setting for Grove Farmhouse and the Grove Cottages within Village Conservation Area with rural views towards the park and the aspect is enjoyed by local walkers using Mill Lane & Little Lane as a circular walk or accessing the Mill Lane byway popular with dog walkers.</p> <p>Has an attractive and original brick & stone wall to Little Lane and post & rail fencing with trees to Mill Lane frontage. Many species of wildlife including rare birds, raptors, owls and bats have been spotted & feeding over this important open green space. (the drone photo on your front cover shows Grove Field & The Park)</p> <p>The consultation analysis from the initial community survey conducted in Docking April-May 2024 showed that this area in the parish is special to the community with 141 people referencing this space as a place to designate.</p>	<p>The field is located within the Docking conservation area. Whilst it is historically connected to the Grove Farmhouse, it performs more of an agricultural use as opposed to having any recreational, beauty or wildlife value. There is no functional relationship between this parcel and any surrounding properties, and no public access to the site.</p> <p>No assessments have been undertaken to determine the site's biodiversity or wildlife value.</p> <p>There is no local significance to the field, which remains in private ownership and is used for occasional grazing, with no public access.</p>
c) local in character and is not an extensive tract of land.	The area size is approximately 0.965ha. It is local in character to Docking serving the purposes of the	The field is local in its character and location. The site is small and is not an extensive tract of land

	local area only. It would not necessarily be considered an extensive tract of land.	
Para 105 - capable of enduring beyond the end of the plan period	-	There is no evidence to support the continued use of the site as it is for the duration of the plan.
<u>Conclusion</u>		
The site does not perform all the functions of a Local Green Space designation.		

I have reviewed the other potential Local Green Space Designations within the assessment and note that other pieces of the land perform much better against NPPF Criteria in terms of the recreational use and special character of the sites in comparisons to the 2 sites that are within my client's control.

It is therefore recommended that my client's 2 sites are removed from the Local Green Space designation as they do not perform the function of the designation as intended by the NPPF.

If the Parish Council would like to discuss any of the matters raised in this letter further, please get in touch and we can arrange a meeting.

Yours sincerely



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Online Survey

There was a total of 94 responses on the online survey with people either completing the survey in full or partially. Some of the surveys were answered by couples and a number of partial responses were purely to leave their personal details so they can be kept up to date with future engagement and movement of the plan.

The majority of responses were from residents (75 people) followed by those owning a second home (12 people), holiday home (9 people), working in the village (6 people) or is a landowner (2 people). The only statutory stakeholder who answered the survey was Bircham Parish Council. Their response has been dealt with separately in the statutory stakeholders section. 2 people answered saying they were none of the above.

Please tick all that apply:			
Answer Choice		Response Percent	Response Total
1	I live in Docking	79.8%	75
2	I am a landowner	2.1%	2
3	I work in Docking	6.4%	6
4	I own a holiday home in Docking	9.6%	9
5	I own a second home in Docking	12.8%	12
6	I am a statutory consultee	1.1%	1
7	I am an agent	0.0%	0
8	None of the above	2.1%	2
answered			94
skipped			0

Natural Environment Policies

To what extent do you agree with the planning policies related to the natural environment?							
Answer Choice		Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1	Policy 1: Biodiversity and Green Ecological Corridors	62	18	2	0	1	83
2	Policy 2: Trees	68	11	3	0	1	83
3	Policy 3: Local Green Spaces	69	10	2	0	1	82
4	Policy 4: Important Local Views	62	16	3	0	1	82
5	Policy 5: Dark Skies	58	17	5	0	1	81
Please provide any comments you have in relation to these policies:							34
answered							83

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> • Policy 1- 96% (80 people) supported the policy • Policy 2- 95% (79 people) supported the policy • Policy 3- 96% (79 people) supported the policy • Policy 4- 95% (78 people) supported the policy • Policy 5- 92% (75 people) supported the policy <p>34 comments were left in Q5 which have been summarised below:</p> <ul style="list-style-type: none"> • Many agree with all the policies and wrote supportive comments. • It is essential that we protect our environment in Docking preserving our environment including trees, green spaces and views from any further new unwanted development. • Important to retain the history of this village and surrounding and internal, well maintained historic cottages and buildings and small pastures and green areas. • Need a dog walking area • Regarding ponds the parish should get professional expertise to help suggested qualified horticulturist Matthew Todd- Bell Pond on station Road should not be illuminated over the Christmas period as the wildlife suffer and/or disappear. • These policies promote an environment that is beneficial both for the physical and mental condition of the inhabitants. • With the extensive development over recent years it is important to maintain the rural character of the village. • One raised concerns of net zero plans and the installation of solar farms and battery storage facilities which will go against this plan and is granted consent via the national government through NSIPS. <p>Comments linked to Policy 1: Biodiversity and Green Ecological Corridors</p>	<p>Welcome the responses and information shared.</p> <p>Look into getting expertise in when necessary, when the PC may look into maintaining ponds.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>All ponds should be brought back to a healthy condition as part of the ecosystem. This includes the need to deal with pollution eg the pond on Stanhoe Road receives a lot of 'dirt' from the Road which drains into it.</p> <p>Comments linked to Policy 2: Trees</p> <ul style="list-style-type: none"> Although some trees have TPO's on them that should not mean that they cannot be trimmed or crowned out to ensure they are not too large to cause blockage of light. Do not support the wholesale planting of trees and hedges which are not then maintained. Noted that the pavements near the school are dangerous when leaves are wet and cause the area to be dark/permanently shaded. <p>Comments linked to Policy 3: Local Green Spaces</p> <ul style="list-style-type: none"> The local green spaces need to be kept at all costs rather than being built upon. One would like to see the field surrounding the Village Pond, West on Bradmere Lane also protected. Some comments were raised about the fact there is not safe or formal access to green spaces within the village. Referencing the Old Recreation Ground as an example and saying this was neglected and poorly used. The current track is not safe for pedestrians and cars who use it to access their homes. Comment on there being no circular walks. The site of the old borrow pit owned by the Docking Trust for Exercise and Recreation will become available again in 2028/29. Could this become a destination for such a walk? Many respondents raised comments on why they think it is important to see Grove Field/ Spaces on Mill Lane/Little Lane protected as a local green space these have been detailed below: Including it is essential. It is a beautiful small field in the heart of the village. The grazing sheep and wildlife providing ambient relief in a relatively built-up part of 	<p>Policy 1: Biodiversity and Green Ecological Corridors</p> <p>Community Action 1 does state: <i>In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees, which may include setting up volunteer groups.</i></p> <p>Policy 2: Trees</p> <p>Policy 2 would not stop maintenance on TPO trees.</p> <p>Where new trees are being planted the application should set out how they are being managed in the planning and access statement.</p> <p>Policy 3: Local Green Spaces</p> <p>Did consider when drafting the NP including the whole of the field around Bradmere Pond as a LGS. However, due to part of this field was proposed to be included as an allocation in the Local Plan Review at one point it was not felt appropriate to include it all when it has been considered suitable for development previously. Also, the whole site did not have a strong enough case to be designated as a LGS, so it was decided to just include the pond. However, the landowner has also objected to this site/pond being included and did not feel the case was strong enough.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>Docking. In the last year I have recorded (and often seen) on my bird app the following species: Barn, Tawny and Little Owl, Green and Great Spotted Woodpecker, Marsh Harrier, Red Kite, Kestrel, Peregrine Falcon and Buzzard, Blue, Great, Coal and Long Tailed Tits, Goldcrest, Wren, Blackbird, Song Thrush, Nuthatch, Redstart and many, many others. It is like the village's own wildlife sanctuary. The walk down Mill Lane to the farmland beyond is made that much more enjoyable by having Grove Field alongside you.</p> <ul style="list-style-type: none"> • To develop Grove Field even in a modest way would cause totally unnecessary and highly objectional damage to the nature and traditional character of the village. As part of the Conservation any development would neither protect nor enhance the Area, as required by national planning policy. • The two green spaces on Mill Lane are particularly important to residents. They provide a much-needed green introduction to the bridlepath and the field with sheep is precious and a significant enhancement to the rural nature of the village. • The green space in Little Lane/Mill Lane is a very important green space and should not be used for development. It is an important asset and would not want this area developed, as it forms the historic open environment of the area bounded by Mill Lane and Little Lane and adjoins the Park of Docking Hall. • Grove Field is very important as a Local Green Space because it is surrounded by Green Ecological Corridors and includes an Important Local View. It is the route to the only public right of way out of the village, the public bridleway that is the continuation southwards of Mill Lane and therefore is used by many people who walk in the village. Grove Field is also important for biodiversity, for example a barn owl can be regularly spotted hunting over this field. • The green spaces are important features of the walks within the village, contributing to everyone's mental health & wellbeing. Sadly, green spaces have already been lost to development: it's not the same walking around the village now as housing estates have replaced the calming green spaces (complete with their 	<p>Old recreation ground is currently being discussed/reviewed by the parish council on what will be done for the community.</p> <p>Regarding the Old Borrow Pit – it is enclosed off. Something to address with the Parish Council separate to the NP.</p> <p>Note all the detailed comments on wishing to protect Grove fields and the importance of green spaces along Mill Lane/Little Lane.</p> <p>Note the landowner has objected this site for not meeting the NPPF criteria for being demonstrably special. However, wish to keep the green space in. We will list some of the birds in the assessment for LGS13-Grove fields.</p> <p>Added local people responses to LGS assessment to expand on why the areas wishing to be designated are demonstrably special to the local community.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>natural habitats/biodiversity & animals) that used to be enjoyed on these walking routes. It's very important to protect existing habitats, including trees, hedgerows & green spaces. Grove Field in Mill Lane/Little Lane is an existing green space that should be protected in the parish. Its view is also special & worthy of protection within its own right as part of the Neighbourhood Plan. It is also part of the heritage of the parish as it's en route to the only current footpath within the parish.</p> <ul style="list-style-type: none"> • The area around Grove Field has always attracted walkers and explorers of the ponds. In the past there have been a small number of sheep or cattle grazing. It unusual to have a small, neat field surrounded by rows of cottages and older dated properties. Young children have often enjoyed that area, particularly as it is so central, well maintained, preserved in an old village. • Grove Field, Mill Lane should remain a protected green space. It offers an important local view, supports rare birds and wildlife, and provides vital access via Mill Lane and Little Lane for pedestrians and dog walkers to one of the few public footpath walks in Docking. Preserving this area is important for the community, and any increase in traffic would make it unsuitable and potentially unsafe for its current use. • One was heartened to read that Grove field is already included in the Docking Conservation Area and that various species have been recorded in that specific area. They hope it stays a green space in light of its historical significance to the village. <p>Comments linked to Policy 4: Important Local Views People raised comments as detailed above that the view over Grove Field and the walking routes from Mill Lane are important.</p> <p>Comments linked to Policy 5: Dark Skies</p> <ul style="list-style-type: none"> • There had to be a balance between dark skies and public safety in the village after dark and particularly in the winter months. However, light pollution from 	<p>Policy 4: Important Local Views</p> <p>No particular response. Welcome the support of the policies.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>excessive security lighting on holiday homes/second homes which is activated all year round should be discouraged.</p> <ul style="list-style-type: none"> There are an increasing number of very intrusive and bright security lights on many second homes. Whilst this is acceptable while people are staying in the properties, it is unacceptable to have these often very bright lights on throughout the night when there is nobody in the property. The dark skies in and around the village are important and these lights are invasive and inappropriate. Can the dark sky policy be used to move the new path lighting between the Heartwood development and Well Street onto a timer or off altogether over night as that is causing significant light pollution. 	<p>Policy 5: Dark Skies</p> <p>The policy does have consideration to public safety in the third paragraph.</p> <p>In most cases security lights fall under permitted development so the NP will not be able to have influence over existing development who unfortunately leave security lights on all night long. However, the plan hopes to ensure new development is designed to reduce such light pollution and mitigate this appropriately.</p> <p>The policy will not have influence over the Heartwood development. However, discussions could be had between the Parish Council and relevant stakeholders on trying to improve lighting concerns here. This is outside of the control of this NP.</p>

Design Policy

To what extent do you agree with the planning policies related to design?						
Answer Choice	Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1 Policy 6: Design	41	25	7	1	0	74
Please provide any comments you have in relation to this policy						17
						answered 74
						skipped 20

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>Policy 6- 89% (66 people) supported the policy</p> <p>17 comments were left in Q6 which have been summarised below:</p> <ul style="list-style-type: none"> • High quality design does not have to be expensive and need to ensure affordable housing is the top priority. • Important that we maintain the character of the village not allowing inappropriate designed housing/extensions. • Important to have off street parking • People not developments should be sympathetic to the village, local materials and surrounding historic buildings • National Policy (NPPF) encourages innovative design where appropriate. Though an emphasis on the use of traditional materials etc is welcome, an over cautious approach to new design can be stultifying. Docking should not aim to be frozen in time and should not automatically rule out a continuing history of evolution of building styles and types. • Need to influence developers to give sufficient space to homes discouraging plots having high dense/crammed houses. Need reasonably sized gardens and open space. • One noted when they were dealing with design details on their property, they were confused about the councils policies and hope that in future there will be more clarity around this. • One of the most significant yet unmentioned and unrecognized buildings in this design plan is the Court on Station Road. Built in 1854, it is a rare example of courthouse, stables, constable's quarters and jail. The building has not been given any historic designation, and its history is absent from the neighbourhood plan. • Support the policy • The NP may help to articulate things which are worth preserving and enhancing. However, it was really needed before the recent development was built out. 	<p>Welcome the responses.</p> <p>The supporting text does make reference to the NPPF encouraging innovative design where appropriate.</p> <p>The design policy is not there to be restrictive but to draw out detail relevant to the character areas in line with the Design Code document commissioned by AECOM.</p> <p>The NP referenced detail from the BCKWLN Conservation Area Appraisal and AECOM design code document. The BCKWLN Conservation Area Statement did not make any reference to the Court on 1854. However, we can add a reference to The Court in the supporting text.</p>

Housing Policies

To what extent do you agree with the planning policies related to housing?							
Answer Choice		Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1	Policy 7: Housing Mix	33	27	8	3	0	71
2	Policy 8: Affordable Housing	41	17	8	3	0	69
3	Policy 9: Principle Residence Requirement	34	20	7	4	4	69
Please provide any comments you have in relation to these policies							17
							answered 71
							skipped 23

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> Policy 7- 84% (60 people) supported the policy Policy 8- 84% (58 people) supported the policy Policy 9- 78% (54 people) supported the policy <p>17 comments were left in Q7 which have been summarised below:</p> <ul style="list-style-type: none"> People made comments on the concern they have with the cost of housing and how younger people/their children cannot afford to buy housing in the area. Wish to see more affordable housing in Docking and less expensive/larger housing. One wanted to know what the NP would regard an "affordable home". People said there has already been enough development in the area and we do not need more housing. One respondent stated these policies are based on the myth that underlines the draft NP, which is that Docking is and should remain a 'working agricultural village'. Docking has not been a 	<p>Welcome the response and mix of comments raised at this stage.</p> <p>Whilst it is noted that there has already been a large amount of housing developed in the parish. It is likely that new housing may come forward in the area over the plan period. So, it was felt necessary to have detailed policies in place for future housing to consider the needs/wants of the community.</p> <p>It is a common question asked in planning as to what is considered affordable when it comes to housing. There is no single definition of affordable housing⁴ nor a statutory definition⁵. National Policy sets out their interpretation on affordable</p>

⁴ [Affordable housing - POST](#)

⁵ [Affordable housing in England](#)

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>working village for decades. There is still agriculture, but it employs very few people. There is in fact very little local employment. Limagrain withdrew from the village in 2018. The 'rural workshops' on Station Road closed down several years ago and were subsequently converted into holiday homes. Modest shared-ownership homes (presumably intended for local working people) on at least two of the recent major developments have been advertised for months. Now that second homes and holiday lets are no longer viable for many, the only reason for people to move into Docking will be to enjoy their retirement. There is already enough housing to meet their needs.</p> <ul style="list-style-type: none"> • Comments linked to Policy 7- The mix of housing should be based on a balanced mix for the neighbourhood so that all housing types should allow for anybody to move up to larger housing through the village. • The design and density of the Four Miles development has not encouraged permanent residents. The "upside down" design of the houses with living/kitchen areas on the first floor are not practical for families with young children. The high density of the development has not provided the size of gardens that families with young children would prefer. The result appears to have been a high number of houses being let as holiday accommodation where these considerations are not so important. • Agree with the housing mix proposed. The policy needs to allow for a degree of flexibility in exceptional circumstances. • Comments linked to Policy 8- affordable homes of a larger size should also be available to allow families to remain in the village as their families grow. • Affordable housing should be included in any future larger building planning applications and should be marketed to local residents and their price ranges. 	<p>housing. These have been included in the NP glossary. Generally affordable housing is considered to be housing at a price equivalent to at least 20% below local market value. So, whilst this may still be a price out of reach to some in the community, the affordability of housing and the rates of development are influenced by the overall health of the housing market and economy.</p> <p>Policy 7- Housing Mix</p> <p>This policy has been developed taking in consideration the AECOM HNA results. We have made the policy flexible to ensure that exceptional circumstances, or those who have larger families, could still have access to larger homes. For example, the % of homes being 3 beds or below is 85%. Meaning if a development comes forward for 5 dwellings than at least 1 dwellings can be 4 bedrooms or above. The policy may change in line with other stakeholder comments.</p> <p>The policy will be reviewed in line with statutory stakeholders opinions too.</p> <p>Policy 8- Affordable Housing</p> <p>National Policy and the BCKWLN Local Plan sets out requirements on affordable housing for new developments. Planning applications should accord to these requirements. For example, National</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> • Comments linked to Policy 9- there should be a max % mix of principal residence to holiday lets/second homes. People want to see less holiday homes and second homes. People said there are already second homes in the recent developments. • The rise of holiday lets has a detrimental effect on the community since they do not benefit the village. Do not want the area turning into a ghost town need to now enable local people to secure housing. • Do not think it is possible to enforce a principal residency requirement. • Very few people in the village work in agriculture more work in tourism/tourism related activities. If there is a complete ban on holiday homes, it may undermine the economy. • Any new development is likely to be either small-scale infill or conversion. These will not be greatly affected by housing design policies, no matter how well thought-out, nor will they produce significant levies to be used for the public good. In short, the principal residence condition directly contradicts the purpose and effect of the detailed design policies set out in the rest of the draft NP. Instead, it will simply restrict supply and sustain the prices of existing properties not subject to this condition. 	<p>Policy (NPPF) states major development (housing schemes above 10 dwellings or where the site has an area of 0.5 hectares or more)⁶ should provide affordable housing. Policies and decisions should expect that the mix of affordable housing required meets identified local needs, across social rent, other affordable housing for rent and affordable housing ownership tenures.</p> <p>The marketed price ranges are down to the developer. We cannot have influence over this in a NP policy.</p> <p>Policy 9- Principle Residency Requirement</p> <p>Amended the wording from principle to principal residency in Policy 9.</p> <p>Note there are differing opinions on those wishing to limit further second homes/holiday homes and those who do not think this is necessary.</p> <p>The principal residency policy is enforceable and many neighbourhood plans in the borough and in England have adopted such a requirement in their plans. This condition will only affect new development being built out in the parish once the plan has been adopted. It will not affect the existing housing stock and current properties being used for holiday homes. The policy and NP will be</p>

⁶ [National Planning Policy Framework](#)

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
	reviewed as time develops that if the policy does not have the affect it intended to as the years prevail the NP can be reviewed.

Community Services and Facilities Policy

To what extent do you agree with the planning policies related to community services and facilities?							
Answer Choice		Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1	Policy 10: Community Facilities and Employment Services	34	33	2	0	0	69
Please provide any comments you have in relation to this policy							13
							answered 69
							skipped 25

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>Policy 10- 97% (67 people) supported the policy</p> <p>13 comments were left in Q8 which have been summarised below:</p> <ul style="list-style-type: none"> • People stated they supported the idea of further employment opportunities in the area such as a café, community social club, restaurant, small hotel. • People also stated the need for more facilities in the community such as a youth space/community centre for younger people. • It was raised that the church should be listed as an existing community facility. • It was raised that local services are already under pressure so these should be reviewed before further services come forward. • New and existing facilities should be supported but more attention should be given to the impacts they 	<p>Welcome the responses.</p> <p>Church is a Listed Building so already affords protection.</p> <p>Added further detail to community action 1 addressing other infrastructure such as broadband and a bus service. This can be where the PC work with stakeholders.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>have on the area. For example, car parking and raised was the existing concerns around the school.</p> <ul style="list-style-type: none"> Other infrastructure was raised as being needed including faster broadband and an improved bus service. One raised that the village should support more facilities/employment. However, in the past there has been a negative response to new ventures due to bringing competition to existing businesses. Attitude needs to change, and we should encourage residents/visitors to spend money in Docking. The village is growing so should have more community services to support the residents. 	

Access and Movement Policy

To what extent do you agree with the planning policy related to access and movement?							
Answer Choice		Strongly agree	Agree	Not sure	Disagree	Strongly disagree	Response Total
1	Policy 11: Access and Movement	31	29	6	0	0	66
Please provide any comments you have in relation to this policy							11
							answered 66
							skipped 28

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>Policy 11- 90% (60 people) supported the policy</p> <p>11 comments were left in Q9 which have been summarised below:</p>	<p>Welcome the responses and support for the policy/community action.</p> <p>The parish council could look into improving footpaths in the parish</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> • A few people noted the area needs better footpath access around the parish and surrounding countryside and ideally a circular dog friendly walk around the Parish. A good example of circular routes is Courtyard Farm in Ringstead. This being done in Docking could bring the village and farms into close awareness and cooperation with each other's needs. • Concern that the intention of protecting hedgerows/nesting birds has been ignored in the area. • Concern that the necessity to provide footpaths (pavements) for new developments can destroy the village feel and make it more suburban. The new footpath along Pound Lane from the Heartwood development is an example of how a rural lane has been compromised by this requirement. This is a matter that should be taken into consideration when looking at new development proposals. • People supported this policy/relevant community action since more recreational walks will allow residents to remain active. As well as this the area needs to have alternative routes away from the busy routes (B1153 and B1454). One said they would like to be part of a working group to help identify and develop respectful paths in the area. • One questioned why are there no pavements on the upper (western) side of Station Road, even though there are many houses there, all presumably paying their council tax? 	<p>with CIL. This would be dealt with outside of the NP.</p>

General Favour of the Neighbourhood Plan

I am generally in favour of the Docking Neighbourhood Plan

Answer Choice	Response Percent	Response Total
1 Yes	95.5%	63
2 No	4.5%	3
Please provide any comments which explain your answer:		25
answered		66
skipped		28

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>The majority of respondents (95.5%) are generally in favour of the Docking NP as proposed.</p> <p>25 comments were left in Q10 which have been summarised below:</p> <ul style="list-style-type: none"> Positive and supportive comments about the NP including being an admirable piece of work, comprehensive, sensible, and a clear view of the future direction of the village, for the benefit of all. The plan is realistic and takes into accounts the needs of all stakeholders. Aligns with resident's needs, values, aspirations and vision for the area including improving access to the countryside/footpaths, protecting greenspaces, community facilities and making sure design is sympathetic. The village needs a NP, and it will be a great asset for the village. People hope to see this adopted and hope it will make a positive and lasting impact on the area. Hope the plan stops deterioration of the village and improve factors which the area has experienced including overdevelopment and increased traffic flows. 	<p>Welcome the responses.</p> <p>Appreciate the support for many for the hard work which has gone into developing the NP and trying to address the communities wishes/concerns.</p> <p>The PC can address exploring how to educate others on grants and retrofitting houses etc to try and become more energy efficient. This would be dealt with outside of the NP since the NP cannot have complete influence over this point.</p> <p>The greenspaces being designated as Local Green Spaces will be protected from inappropriate development. The idea of designating a field off Mill Lane used for livestock will most likely not fit the NPPF criteria for LGS.</p> <p>Note the concerns on the NP being built on false premises regarding the village being a working agricultural village and that the area is not facing</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<ul style="list-style-type: none"> • Plan is a thoughtful look at the future of Docking but do not want to lose its character by the area becoming more upmarket. • Plan is applaudable particularly for safeguarding and increasing biodiversity. However, wish for further investigation into the transition to being more climate friendly e.g. options available to transition existing housing stock away from oil fired heating to air and communal ground source. Education around what's available, how it all works and access for funding would be a start. • Wished the idea of a NP was raised years ago/ feels overdue. • Wish to see a greenspace with seats for all residents to use. • Would like to see the village remain a traditional rural village. • Respondent wanted to see the preservation of the field to the rear of the Mill Lane Cottages and its use as a livestock grazing area. Being a welfare benefit and key connection to the rural farming history of Docking. • Village community needs to come together and protect important green spaces focusing on planting in public spaces and supporting the health and wellbeing of people. Suggested that Grove Field in Mill Lane, Field of Dreams, the ponds and the Bowling Green and the Burial ground need listing as preserved and protected sites. • Respondent felt the NP has been founded on two false premises being Docking is and should remain a working agricultural village and that the area is facing an issue with second homeowners and holiday let 	<p>a incoming tide of second homeowners/holiday let premises.</p> <p>Feel that the area is a working agricultural village, and farmers live here.</p> <p>Amended the wording in the introduction where it says homers to home owners.</p> <p>The principle residency policy/S106 condition will only effect new development being built out after the adoption of the NP if this policy remains after the examination. This will not concern the existing housing stock.</p> <p>The Parish Council could discuss and investigate ways with relevant stakeholders on potentially setting up a community land trust and seeing if they can buy/let out unsold housing for affordable rent. However, this couldn't be a policy in the NP.</p>

Stakeholder comments to the Regulation 14 consultation	NDP Response
Comment	
<p>businesses. One felt that regarding the first point is has less to do with reality than the childhood memories of those who recall the Marsters seed business or Waggs Bakery. The point about second homes/holiday lets they felt that the issue may have been prevailing in 2021 census, however, things are different now with the wider changes in taxation stating there is a large among of unsold property. They think this will curtail any future housing development and having a principle residency policy will kill off second homes/holiday lets completely.</p> <ul style="list-style-type: none"> • Suggest the NP should be mentioning alternative ways of enhancing the supply of social housing such as setting up a community land trust to buy some of the unsold housing stock on the new developments and letting it out at an affordable rent. 	

Docking Residents...

Shape the future of your village



Docking Parish Council is preparing a Neighbourhood Plan. This gives the community a say over future development. A Steering Group has been formed to help the Parish Council to develop a robust and legally compliant plan. Your opinion matters and we need your views.

SOME BENEFITS OF A NEIGHBOURHOOD PLAN:



Residents' Control & Influence

A Neighbourhood Plan gives residents an opportunity to have a say in how the neighbourhood develops, ensuring future development aligns with community needs and aspirations.



Planning & Development Guidance

The Plan can produce policies on multiple aspects including housing, design, infrastructure, green spaces, and more. It can influence the type, design and location of developments promoting sustainable growth while protecting valued aspects of the village.

Legal Weight

Once adopted, a Neighbourhood Plan becomes legally binding. The local planning authorities must consider the Plan when making decisions.

<https://www.smartsurvey.co.uk/s/Docking2024/>

The community survey where we want your views is running between Monday 25 March and Monday 29 April please find an online copy available in the link above and when scanning the QR code.



Hard copies of the survey can be collected/returned to a drop box at the SPAR shop available in their front window sill.

We are hoping to have a stall dedicated to the Neighbourhood Plan on Wednesday mornings (9am-11am) at the village market at Docking Village Hall during April. Where there will be volunteers available to help anyone fill in their surveys.



If you are unable to collect/drop off the survey at the locations above please ring Cllr Sandra Howard on 518411 who will assist you.

More information is published on the Parish Council website such as the current evidence base paper- <https://dockingparishcouncil.gov.uk/> or contact the parish clerk at clerk@dockingparishcouncil.gov.uk

Docking Neighbourhood Plan Survey 2024

1. Introduction



Docking Parish Council would like your help in creating a Neighbourhood Plan. To get the ball rolling we would like you to complete this simple quick survey. The survey will run between Monday 25 March and Monday 29 April.

Participation is voluntary and anonymous and, should you choose to take part, your time is very much appreciated.

Please encourage all members of your household to complete this questionnaire individually – we would like responses from those under 18 years of age as well as adults, and permanent residents, second homeowners and businesses.

There are no right or wrong answers or opinions. Please answer the questions as well as you can. If you think something does not apply to you, please move on to the next question.

What is a Neighbourhood Plan? A neighbourhood plan is a community led document that sets out planning policies for the use and development of land in a local area. It is written by the local community to reflect their vision and needs for the area.

About Docking

1. What are the best things about Docking, what do you love, list your top three things?

2. What things are you less happy with in Docking, list up to three things?

3. How do you think Docking could be improved?

Housing

4. Do you think the Neighbourhood Plan should have a policy that provides guidance on the size and type of new homes that may be built in the Parish?

- ☐ Yes
- ☐ No
- ☐ Don't know

5. If new houses are to be built in the Parish, what kind of homes would you like to see?

	More	None	Not sure/No opinion
Family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First homes to help people get on the housing ladder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Self-build schemes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. What factors do you think are important in the design of new housing or extensions?

	Essential	Optional	Not Important	No View
Be of a height that is in keeping with other buildings in the area, i.e. single storey where other homes are single storey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have car parking that is screened from the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have soft boundaries such as hedges rather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Essential	Optional	Not Important	No View
than fencing to encourage wildlife				
Include trees and other planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporate features that are common within the surrounding area, such as brick and flint walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporate renewable energy such solar panels or air source heat pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporate swift bricks/bat boxes to encourage wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use local building materials such as brick or flint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater harvesting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provision of parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you ticked other, what ideas do you have?

7. If new houses are to be built in the Parish, what size of homes would you like to see?

	More	None	Not sure/No opinion
1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 bed or larger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please add further comments if you wish here:

8. Are you, or is anyone in your family, looking for affordable housing in Docking currently?

- ☐ Yes
- ☐ No
- ☐ Not sure

If yes, are you currently on the Borough Council's housing register?

9. Many of the planning permissions granted over the last 5 years have been for replacement dwellings, whereby an existing home is knocked down and a larger one, or more homes are built in its place. What is your view on this kind of development?

10. As part of the Neighbourhood Plan, we could explore the option of allocating a small site for new development. This could be for new housing, including Affordable Housing. Would you support this?

- ☐ Yes
- ☐ No
- ☐ Don't know

Please add any thoughts you have on this.

11. Data from the Borough Council and Business Rates List indicates that around 32% of Docking domestic properties is made up of second homes, holiday homes or empty properties. What are your views on this?

The Natural Environment

12. To what extent do you think that it's important to protect existing habitat, including trees and hedgerows?

- ☐ Strongly agree

- ☐ Agree
- ☐ Not sure
- ☐ Disagree
- ☐ Strongly disagree

13. What ideas do you have for improving the natural environment within the Parish?

14. The Neighbourhood Plan could identify local green spaces within the Parish- these could have recreational, wildlife or historic value. What areas, if any, of existing green space would you like to see protected in the Parish?

	Yes	No	Not sure
Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bayfield green space next to the surgery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church memorial grounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Docking fishing pond in Little Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grove Field in Mill Lane/Little Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old Recreation Ground, Station Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playing field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Park at Docking Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any other green spaces you value?

15. Do you have any favourite views within the Parish that you would like to see protected for future enjoyment – both inside the village and within the wider Parish?

Heritage

16. How important do you think it is to protect the heritage or history of the Parish, for example by protecting historic buildings?

- ☐ Very Important
- ☐ Important
- ☐ Not Sure
- ☐ Not Important

17. The Neighbourhood Plan could identify buildings/houses or structures of local historic importance, referring to them as non-designated heritage assets.

Please list any buildings or structures of heritage value in the Parish which could be identified in the Neighbourhood Plan.

Services/Infrastructure

18. Having a Neighbourhood Plan means the Parish receives more funding to spend on community infrastructure, such as play equipment, if there is future development. What do you think the priorities should be for this funding?

- ☐ Children's play area and equipment
- ☐ Creating communal allotments
- ☐ Dog bins
- ☐ Improving/adding bus shelters
- ☐ Litter bins
- ☐ New/Improved footpaths
- ☐ None
- ☐ Public seating
- ☐ Signage for footpaths
- ☐ Other (please specify any ideas):

19. Are there any community services/facilities you would like to see protected within the Parish? Please list ideas below:

20. What new services or facilities would you like to see in Docking? and where?

Local Economy

21. Would you support small scale business growth within the Parish?

- ☐ Yes
- ☐ No
- ☐ Not sure

If you ticked yes, what ideas do you have for this?

22. Would you like to see more of the following in the Parish?

	Yes	No	Not sure/No opinion
Caravan/camping/glamping sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnished Holiday Lets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Second homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please provide any comments you have on this:

23. What are your thoughts on the impact of traffic in the village?

About You

24. What is your connection with Docketing (tick all that apply)?

- ☐ Business owner
- ☐ Full time resident
- ☐ Landowner
- ☐ Part time resident
- ☐ Work here

25. What is your age group? Please tick one:

- ☐ Under 18
- ☐ 18-25
- ☐ 26-49
- ☐ 50-69
- ☐ 70-84
- ☐ 85+

26. Are you currently working?

	In the parish	Outside of the parish
Yes - full time	<input type="checkbox"/>	<input type="checkbox"/>
Yes - part time	<input type="checkbox"/>	<input type="checkbox"/>
No- unemployed	<input type="checkbox"/>	<input type="checkbox"/>
No- retired	<input type="checkbox"/>	<input type="checkbox"/>
No- in full time/part time education	<input type="checkbox"/>	<input type="checkbox"/>

27. If you work outside of the Parish how far away do you work?

28. If you work from home, or would like to, what factors would support this option?

- ☐ Better provision or access to community services such as a shop
- ☐ Better access to walking routes/open space on work break
- ☐ Better access to bus services
- ☐ Better internet connection
- ☐ Working/ meeting spaces within the parish
- ☐ Other (please specify ideas):

Final Comments

29. Please let us know about any other issues you think are important to address in a Neighbourhood Plan for Docking or your future aspirations for the village.

The Neighbourhood Plan will be an important document which will sit alongside the King's Lynn and West Norfolk Borough Council Local Plan. It will represent the views and aspirations of our community and can be referred to regarding local issues that are not covered by the Borough's Plan.

Our plan will give Docking greater control over development, allowing us to influence the type, size, and location of development in the parish; sitting alongside the Borough Plan, its policies, amongst others, will be used to determine planning applications. It will be in place for approximately 15 years, so it's important we get it right – for present and future generations.

If you would like to find out more about development of the Neighbourhood Plan or would like to get involved, please contact the Parish Clerk via email at clerk@dockingparishcouncil.gov.uk. The Neighbourhood Plan evidence base report is also available to read on the website. Please note changes to this document will be ongoing.

Thank you on behalf of Docking Parish Council and Neighbourhood Plan Steering Group. By completing the survey, you consent to allowing your responses to be used by the Neighbourhood Planning project. All information will be stored securely on UK-based servers, compliant with General Data Protection Regulations (GDPR) rules.



Appendix C- Letter template sent to Local Green Space Landowners

Dear Landowner,

Docking Neighbourhood Plan – Local Green Space

Docking Parish Council is currently developing a Neighbourhood Plan for Docking. 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 including protecting local green spaces.

Your piece of land “**[REDACTED]**” has been identified by the local community as adding special character to the village by contributing to all or some of the following:

- the tranquillity and beauty of the area
- biodiversity and wildlife
- healthier lifestyles and recreational value for the community
- the historical character of Docking and identified historic assets

As such we would like to identify it as Local Green Space within Docking Neighbourhood Plan. This is a way of giving protection to Docking’s green, wild, and historic areas, and thus preserving the character of the village, in accordance with the views of the village (expressed in a community survey undertaken by the Parish Council in May 2024) and discussed further by the neighbourhood plan steering group and parish council. We would like to reassure you that there will be no costs or added responsibilities for you the landowner.

The neighbourhood plan policy looks like this:

Policy 3: Local Green Spaces
<p>The areas listed below and shown in Figure 6 are designated as Local Green Spaces:</p> <ul style="list-style-type: none">• LGS1- Allotments , North of Burnham Road and East of Sandy Lane• LGS2- Village Pond, West on Bradmere Lane• LGS3- Burial Ground, North of Pound Lane• LGS4- Old Recreation Field, Station Road• LGS5- Village Pond, West on Station Road• LGS6- Former site of Village well, North of Well Street/Corner of Station Road• LGS7- Field of Dreams, rear of Docking Church of England Primary and Nursery School• LGS8- Village Pond, West of Chequer Street

Policy 3: Local Green Spaces

- LGS9- Docking Village Sign Green Space North of High Street and South of Well Street
- LGS10- Recreation Ground, West of Bradmere Lane
- LGS11-Bayfield Pond, North of the High Street
- LGS12-Grove Field, Mill Lane
- LGS13- Pond North of Stanhoe Road
- LGS14- Greenspaces within Woodgate Way
- LGS15- Play Area within Monks Close
- LGS16- Recreation Ground within Monks Close

Development proposals in the three designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.

There is further information about how Local Green Spaces will be treated in national planning policy guidance: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

We are currently working on the draft version of the Neighbourhood Plan, which will be submitted to the Borough Council in due course. As the owner of a green space, we wish to designate we would like to provide you with an opportunity to have your say on its inclusion in the plan. We will consider your feedback at the formal public consultation stage 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 plan will run for a minimum of 6 weeks. We 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, we will review all of the comments received and consider how they should be considered in finalising the plan for submission to the Borough Council. We will summarise this within the Consultation Statement that is submitted alongside the neighbourhood plan.
- Once we submit the plan to the Borough Council, 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.

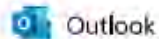
- After any changes have been made, the plan will go to public referendum where residents of Docking will be able to vote on its adoption.

If you'd like to express comment about the inclusion of your land in the Docking Neighbourhood Plan, please contact the , please contact the Parish Clerk at clerk@dockingparishcouncil.gov.uk

Yours Sincerely,

Docking Parish Council

Appendix D- Regulation 14 Email/Letter



Docking Neighbourhood Plan Pre-Submission Regulation 14 Consultation

From Cllr Sandra Howard <cllr.sandra.howard@dockingparishcouncil.gov.uk>
Date Mon 2/17/2025 8:08 PM
To Cllr Howard <cllr.sandra.howard@dockingparishcouncil.gov.uk>

Dear Stakeholder

Docking Neighbourhood Plan Pre-Submission Regulation 14 Consultation

Docking Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Docking Parish. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from Monday 17th February to Monday 31st March 2025.

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 Monday 31st March 2025 will be considered by the Neighbourhood Plan Steering Group and 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 and supporting evidence can all be found online: [Neighbourhood Plan – Welcome to Docking Parish Council's website](#)

Should you wish to provide comments you can send these to the Parish Clerk via email at clerk@dockingparishcouncil.gov.uk

Yours faithfully

Docking Parish Council

Appendix E- Regulation 14 Survey Questions

Docking Neighbourhood Plan Regulation 14 Consultation

1. Docking Neighbourhood Plan Regulation 14 Consultation

0%

This is the formal consultation on the pre-submission draft of the Docking Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It runs for 6 weeks from Monday 17th February to Monday 31 March 2025.

All responses to this consultation must be received via this online questionnaire or in writing to Docking Parish Council, prior to the end of the consultation period for them to be considered when finalising the plan.

This online questionnaire asks you specifically about the Neighbourhood Plan policies and the extent to which you agree with them. Please read the neighbourhood plan before answering the survey. The full Neighbourhood Plan document is available on the Docking Parish Council website- <https://dockingparishcouncil.gov.uk/neighbourhood-plan/> or a hard copy version is available to read at Docking Village Hall.

If you have any queries, you can contact the Parish Clerk via email- clerk@dockingparishcouncil.gov.uk.

You must complete this section, failure to do so may result in your response not being considered. Questions with a * require a response.



1. Your details: *

Name:	
Organisation:	
Address 1:	
Address 2:	
Post Code:	
Email or Phone Number:	

2. Please tick all that apply: *

<input type="checkbox"/>	I live in Docking	<input type="checkbox"/>	I am a landowner
<input type="checkbox"/>	I work in Docking	<input type="checkbox"/>	I own a holiday home in Docking
<input type="checkbox"/>	I own a second home in Docking	<input type="checkbox"/>	I am a statutory consultee

<input type="checkbox"/>	I am an agent	<input type="checkbox"/>	None of the above
--------------------------	---------------	--------------------------	-------------------

3. Consent (you must complete this section) *

A summary of all comments made will be publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1998 and General Data Protection regulation. Docking Parish Council will process your details in relation to the preparation of this document only.

The Privacy Statement can be found on Docking Parish Council's website. As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for Docking Parish Council to pass on your contact details (name, address/email address) onto Borough Council of Kings Lynn and West Norfolk (as the Local Planning Authority) so that they can contact you at Regulation 16 Consultation.

<input type="checkbox"/>	I consent to Docking Parish Council processing your details in relation to this preparation of this Neighbourhood Plan
<input type="checkbox"/>	I consent to Docking Parish Council passing my contact details to Borough Council of Kings Lynn and West Norfolk

4. The tick boxes below are optional and relate to us being able to contact you in future with regard to the Neighbourhood Plan. Please indicate whether you consent to the following:

<input type="checkbox"/>	I consent to being contacted with regard to my response by the Docking Neighbourhood Plan Steering Group
<input type="checkbox"/>	I consent to being kept up to date on the status of the Docking Neighbourhood Plan

Natural Environment

5. To what extent do you agree with the planning policies related to the natural environment?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Policy 1: Biodiversity and Green Ecological Corridors					
Policy 2: Trees					

Policy 3: Local Green Spaces					
Policy 4: Important Local Views					
Policy 5: Dark Skies					

Please provide any comments you have in relation to these policies:

Design and Heritage

6. To what extent do you agree with the planning policies related to design?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Policy 6: Design					

Please provide any comments you have in relation to this policy

Housing

7. To what extent do you agree with the planning policies related to housing?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Policy 7: Housing Mix					
Policy 8: Affordable Housing					
Policy 9: Principle Residence Requirement					

Please provide any comments you have in relation to these policies

Community Services and Facilities

8. To what extent do you agree with the planning policies related to community services and facilities?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Policy 10: Community Facilities and Employment Services					

Please provide any comments you have in relation to this policy

Access and Movement

9. To what extent do you agree with the planning policy related to access and movement?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Policy 11: Access and Movement					

Please provide any comments you have in relation to this policy

Final Comments

10. I am generally in favour of the Docking Neighbourhood Plan *

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

Please provide any comments which explain your answer:

Docking Residents Shape the future of your village

Neighbourhood Plan Regulation 14 Consultation

Docking Parish Council is currently developing a Neighbourhood Plan.

The Parish Council are now at the Regulation 14 Consultation (Pre-Submission) Stage where we can gather the communities views on the neighbourhood plan.

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

The community consultation where we want your views is running between Monday 17 February until Monday 31 March 2025. Please find an online copy available in the link above or when scanning the QR code below. Hard copies of the consultation can be collected and dropped off at the Spar Shop.



You can view the draft plan and supporting documents on Docking Parish Council website- <https://dockingparishcouncil.gov.uk/neighbourhood-plan/> and a printed copy of the plan will be available at Docking Village Hall.

Drop in sessions will take place every Wednesday within the consultation period (19th & 26th Feb and 5th, 12th, 19th & 26th March) at Docking Village Hall between 10am and 12pm.

Appendix G- Statutory Stakeholders contacted at Regulation 14 (List submitted by the Borough Council of Kings Lynn and West Norfolk)

Organisation	Contact Name (if applicable)	Email	Notes
National Consultees			
Anglian Water		spatialplanning@anglianwater.co.uk	
Anglian Water		tSaunders3@anglianwater.co.uk	
CPRE		info@cprenorfolk.org.uk	
Environment Agency		planning.brampton@environment-agency.gov.uk	
Environment Agency		planning_liaison.anglian_central@environment-agency.gov.uk	
Historic England		eastplanningpolicy@historicengland.org.uk	
Homes England		enquiries@homesengland.gov.uk	
Marine Management Organisation		planning@marinemanagement.org.uk	
MOD		MRM-MCOGroup@mod.gov.uk	
National Gas		nationalgas.uk@avisonyoung.com	
National Grid		nationalgrid.uk@avisonyoung.com	
Natural England		consultations@naturalengland.org.uk	
Network Rail		Laura.Mellon@networkrail.co.uk	
Network Rail		TownPlanningSE@networkrail.co.uk	
RSPB		philip.pearson@rspb.org.uk	
UK Power Networks		enquiries@ukpowernetworks.co.uk	
Norfolk Consultees			
Community Action (Norfolk)		office@communityactionnorfolk.org.uk	
Norfolk ALC		countyofficer@norfolcalc.gov.uk	
Norfolk CC		infrastructure@norfolk.gov.uk	For Highways and LLFA also
Norfolk CC		saddlebowdepot@norfolk.gov.uk	
Norfolk Coast Partnership		aonb@norfolk.gov.uk	
Norfolk Rivers Trust		ionahtosney@norfolkriverstrust.org	
Norfolk Wildlife Trust		info@norfolkwildlifetrust.org.uk	
WNCT		enquiries@wnct.co.uk	
BCKLWN			
BCKLWN	Development Management	borough.planning@West-Norfolk.gov.uk	
BCKLWN	E Consultation	planning.econsultation@West-Norfolk.gov.uk	

Organisation	Contact Name (if applicable)	Email	Notes
BCKLWN	Planning Policy	planning.policy@west-norfolk.gov.uk	
BCKLWN	Strategic Housing	strategic.housing@west-norfolk.gov.uk	
BCKLWN	Lynette Fawkes	Heritage.Conservation@West-Norfolk.gov.uk	
BCKLWN	Democratic Services	democratic.services@west-norfolk.gov.uk	
AREA SPECIFIC			
Parish Clerk		-	
Ward Member		-	
Adjoining Parishes			
Stanhoe		stanhoe.council@gmail.com	
Bircham		clerk@bircham-pc.gov.uk	
Fring		n/a	
Sedgeford		clerk@sedgefordparishcouncil.gov.uk	
Ringstead		greatringsteadpc@outlook.com	
Thornham		thornhampc@gmail.com	
Choseley		choseleyparish@outlook.com	
Titchwell		jcamp93857@aol.com	
Brancaster		clerk@brancaster-pc.gov.uk	
Burnham Market		parishclerk@burnhammarketparishcouncil.gov.uk	