

Pentney Neighbourhood Plan 2021-2036



On behalf of: Pentney Parish Council

Prepared by: Pentney Neighbourhood Planning Team

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2. Introduction

- 2.1 Welcome to the Pentney Neighbourhood Plan 2021-2036. This plan will deliver our vision for Pentney over the plan period.
- 2.2 A Neighbourhood Plan forms part of the Development Plan for a Neighbourhood Area, as defined by the Local Planning Authority. Neighbourhood Plans were introduced by the Localism Act 2011 and allow communities to shape development in their area.
- 2.3 Neighbourhood Plans help with the determination of planning applications in the area, setting out where development is encouraged and what it should look like.
- 2.4 This Neighbourhood Plan is for the parish of Pentney, in Norfolk. Pentney is a small rural parish located in the Borough of King's Lynn & West Norfolk, approximately 10 miles south-east of the market town of King's Lynn. It is a sparsely populated parish, containing only the small village of Pentney and being otherwise dominated by its largely un-spoilt rural landscape.
- 2.5 The purpose of this plan is to allow Pentney to grow appropriately and organically, whilst ensuring the protection of its best features for future generations.
- 2.6 In order to produce this plan, the Steering Committee undertook a survey of views throughout the village, commissioned a number of expert studies to produce the evidence base, commissioned a local planning consultant to aid the technical drafting, and worked closely with the Parish Council and the Borough Council.
- 2.7 Once adopted, we expect that all planning decisions in Pentney will be made in accordance with this Neighbourhood Plan, unless it is in conflict with an up-to-date Local Plan or material planning considerations indicate otherwise.
- 2.8 A neighbourhood plan is therefore an important document with real legal force. However, as it forms part of a hierarchy of planning policies there are some limitations on what it can do, and it must therefore be prepared in accordance with the legal requirements and must satisfy what are known as the basic conditions.

- 2.9 These are having regard to national policies and advice contained in guidance issued by the Secretary of State.
- 2.10 The making of the Plan contributes to sustainable development;
- 2.11 The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- 2.12 The making of the Plan does not breach, and is otherwise compatible with, EU obligations;
- 2.13 The making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

3 Plan Area

- 3.1 This Neighbourhood Plan covers the parish of Pentney. Figure 1 below provides the area to which this Neighbourhood Plan applies.

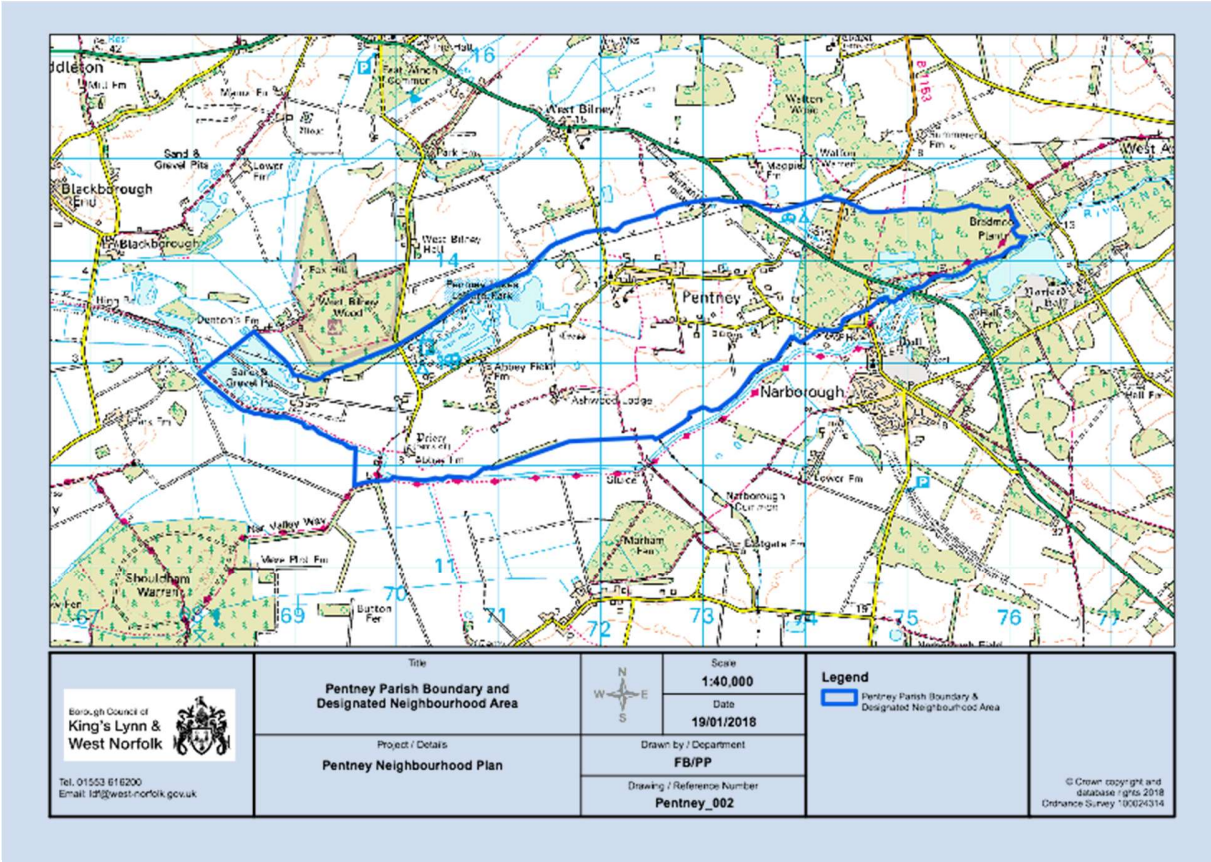


Figure 1: Designated Neighbourhood Plan Area

4 we need one?

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

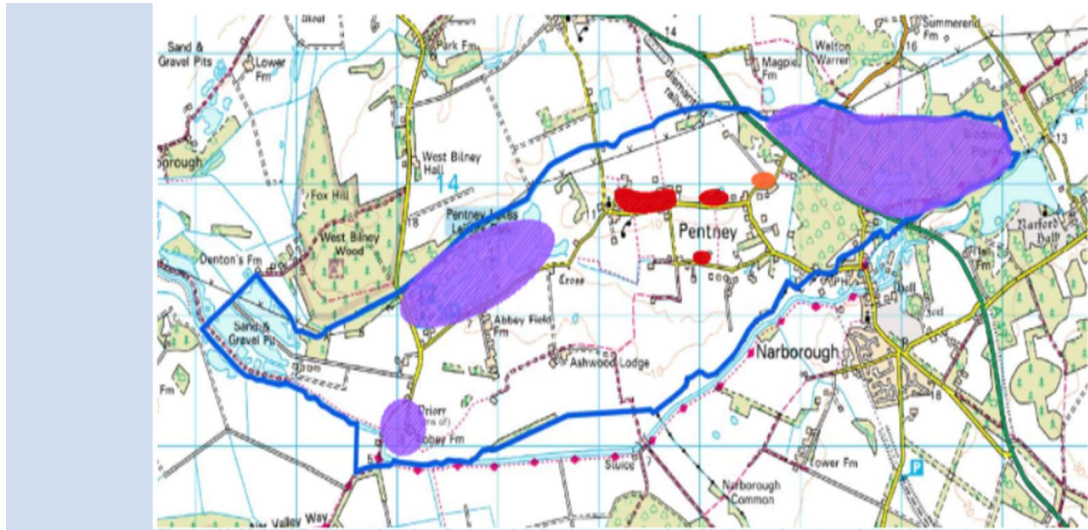
- 4.1 Once approved, Neighbourhood Plans become part of the Local Plan and the policies contained within them must be used in the determination of planning applications.
- 4.2 Policies in Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. However, they can provide localized policies that are more detailed than local or national policies.
- 4.3 Fundamentally, Neighbourhood Plans cannot block development already included in the Local Plan. What they can do is shape where that development will go and what it will look like.
- 4.4 Before a Neighbourhood Plan can be adopted, it must be independently examined to ensure that it meets the Basic Conditions. It must then be put to a referendum of all of the registered electors within the Neighbourhood Plan Area.
- 4.5 Only a draft Neighbourhood Plan that meets each set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as

applied to Neighbourhood Plans by section 38A Planning and Compulsory Purchase Act 2004.

5 Local planning context

- 5.1 The Development Plan for King's Lynn & West Norfolk is currently made up of:
- 5.2 The Local Plan, comprising of:
 - 5.3 Core Strategy (2011)
 - 5.4 Site Allocations & Development Management Policies (2016);
 - 5.5 Norfolk Minerals and Waste Development Plan Documents (produced by Norfolk County Council);
 - 5.6 All made Neighbourhood Plans.
- 5.7 The Core Strategy (CS) sets out the spatial planning framework for the development of the Borough up to 2026, and provides guidance on the scale and location of future development in the borough. It contains strategic policies on a range of topics that include the environment, employment, infrastructure, and housing.
- 5.8 The Site Allocations & Development Management Policies Plan (SADMP) complements and facilitates the implementation of the Core Strategy by providing detailed policies and guidance. This includes development boundaries, site allocations across the borough for a variety of uses and area-wide development management policies on specific issues. It contains a Policies Maps, and insets, which geographically illustrate the policies within the local plan where appropriate.
- 5.9 As set out in policy DM2A of the SADMP, the Borough Council has committed to an early review of the Local Plan. This means reviewing both the CS and the SADMP to create a single Local Plan document which will guide development in the Borough up to 2036.
- 5.10 The review began in 2016 and is ongoing. The Local Plan review was submitted to the Secretary of State in March 2022, and it is anticipated that the examination will conclude late 2023/ early 2024, with adoption anticipated by spring 2024.

6 Map of current land use in Pentney



 Area of modern residential development

 Tourism

 More intensive residential areas

7. Background to the Parish

7.1 Pentney lies within the Airfield ward, part of the Borough of King's Lynn and West Norfolk which is situated within the County of Norfolk.

7.2 The map of current land use in Pentney (above) shows key land uses of the Parish. Agricultural/ light industrial/ undeveloped land is unmarked, tourism uses are marked in purple, more intensive residential areas in red and an area of modern residential development in orange.

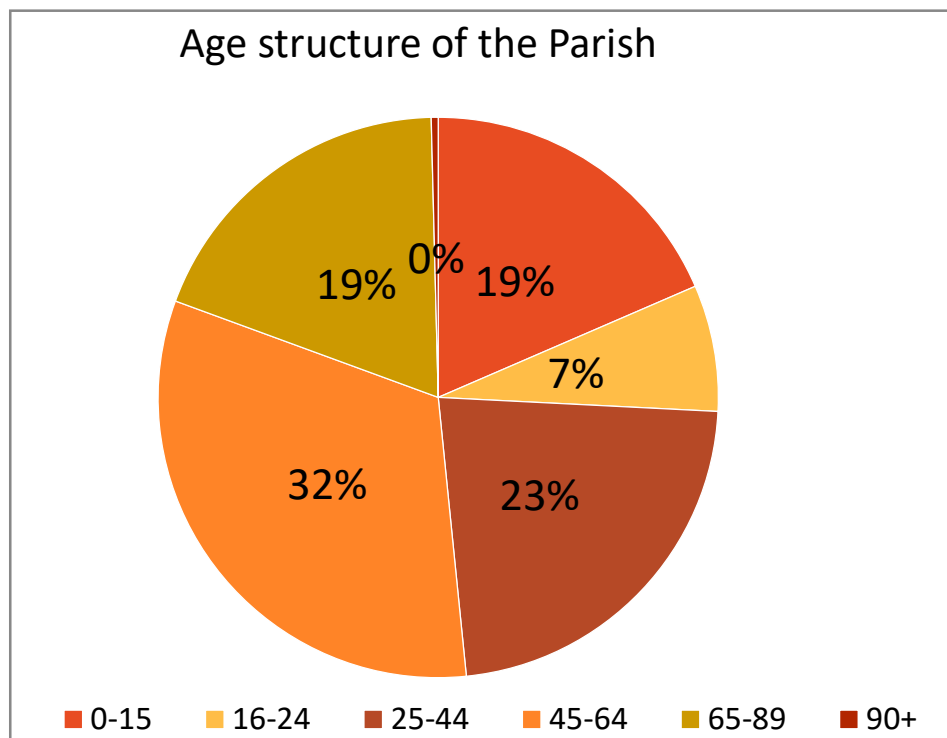
7.3 Pentney is a small, rural parish bisected by the A47, a major arterial route linking the East of England to the midlands.

- 7.4 It lies almost equidistantly between the two nearest market towns of King's Lynn, approximately 13km to the north-west, and Swaffham, approximately 10km to the south-east. Both market towns can be reached by car within roughly 10 minutes.
- 7.5 The nearest city of Norwich lies at a distance of approximately 50km from Pentney, a 45-minute drive away.
- 7.6 The parish is characterised by large areas of rural and arable land interspersed by sporadic development. The 2011 Census recorded 263 dwellings and 544 parish residents. On the basis of the recent 2019 Local Consultation, there is now approximately 290 total households throughout the parish.

8. Socio-economic profile

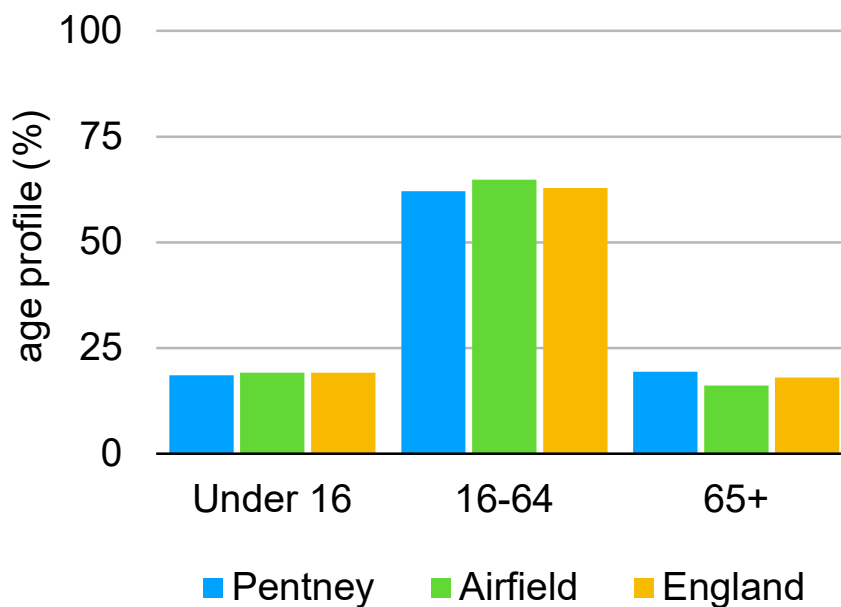
8.1 [2011 Census - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

- 8.2 The summary from the 2011 Census and extensive consultation within the Parish shows that Pentney Parish is very sparsely populated, with a density (number of persons per hectare) of only 0.5 by contrast to 1.0 for the borough, 1.6 for the county and 4.1 for the country.



- 8.3 Its small population has a higher-than-average median age of 45.5 in comparison to the national figure of 39. This is more or less in line with the median ages of the ward and county, at 45 and 43 respectively.
- 8.4 The number of over-65s living in Pentney, at approximately 19.4% of the total population, exceeds the national average by 3% but remains below the county average of 21%.
- 8.5 The number of children and young persons (aged 0-17) residing in the parish is significantly less, at approximately 20% of the total population. However, this is largely in keeping with national averages.

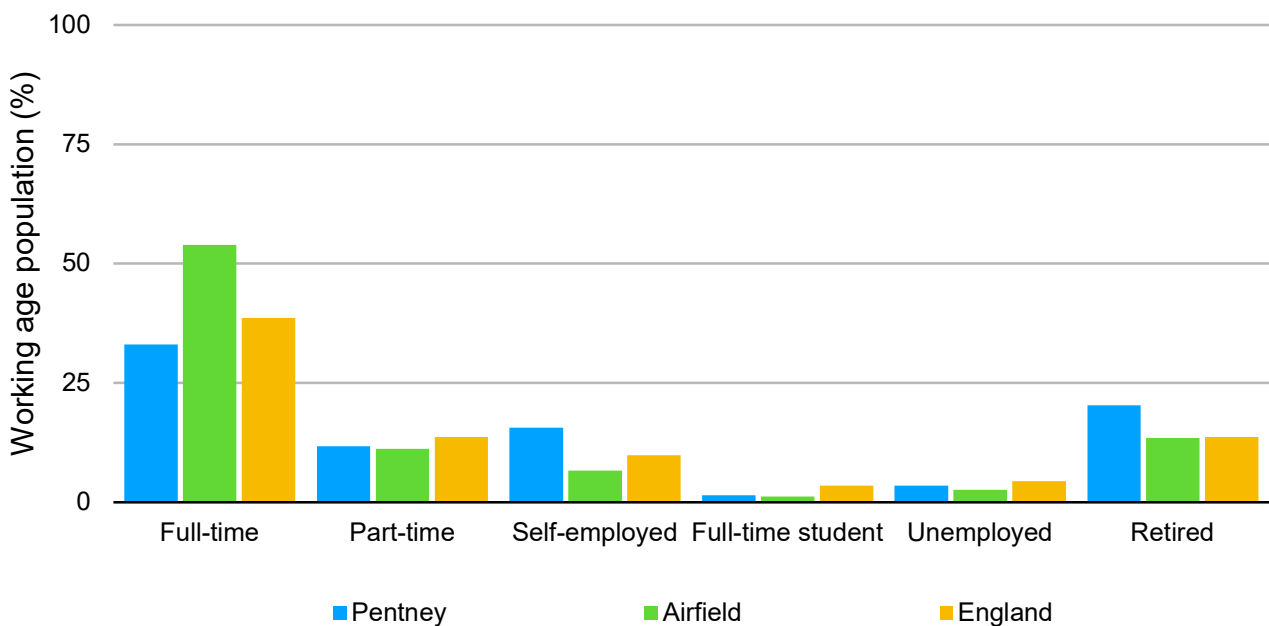
9. Comparison of age profiles



- 9.1 The vast majority of residents are of white British origin. At only 7.4% of the total population, the parish has a low representation of ethnic minorities compared to the national average of 15.2%. This is nonetheless closely aligned with the county average of 7.6% and significantly greater than the ward average of 3.3%.

10 Employment

- 10.1 Of those residents aged 16-74, just over 60% are in full-time, part-time or self-employment. Compared to trends for the local ward, notably fewer residents of Pentney work full-time and more are self-employed. Just over 20% are retired which is a significant proportion. The unemployment rate amongst this demographic is approximately 3.8% which is slightly below the current national average.
- 10.2 The most common industry for parishioners is in retail, wholesale or vehicle repair, followed by manufacturing and health & social care work. This is fairly consistent with current national patterns, although significantly fewer residents in Pentney are employed in education in comparison to the national figure (at 5.5% and 10% respectively).
- 10.3 The above industry statistics indicate that there are likely to be very high levels of out-commuting in Pentney, where all services and facilities are limited. This may be somewhat offset by the relatively large proportion of residents who report to be self-employed.



- 10.4 At 6.3% of Pentney’s working population, the number of residents employed in agriculture, forestry and fishing is significant, particularly when compared to findings for both the rural borough and the largely rural county (at 3.3% and 2.4% respectively). This is also substantially greater than the UK average of just 0.9%, as is to be expected.

11. Qualifications

Qualification Levels

Level 1 = 1-4 O Levels/CSE/GCSEs (any grades), NVQ Level 1

Level 2 = 5+ O Levels (passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), 1 A Level/2-3 AS Levels/VCEs, NVQ Level 2

Level 3 = 2+ A Levels/VCEs, 4+ AS Levels, NVQ Level 3

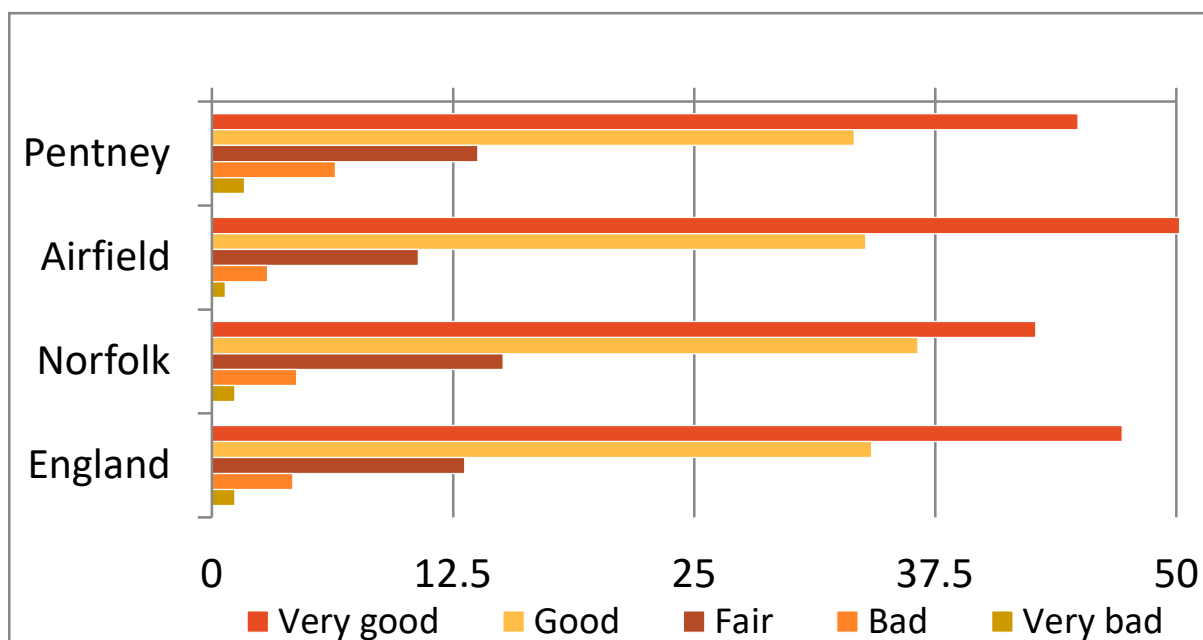
Level 4+ = Degree (e.g. BA, BSc), Higher Degree (e.g. MA, PhD), NVQ Level 4-5, HNC, HND

Other = Vocational, work-related, foreign.

11.1 Pentney has a notably greater proportion of residents possessing no qualifications in comparison to findings for the ward, county and country. The number of residents educated to degree-level or above is less than the national average but more or less in keeping with figures for the ward and county.

11.2 Pentney is home to proportionately more unpaid carers than the norm, with 13.5% of the total population providing 1-50+ hours' of unpaid care each week. This stands in contrast to figures for the ward (8.7%), county (11.1%) and country (10.3%).

11 Reported health status



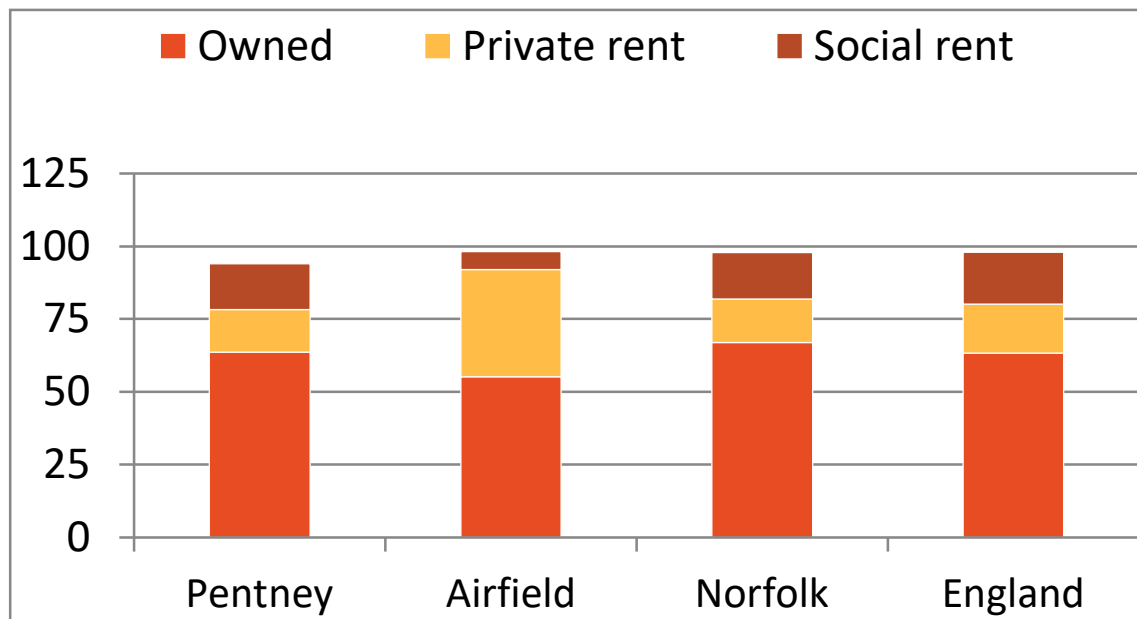
11.3 Perhaps linked to the above, proportionately more residents in Pentney report their health to be either “bad” or “very bad” (8.1%) compared to statistics for the ward (3.6%), county (5.6%) and country (5.4%). Similarly, fewer residents report their health to be either “good” or “very good” (78.2%), particularly as compared to findings for the ward (85.6%).

12 Housing

12.1 The average household size of the parish stands at 2.3 persons which is broadly consistent with the current national average of 2.6.

12.2 The vast majority of homes are owned either outright or with a mortgage (63.7%). 15.8% of homes are socially rented and 14.5% are privately rented. This is closer in line with findings for the county and country than it is with the tenure split of the local ward.

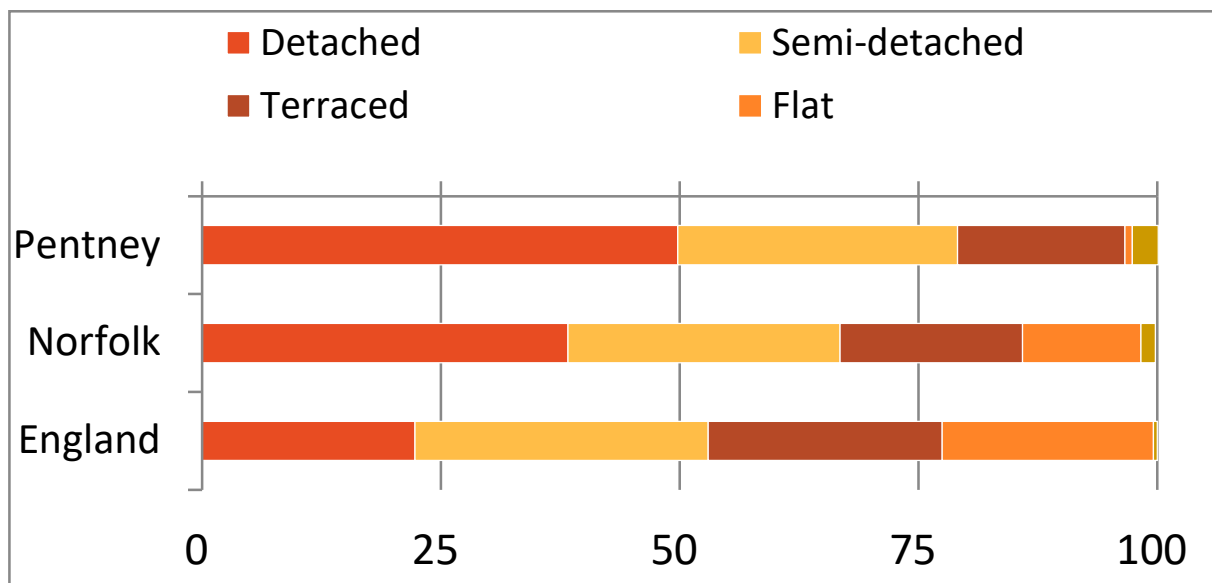
12.3 The vast majority of the parish’s households are composed of single families, this standing at 70.5% of all households, compared to 64.7% for the county and 61.7% for the country.



12.4 The proportion of persons aged 65 or over who live alone in Pentney (12.8%) is more closely aligned with national averages (12.4%) than with figures for the borough (14.4%) and county (14.3%).

12.5 It is significant to note that there are proportionately more homes in Pentney which lack central heating (4.3%) than are found throughout the borough (2.2%), county (2.4%) and country (2.7%).

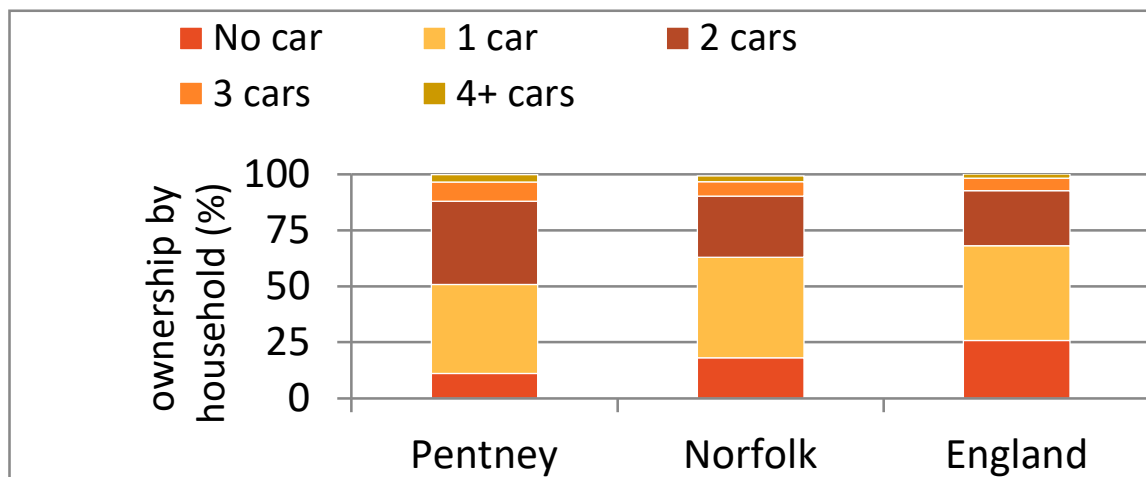
12.6 At almost 50% of the total housing stock, the parish is dominated by detached dwellings. There are only two flats (0.8% of the total stock) but a proportionately greater provision of caravans and other mobile homes (2.7%).



12.7 Of 263 total dwellings in Pentney, 29 (11%) have no permanent residents. Throughout England, the percentage of dwellings with no permanent residents stands at 4.3%, in Norfolk it is 7.5% and across King's Lynn and West Norfolk the figure is 14.9%. This indicates relatively high levels of second home ownership, linked to the area's strong tourism industry.

13 Transport

13.1 Car (and van) ownership is significant amongst Pentney's households, as is to be expected of such a remote, rural parish.



13.2 Due to the small rural nature of the parish, opportunities to access public transport are very limited and levels of private vehicle ownership are correspondingly high.

13.3 Historically, the parish benefitted from a railway station shared with Narborough but this was closed in 1968. Currently, the only remaining public transport links to the village consist of a community shuttle bus service connecting to King's Lynn and Swaffham.

13.4 This operates on weekdays only and the frequency of services is limited.

14 Landscape

- 14.1 Pentney lies in the valley of the River Nar, a tributary of the River Great Ouse. The charming pastoral character of Pentney is immediately appreciable, although no area of the parish currently benefits from statutory landscape designation or protection.



A country scene at Pentney



Across the fields at Pentney

- 14.2 The landscape is characterized by its prevailing pattern of geometric fields consisting of arable and agricultural land.
- 14.3 The easternmost portion of the parish is dominated by extensive, mature woodlands known as Pentney Common, Bradmoor Common and West Common which are divided by the A47 highway
- 14.4 Within the most westerly portion of the parish, adjacent to the River Nar, lies a sand and gravel extraction quarry.
- 14.5 Pentney Lakes, covering approximately 285 acres, lie to the north of the parish and, in modern times, offer leisure and tourism facilities as well as areas dedication to wildlife conservation.
- 14.6 Settlement distribution is largely clustered around the historic village core, enclosed by or adjacent to Back Road and Church Close and in close proximity of the medieval church of St Mary Magdalene.
- 14.7 Smaller clusters of dwellings have developed in a linear, ribbon-style pattern, with some back development in other areas of the parish. Isolated agricultural

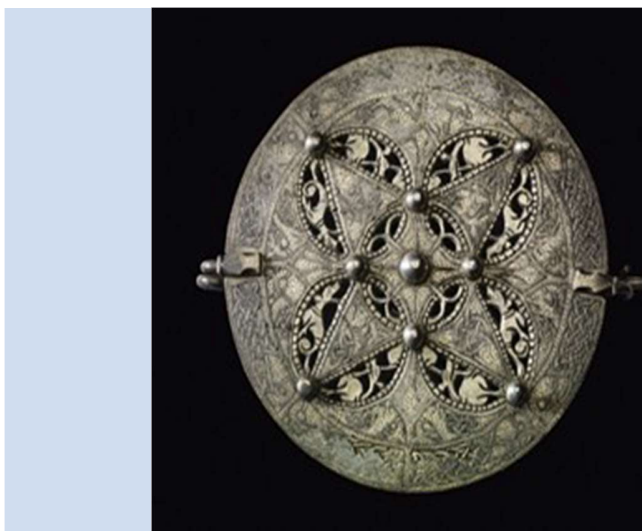
worker dwellings and farmsteads are also dispersed throughout the locality.

- 14.8 The small field enclosures closer to the village core give Pentney a strong sense of place and history. This traditional field pattern has enabled grazing of both livestock and horses; with the latter has evolved a strong equestrian identity and community which gives connection to the landscape.

15 History and Conservation

- 15.1** A defining feature of Pentney is its rich historical and archaeological character. The age of the village is unknown but evidence of a Romano-British local pottery industry dates it to at least the 3rd or 4th centuries CE.

- 15.2** Various, significant items of archaeological merit have been uncovered within the parish confines. Such finds include the Pentney hoard, a collection of six silver Saxon brooches of international importance, which was discovered in the churchyard of St Mary Magdalene's in 1978 and is now on display at the British Museum. In 1959, a Bronze Age gold torc was discovered near to Pentney Lakes. Silver coins belonging to the Iceni tribe have also been uncovered here, as have two prehistoric inhumations near to Little Abbey Farm. The earliest find in Pentney consists of a hand-axe dated to the Lower Paleolithic era.



Disc brooch of the Pentney hoard

- 15.3** A number of designated heritage assets are in evidence throughout the parish. Amongst the most significant are the medieval gatehouse remains of the historic Augustinian Pentney Priory, founded circa 1130, which is Grade I Listed; the medieval Church of St Mary Magdalene, also Grade I Listed; and, marking the route between the Church and the Priory, the remains of a wayside cross.



Pentney Priory Gatehouse

- 15.4** Following an extensive scheme of restoration, Pentney Priory Gatehouse was removed from English Heritage’s “Heritage at Risk” register in 2014.
- 15.5** Many of the dwellings in Pentney are of clear historical and architectural merit and a significant number contain Barnack stone taken from the Grade I Listed Priory.
- 15.6** Pentney is also significant for being the birthplace of historical figure of notoriety Fredrick Rolfe, known as “King of the Norfolk Poachers”. The Pentney Poacher is something of a local legend who is reputed to have authored the 1935 East Anglian classic “I Walked by Night”. Rolfe has recently been the subject of a book and documentary.
- 15.7** A very small eastern portion of the parish, containing only two dwellings, lies within the Pentney/Narborough Conservation Area.

16 Services and Facilities

16.1 The services and facilities in Pentney are generally limited to tourism, sports and leisure-related industries. Pubs are very well represented with two part time bars and one virtually full-time pub and restaurant at Norfolk Woods Resort.

16.2 Facilities include a number of holiday-let accommodations, water sports facilities at Pentney Lakes, a bowls club, pubs and a gym/spa.



Pentney Lakes

16.3 The recently opened Norfolk Woods Resort & Spa, formerly Pentney Caravan Park, provides a small convenience store which is open to local residents.

16.4 Pentney Abbey, containing the Grade I listed Pentney Priory Gatehouse, currently functions as a prestigious wedding venue.

16.5 Pentney also has a number of post boxes, a village hall, a recreation area with children's playground and a church.

16.6 More extensive local facilities, including a restaurant, pubs, post office and primary school, are available just across the parish's south-eastern boundary line within the neighbouring village of Narborough.

16.7 The sand and gravel quarry to the west of the parish and Norfolk Woods Resort constitute Pentney's only notable employment sites.

16.8 The lack of inadequate broadband connectivity within Pentney has been raised by various local residents throughout the consultation process. Data available

at commonslibrary.parliament.uk, which is reproduced below, confirms broadband coverage and speeds to be poor throughout the local area. Indeed, on the basis of the below, it would appear that Pentney lies within one of the UK's worst 10% of areas for broadband coverage and speeds.



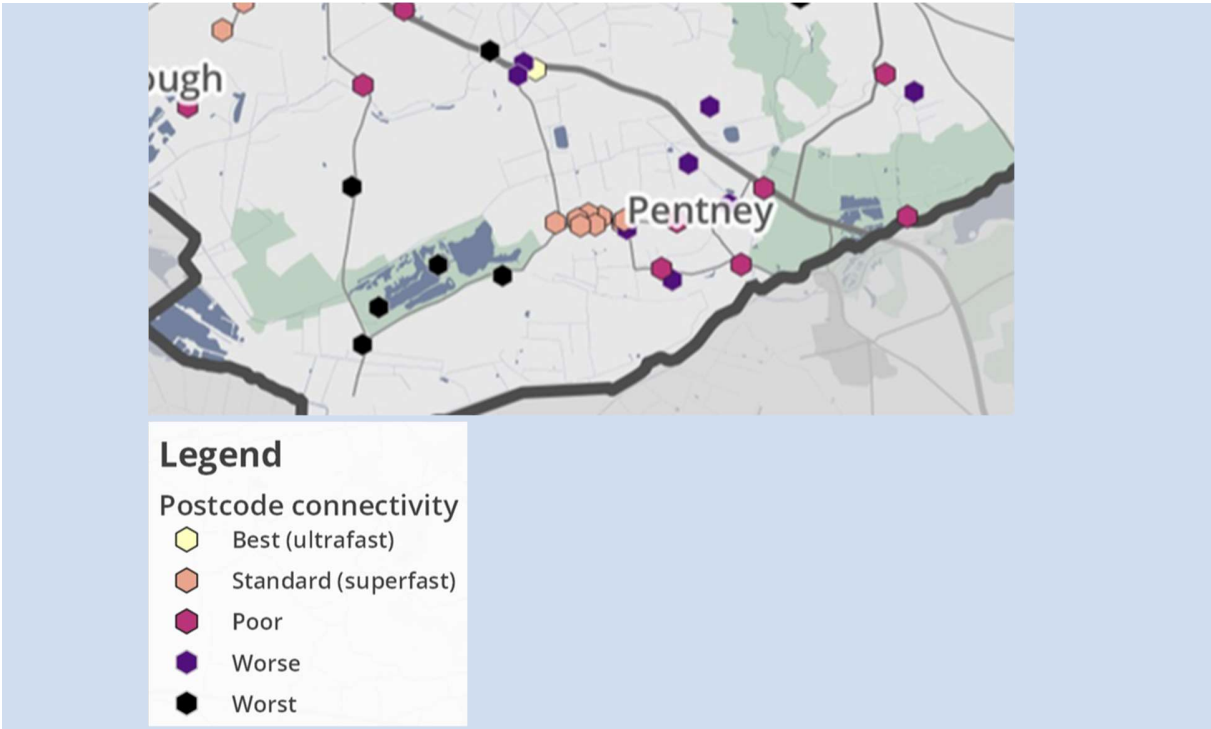
Which areas in and around your constituency have the best and worst						
Key to table shading:	Best 10% of areas in the UK	Best 30% of areas in the UK	Worst 30% of areas in the UK	Worst 10% of areas in the UK		
Area name	Average download speed (Mbps)	Superfast availability	Unable to receive decent broadband	Lines receiving under 2 Mbps	Lines receiving under 10 Mbps	Lines receiving under 30 Mbps
Hover over the numbers to see pop-up charts for each area						
Brancaster, Burnham & Docking	29.2	80.1%	7.8%	3.9%	35.9%	
Dersingham, Sandringham & ...	30.9	89.4%	1.7%	1.8%	15.1%	
Fairstead & Springwood	33.5	99.9%	0.1%	4.6%	28.0%	
Gaywood Chase & Old Gaywood	32.3	98.3%	0.0%	1.0%	22.3%	
Gaywood North Bank	33.5	100.0%	0.0%	0.3%	6.6%	
Grimston, Gayton & East Winch	21.5	73.1%	11.7%	6.6%	41.1%	
Heacham & Snettisham	30.3	90.7%	2.2%	4.4%	25.6%	
Hunstanton	29.8	88.0%	2.7%	1.1%	20.2%	
King's Lynn Central, South & ...	29.8	95.0%	0.1%	1.8%	22.8%	
Marshland, Walpole & Walton	27.5	73.2%	10.6%	6.1%	35.3%	
North Lynn	29.4	98.7%	0.7%	0.7%	27.5%	
Terrington & Clenchwarton	24.7	78.5%	7.0%	8.2%	31.4%	
West Winch, Marham & Shoul...	28.0	81.8%	8.1%	7.2%	35.9%	
Wootton	30.4	97.0%	0.4%	1.4%	23.8%	

Broadband coverage and speeds broken down by smaller local area (Pentney is best related to the areas named Grimston, Gayton & East Winch and West Winch, Marham & Shouldham)





Map and legend of broadband speeds in Pentney (by local postcode)



Map and legend of broadband connectivity in Pentney (by local postcode)

17 Vision and Objectives

The Vision

- 17.1 In 2036, the Parish of Pentney would hope to remain in possession of its distinctive, rural character and qualities.**
- 17.2 That positive features of the built, natural and historic environment have been protected and, wherever possible, enhanced.**
- 17.3 That some small-scale housing development has taken place within the defined settlement boundaries to meet identified local needs. All new homes are exceptionally well-integrated with the pattern, scale, density and character of the village's existing built environment.**
- 17.4 That where tourism, retail or employment-related development has taken place, this has been to meet specific and fully-evidenced local needs, to the clear benefit of Parish residents.**
- 17.5 That existing community facilities have been retained and opportunities have been explored to enhance the parish's offering of community, leisure and recreational facilities designed specifically for the use of local residents.**
- 17.6 That opportunities will have been explored to limit residents' reliance on private vehicle use. This may include enhanced provision of local, accessible facilities and support for working from home schemes.**
- 17.7 That Pentney remains a pleasant place to live and work, providing a high quality of life to all of its residents.**

18 The Objectives

- 18.1 In order to deliver the Vision for Pentney, the following objectives have been adopted:**
- 18.2 To deliver a Neighbourhood Plan that is consistent with the Neighbourhood Plan Questionnaire Return January 2019 whilst adhering to other planning policies and legislation in force;**
- 18.3 To deliver a Neighbourhood Plan that benefits the residents of Pentney;**

- 18.4 To deliver a Neighbourhood Plan that provides the right number of high design standards, as self-build homes with a proportionate number that are affordable;**
- 18.5 To deliver a Neighbourhood Plan that protects and improves village property and infrastructure by adopting informed land management and Nature Based Solutions;**
- 18.6 To deliver a Neighbourhood Plan that improves resident's health and well-being;**
- 18.7 To deliver a Neighbourhood Plan that protects the rural character of Pentney,**
- 18.8 To deliver a Neighbourhood Plan that protects and encourages biodiversity, wildlife habitats and the positive management of landscape, land and water;**
- 18.9 To deliver a Neighbourhood Plan that protects and enhances identified green spaces;**
- 18.10 To deliver a Neighbourhood Plan that minimizes negative climate change and biodiversity impact;**
- 18.11 To deliver a Neighbourhood Plan that protects the historic built environment, archaeology and their spaces;**
- 18.12 To deliver a Neighbourhood Plan that protects and improves the centre of Pentney, comprising of the Grade I St. Mary Magdalene Church, cemetery and village green as a functional and focal point for the village;**
- 18.13 To deliver a Neighbourhood Plan that provides better facilities and provisions such as broadband, transport, education and utilities;**
- 18.14 To deliver a Neighbourhood Plan that encourages appropriate business growth and work from home support;**
- 18.15 To deliver a Neighbourhood Plan that benefits resident hobbies, interests and pastimes such as walking, horse riding, sports, dog exercising, cycling, crafts, wildlife observations and other outdoor pursuits;**
- 18.16 To promote a more environmentally friendly Parish by encouraging Dark Skies.**

19 Outcomes

- 19.1** Over the next 15 years, the Neighbourhood Plan should deliver the following outcomes:
- 19.2** Effective management of development throughout the Parish, by way of robust, workable and locally distinctive Plan policies.
- 19.3** High quality design, protecting and respecting Pentney's rural character.
- 19.4** Delivery of housing to meet local needs.
- 19.5** Improving residents' health and wellbeing.
- 19.6** Minimizing negative climate change and biodiversity impact;
- 19.7** Providing better facilities and provisions such as broadband, transport, education and utilities.
- 19.8** Using the dark sky policy to promote a better environment for wildlife and energy conservation.
- 19.9** Protecting the environment.
- 19.10** In order to achieve these outcomes, the Parish Council will monitor all future planning applications and compare them to the desired outcome to ensure compliance wherever possible.

20 Consultation and Evidence Base

- 20.1** National planning guidance sets out that the local community should be actively involved in the shaping of a Neighbourhood Plan, with the views of this community being used to inform the purpose, direction and contents of the Neighbourhood Plan.
- 20.2** In Pentney, local consultation took the form of questionnaires which were distributed to all local residents. 2 questionnaires were produced, one for local residents above the age of 18 (adult questionnaire or AQ) and one for young people aged 18 or below (young persons' questionnaire or YQ).
- 20.3** The questionnaires were developed by the Neighbourhood Planning Team following an Open Day held at the Village Hall in June 2018 where local residents were encouraged to partake in various activities and to identify

planning issues of local importance. The key issues identified were then used to inform the contents of the questionnaire.



The Open Day: local residents peruse information boards whilst a member of the Neighbourhood Planning Team leads a brief question & answer session.

- 20.4** The Neighbourhood Planning Team is made up of various local residents; some of whom are, or have subsequently become local Parish Councillors. The team includes men and women from various working backgrounds, including an Administrator, Nurse, Exam Invigilator, Historic Buildings Consultant, Parish Priest and a Retired Military Professional. The ages of the team range from 40-70, with assistance in drafting the YQ provided by one of the team's teenaged children.
- 20.5** The Open Day was heavily publicized with banners and posters around the village, a notice displayed in the Parish Magazine and leaflets delivered to every household in the village approximately 2-3 weeks ahead of the event. During the open day a mini questionnaire was filled in by more than 100 residents. The results of the mini questionnaire informed the content of the main questionnaire delivered in 2019.

- 20.6** Paper copies of two types of questionnaires. Adult and Youth Questionnaires were hand-delivered to each household in the village in the first week of January 2019. A list of addresses was provided by the local Post Office. Questionnaires were also delivered to major local landowners not residing in the village itself.
- 20.7** Residents were given a 2-week period to complete and return the questionnaires. To encourage a good response, residents were given the option to leave their sealed questionnaires on the doorstep to be collected by the Neighbourhood Planning Team.
- 20.8** Consultation was wholly paper-based to ensure that those elderly residents without internet access and those other residents with poor or limited connectivity could partake.
- 20.9** In total, 600 questionnaires were delivered to the approximately 290 Pentney households. The response rate was very good, with 201 questionnaires returned.
- 20.10** A Community Engagement Report was consequently produced, detailing the key responses to the Adult Q. This forms part of the Evidence Base for the Neighbourhood Plan.
- 20.11** Responses to the Youth Q were collated diagrammatically as pie charts. These form the Young Persons' Questionnaire Response document which is also included in the Evidence Base.
- 20.12** The questionnaire responses have been used to influence the purpose, direction and contents of this Neighbourhood Plan.
- 20.13** In addition to local consultation, a Heritage & Character Appraisal has been produced by the consultants Orsi-Contini & Associates. This provides an analysis of features of architectural, historic and landscape significance as well as an overview of the parish's special character. addresses was provided by the local Post Office. Questionnaires were also delivered to major local landowners not residing in the village itself.
- 20.14** Residents were given a 2-week period to complete and return the questionnaires. To encourage a good response, residents were given the

option to leave their sealed questionnaires on the doorstep to be collected by the Neighbourhood Planning Team.

- 20.15** Consultation was wholly paper-based to ensure that those elderly residents without internet access and those other residents with poor or limited connectivity could partake.
- 20.16** In total, 600 questionnaires were delivered to the approximately 290 Pentney households. The response rate was very good, with 201 questionnaires returned.
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- 20.18** Responses to the Youth Q were collated diagrammatically as pie charts. These form the Young Persons' Questionnaire Response document which is also included in the Evidence Base.
- 20.19** The questionnaire responses have been used to influence the purpose, direction and contents of this Neighbourhood Plan.
- 20.20** Further ad hoc consultation has taken place during various meetings and opinions are generally in line with the previous major consultation.
- 20.21** Full details about the consultation process for the Neighbourhood Plan are set out in the Consultation Statement, that accompanies the Plan at submission.

21 Neighbourhood Plan Policies

21 Policy A01. Areas of development.

- 21.1** The settlement boundaries as shown on the Defined Settlement Boundaries Map below define the built-up areas of the village for the purposes of development management, within which small scale infill development is likely to be acceptable. Where any of these factors or criteria are not met development will only be supported where the public benefits clearly outweigh any potential harm.
- 21.2** Within these boundaries proposals for infill development will be supported where:
- 21.3** The proposed development is of a scale, density, layout and design that is compatible with the character and appearance of the area and does not result in a cramped or urbanized form of development
- 21.4** Boundary walls, hedges and significant trees that make a positive contribution to the character of the village are retained and their nature reflected in any new development.
- 21.5** Areas outside the defined settlement boundaries will be subject to policies for development in the countryside or developments to meet rural worker's needs.

- 21.6** Suggested new policy: A02: Decision Making for new development

21.7 New development will only be supported where:

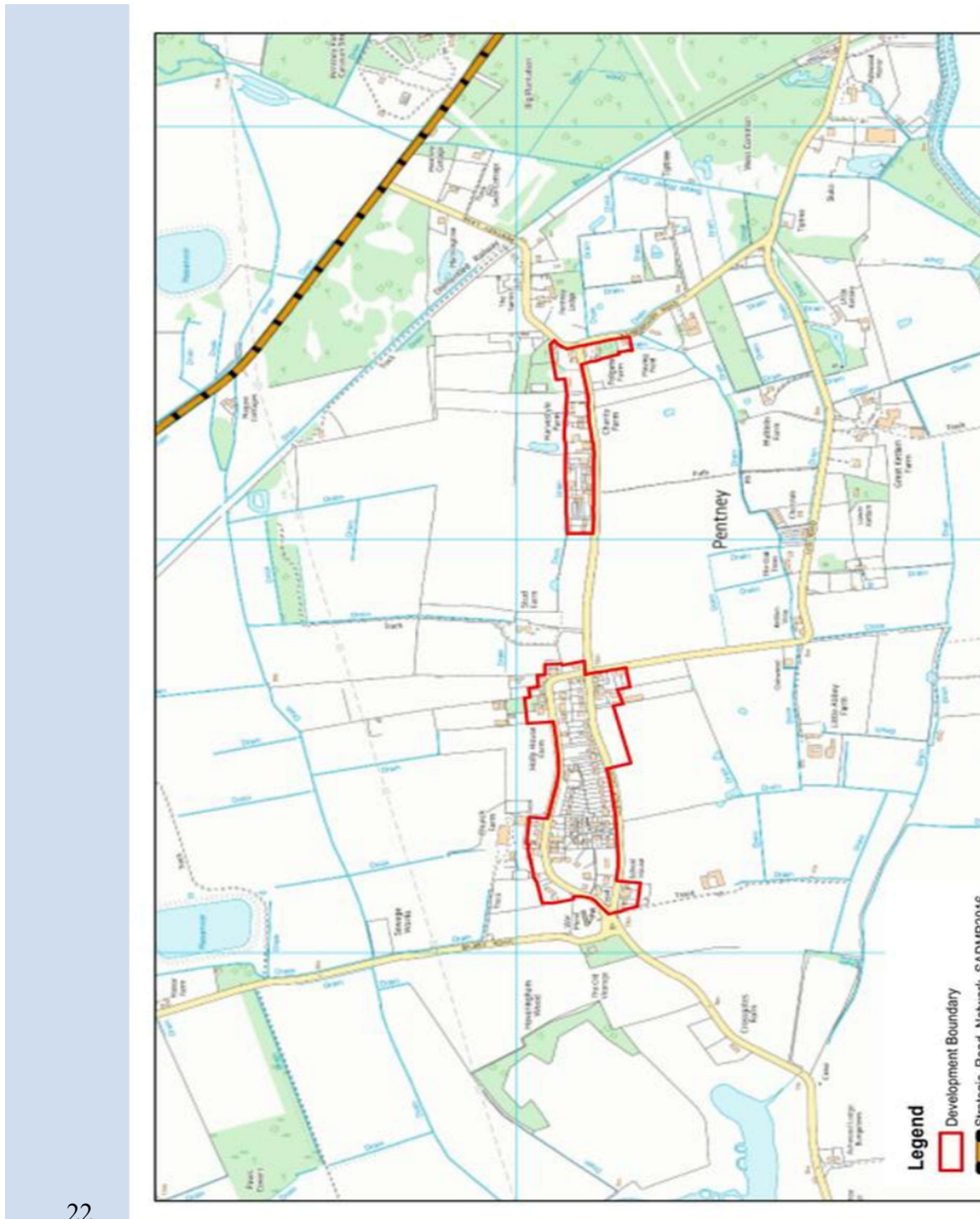
21.8 it is in full compliance with a relevant strategic policy (or policies) and all other relevant non-strategic policies (such as those concerned with design, heritage and landscape) contained within the current Local Plan or subsequent similar local planning document; or

21.9 it is in full compliance with a strategic paragraph (or paragraphs) and all other relevant non-strategic paragraphs (such as those concerned with design, heritage and landscape) contained within the NPPF or subsequent similar national planning document; or

21.10 material planning considerations indicate that a decision should be taken contrary to the policies contained within either or both of the above documents.

21.11 The only exception will be if material planning considerations indicate that departure from the below policies is justified on planning grounds.

21.12 If applicants consider that material planning considerations are relevant to a decision on their particular application, this should be fully set out and evidenced in a supporting application document to be submitted for the consideration of the decision maker.



Defined settlement boundaries.

22.Policy: New Build Housing

Explanatory text

- 22.1 Pentney is a small rural parish whose sparsity of built form and low population density contribute directly to its special pastoral character.

Policy H01. New Build Housing

22.2 Apart from in those exceptional circumstances explicitly set out in national or local strategic policies or meeting the criteria for rural worker's housing, all new housing development in Pentney will be expected to be contained within the defined settlement boundaries.

22.3 All proposals for new housing in Pentney should demonstrate how they meet local housing needs.

- 22.4 Currently, Pentney's housing stock is dominated by detached dwellings and the vast majority of all households are composed of single families.

22.5 Kings Lynn & West Norfolk Borough Council – Local Plan: Core Strategy

22.6 http://www.west-norfolk.gov.uk/downloads/20219/core_strategy

22.7 This document sets out a detailed and comprehensive explanation of the current spatial development strategy for the Borough in which Pentney is described as a small village or hamlet. The relevant section on development is contained in **CS06 Development in Rural Areas** which states that "In Rural Villages, Smaller Villages and Hamlets, more modest levels of development as detailed in policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area or landscape.

22.8 Housing to meet local needs

22.9 The current housing needs of Pentney are set out in the 2019 Housing

Needs Survey (HNS) which forms part of the Evidence Base for this Neighbourhood Plan.

- 22.10** The housing needs of surrounding or nearby settlements and areas will not be taken into account and the needs established by the local HNS (or subsequent similar document) will supersede any needs established by the wider Housing Needs Assessment¹ whose contents are not specific to Pentney.
- 22.11** If a developer seeks to deviate from the local housing needs set out in the HNS, they will be expected to have a relevant survey commissioned by a suitably-qualified and independent body in order to justify the local need for the particular type of housing proposed.
- 22.12** Exceptionally, housing developments may be supported where these do not meet a specific, outstanding need set out in the HNS but receive the overriding support of the local community. In such circumstances, compelling evidence of the substantial community support will be expected to accompany the proposals.
- 22.13 Cumulative impacts**
- 22.14** Considerable regard will be taken of the cumulative impacts of housing developments over the plan period.
- 22.15** In terms of cumulative impacts, considerable regard will be taken of the amount, type, size and tenure of recent housing developments* in the determination of active proposals.
- 22.16** For example, if the full identified need for 3-bed market dwellings has already been met by recent developments, further proposals for 3-bed market dwellings are highly likely to be refused unless the scheme meets additional identified needs (such as for specialist housing) or is supported by an independent local needs survey conducted by a suitably-qualified body.

¹ https://www.west-norfolk.gov.uk/info/20001/housing/269/housing_strategy_policies_and_information

Policy H02. New Build Design

22.17 The overriding preference for the design of any new dwellings is that these should draw heavily from the local vernacular - using local materials such as carrstone and buff stock bricks with Pentney sharp sand in a light colour binder - to assist their sensitive integration.

22.18 It is important that the character of the village is maintained.

Policy H03. Housing to meet workers' needs.

22.19 Applications for development of housing outside the defined settlement boundaries to meet the need for rural workers will have to demonstrate that they meet the criteria as described in this plan.

22.20 Considerations that it may be relevant to take into account when applying could include:

22.21 Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);

22.22 The degree to which there is confidence that the enterprise will remain viable for the foreseeable future;

22.23 Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;

22.24 Whether the need could be met through improvements to existing

accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

- 22.25 Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings
- 22.26 (Source of information: <https://www.gov.uk/guidance/housing-needs-of-different-groups>)
- 22.27 In order to meet these criteria applications will be expected to:
- 22.28 Provide at least 3 years' worth of certified accounts in order to demonstrate that the enterprise has (a) been established for at least three years and (b) been profitable for at least one of these;
- 22.29 Provide a Business Plan in order to demonstrate that the business is, and has a clear prospect of remaining, financially sound;
- 22.30 Provide sufficient evidence of the clearly established functional need for an employee to reside permanently on the site. Such evidence might include submission of a site management plan or regime which confirms the consistent functional need to work genuinely unsociable hours, or, evidence of significant health, safety or animal welfare issues which could only reasonably be addressed through permanent on-site residency. Evidence which will be considered insufficient includes convenience to the site owners, long working hours (where these are sociable) or desires to expand the business which would result in a new or future functional need for permanent on-site residency.

23 Policy H04 Rural Exception Sites

Outside the development boundary new development will only be permitted in accordance with national and Local Plan policies for development in the countryside. Small-scale developments (of less than 10 dwellings) that provide affordable social rented and/or shared-ownership housing, and which include a proportion of market homes where essential to the delivery of affordable units without grant funding, will be supported where the development meets all the following criteria:

- 23.1 The site is adjacent to the settlement boundary;**
- 23.2 The houses provided predominantly meet the needs of younger working age people, or be capable of meeting the needs of elderly people or being adapted to do so;**
- 23.3 The development would not be intrusive or detract from the distinctive qualities of the area;**
- 23.4 The development would not be harmful to the living conditions of neighbouring residents;**
- 23.5 The development is compatible with the character and appearance of the part of Pentney in which it is located;**
- 23.6 The development is supported by a Landscape and Visual Impact Assessment.**

To ensure that priority in the allocation of these dwellings will be given to people who can demonstrate a local connection, planning permissions for rural exception sites will be subject to a planning obligation that will require that dwellings are allocated in accordance with the following priorities:

- 23.7 Existing residents of Pentney who have lived in the village for more than 12 months;**
- 23.8 Past residents of Pentney who have lived in the village for a minimum period of 5 years and who moved away within the last 3 years because no suitable accommodation was available;**
- 23.9 People who need to live in Pentney because of their permanent employment or offer of permanent employment;**

24 Policy H05 Housing design and build standards.

24.1 All new housing will be expected to meet certain standards and criteria.

24.2 In order to meet the achievement of high-quality, locally-relevant developments within the particular special context of Pentney, all new housing developments will be expected to meet the

24.3 Requirements

- 24.4 In addition to meeting the specific needs set out in the HNS, and in accordance with Local Policies, all new housing will be expected to support accessible, single-story living.
- 24.5 As a minimum, all new housing will be expected to provide a site layout which enables those with limited mobility to move from parking areas to indoor and garden areas with ease (by avoiding the installation of steps, for example)
- 24.6 The overall aim is to maximize accessibility for all ages and abilities.
- 24.7 Developments that would provide new dwellings or the redevelopment or extension of existing dwellings will normally not exceed two stories in height unless there is a clear justification in terms of the context of the development and its contribution to the street scene.
- 24.8 The footprint of new developments will also not occupy more than 50% of the site unless there is a clear design justification.
- 24.9 The materials to be used in any new building, redevelopment or extension to a dwelling in the area should be carefully selected to blend in with adjacent properties and area where appropriate, to maintain the character of the village.
- 24.10 Planning proposals will be supported if the character of the proposed development is reflective of Pentney as a rural settlement, and adds to the sense of place.
- 24.11 Proposals will be expected to demonstrate how the use of trees and other

natural features will contribute to this.

- 24.12 Proposals for linear infill development will be supported in principle. To sustain the rural and open amenity of Pentney, only linear infill development on a small scale will be supported.
- 24.13 New residential development should deliver high quality design that complements the rural character and appearance of the parish. Proposals should explain clearly how the design of the proposal reflects and augments the prevailing character of the village.
- 24.14 Development will be supported where:
- 24.15 The grain of the existing settlements is respected with design repetition rarely exceeding 3 consecutive dwellings;
- 24.16 Proposals have careful regard to the height, layout and scale of existing homes in the immediate area, and be well-integrated visually and functionally with existing development;
- 24.17 The density and layout provide for views into the open countryside beyond and retain a rural feeling and sense of openness;
- 24.18 Traditional building materials common in the Parish, are used, although the innovative application of energy efficiency measures will be supported;
- 24.19 Private outdoor amenity space is provided with all new residential developments in the form of private gardens.
- 24.20 Significant trees and hedge masses are retained where possible as an integral part of the design of any development, except where their long term survival would be compromised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss;
- 24.21 Site boundaries use native trees and hedgerow species to give a rural edge, and to ensure connectivity to existing wildlife corridors.

25 Policy H06 Extensions, alterations and replacement dwellings.

- 25.1 Where a property is applying to be extended, altered or replaced the following factors will be taken into account.**
- 25.2 Extensions should be in proportion to the individual property as well as the surrounding properties. Any extension should be subservient to the main property.**
- 25.3 Alterations should be in character with the property as well as with the surrounding properties.**
- 25.4 Replacement properties such as demolition and rebuild projects should remain in character with the surroundings. They should also be of a proportionate size to the previous development, their neighbours, and the plot size.**

25.5 Explanatory Text

25.6 The development considerations above are designed to maintain the village character of Pentney.

25.7 Any development which breaches any of the above policy will need to be considered on merit and only acceptable in extreme cases.

26 Policy H07 Housing for local employment and home working

26.1 Any development proposals that provide housing for local employment or home working will be encouraged providing that:

- **26.2 The size and scale of any new employment is proportionate to the village character.**
- **26.3 The type of employment is in keeping with the village character.**

26.4 The development plan will also have to meet all the other housing policies.

26.5 Further guidance is contained within the explanatory text below.

26.6 Explanatory Text

26.7 Employment facilities and opportunities throughout the small rural parish are very limited and there are high levels of out-commuting. The main sectors of employment within the parish confines consist of agriculture, light industry, leisure and tourism. There is also a notable proportion of residents working from home.

26.8 As a very significant and growing local industry, tourism is provided with its own section in this Neighbourhood Plan. Leisure proposals are discussed within the sections on tourism and community facilities, as relevant.

26.9 This section is concerned with:

26.10 Farm diversification;

26.11 Retail provision;

26.12 Support for home working;

26.13 Other employment and business opportunities (which are not community facilities or tourism-related).

26.14 National Planning Policy Context (NPPF)

26.15 The National Planning Policy Framework (NPPF) expects planning policies to support an appropriate mix of uses across an area to minimize the number and length of journeys needed for employment, shopping, leisure, education and other activities (para104).

26.16 In rural areas, planning policies should enable:

26.17 The sustainable growth and expansion of all types of business, through conversion of existing buildings and well-designed new buildings;

26.18 The development and diversification of agricultural and other land-based rural businesses,

26.19 The retention and development of accessible local services such as local shops, public houses and places of worship.

26.20 Local Planning Context

26.21 Pentney wishes to ensure strong, diverse economic activity whilst maintaining local character and a high-quality environment.”

26.22 Over the Local Plan period, any new economic or employment-related development in Pentney will be very limited. Any development should be proportionate and responsive to the particular size and specific needs of the parish.

26.23 Pentney is also concerned with the retention of existing employment land and premises. The change of use of any such land or premises will only be permitted in exceptional circumstances.

26.24 Pentney would encourage the addition of a shop to the village in a form that suits the need of a small village and not of the kind which is more appropriate to a large village or town.

26.25 Pentney supports farm/agricultural diversification, including where this would take place outside of settlement boundaries providing in was on a scale suitable to the local environment and meets the needs of other policies.

26.26 Community Consultation Findings

26.27 In terms of employment and business-related development, there is considerable community support for the provision of a local shop within a central village location. This desire was shared by both the younger and older demographics.

26.28 Residents also expressed their support for low impact, home-based businesses and small cottage industries, including professional consultancies, beauty services and craft-making. These opinions were clearly stated at presentations and community meetings.

26.29 However, residents were strongly opposed to the introduction or expansion of large -scale businesses. Anything over 1000sqm in size would be considered large scale. It was felt that such uses would be very likely to result in unsupportable pressures on the local road network (due to additional traffic, increased presence of HGVs and potential infrastructure/road “improvement” requirements), require the construction of large buildings and generate noise, pollution and other disturbances; all of which would be highly detrimental to the tranquil, rural character of the parish.

26.30 In terms of the nature and operation of Pentney’s existing business and employment sites, a number of concerns were shared by residents about their harmful impacts upon the parish. In particular, residents objected to farmers leaving mud on the roads and to the constant unpleasant smell of rotting onions. This odour has been reported on multiple occasions to the Borough Council’s Community Safety and Neighbourhood Nuisance Team. More recently the Parish has also been concerned with unsightly storage of caravans, portacabins, lorry bodies, construction plant and a disproportionate amount of agricultural machinery and equipment storage.

26.31 The main issue which current small business owners felt needed to be addressed to ensure the ongoing success of their businesses was the parish’s currently limited internet connectivity and poor broadband speeds.

26.32 Farm diversification and expansion

26.33 Farm diversification will be supported as a matter of principle. In all cases, the impacts of

- 26.34 proposals on the character, appearance, amenities, economy and social cohesion of the parish will be of critical importance.
- 26.35 **Home working**
- 26.36 The home working of residents will be supported, in particular:
- 26.37 The Parish Council will support and encourage proposals which would improve residents' access to high quality broadband;
- 26.38 Proposals to create or enhance home working facilities (including the erection of home offices, studios etc. on existing residential sites) will also be supported. All new structures will be held to the same high standards of design as new dwellings and will be expected to demonstrate full compliance with the relevant contents of the Neighbourhood Plan Policies.
- 26.39 Home working schemes will only be supported, however, where they are considered to be of "low impact". The following home working industries are highly likely to be considered of low impact:
- 26.40 Tuition;
- 26.41 Beauty services;
- 26.42 Professional consultancies;
- 26.43 Administrative/office work;
- 26.44 Art and craft-making;
- 26.45 Small-scale food production and preparation;
- 26.46 vii Small-scale child and animal care.
- 26.47 The following issues will usually indicate that a scheme would have more than a low impact and therefore be unacceptable:
- 26.48 It would cause a material increase in vehicle movements to and from the site, including deliveries;
- 26.49 It would generate noise, disturbance or pollutants which would not normally

be appropriate or expected in residential areas;

- 26.50 It would require the erection of a building or structure which is not domestic in character or scale.
- 26.51 The above lists are not exhaustive and the likely impacts of home working schemes will be carefully considered on a case-by-case basis

27 Policy T01 Tourism Accommodation and related facilities.

- 27.1 Proportionate growth in terms of overall floor area in the area's important tourist economy will be supported within or directly adjacent to defined settlement boundaries. Proportionality will be considered on a case-by-case basis.**
- 27.2 The cumulative impact of holiday lettings over the Neighbourhood Plan period will be very carefully considered, including considerable regard to the amount, type and size of any development.**
- 27.3 The impact on the local road network and overall village character will also form part of the decision-making process.**
- 27.4 Any new facility should have direct access to an existing village footpath which enables pedestrian access to the parish's two main residential areas.**
- 27.5 Any new facility should be open to and made available to residents as well as tourists.**
- 27.6 The facility is very well related to an existing holiday site and should be easily accessible by foot or bicycle.**

27.7 Explanatory Text

- 27.7 There is a strong tourist industry within the parish which provides both revenue and facilities to the Parish. Significant tourist infrastructure is listed below.
- 27.8 The main tourist appeal of Pentney lies in its unique character natural landscape and historic built environment. Support for the ongoing success

and growth of the tourist industry must therefore be carefully balanced against the protection of those features which draw tourists to the area.

27.9 Significant tourist facilities of the parish include:

27.10 Pentney Lakes to the north-west which provides holiday accommodation with associated facilities, including a bar open to the general public;

27.11 Norfolk Woods Resort and Spa (managed by Darwin Escapes) to the north-east which provides luxury holiday lodges and various facilities, including a swimming pool open to public membership and a convenience store open to the general public;

27.12 Pentney Country Club to the south-east which provides an indoor bowls facility, a music venue, a bar, a restaurant and a touring caravan park;

27.13 Pentney Abbey, a prestigious wedding venue located on the historic, Grade I listed Pentney Priory Gatehouse site which offers on-site accommodation to complement its comprehensive wedding facilities.

27.14 Pentney Gym and Spa pool, Energize.

27.15 In addition to the above, there are a number of B&Bs and individual holiday lettings scattered throughout the parish.

27.16 There are currently approximately 160 holiday let units* throughout Pentney compared to approximately 260 residential units, resulting in a significant ratio of approximately 8 holiday lets for every 13 dwellinghouses (8:13). This is not including pitches for tents or touring caravans.

27.17 Accordingly, it is of vital importance to both the character and ongoing sustainability of Pentney that this Neighbourhood Plan prevents tourist accommodation provision from overbalancing the stock of residential homes.

27.18 National Planning Policy Context (NPPF)

27.19 The National Planning Policy Framework (NPPF) requires that, in order to support a prosperous rural economy, planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside Para 84c.

27.20 King's Lynn and West Norfolk Borough Landscape Character Assessment:

27.21 Tourism is an important part of the local economy.

27.22 Amongst the key issues affecting Landscape Character are:

27.23 The high proportion of homes owned by weekend and holiday visitors meaning that villages experience extremes of occupation. Villages are generally very busy at weekends and throughout the summer and can experience problems with on-street parking during these periods;

27.24 Recreational facilities in inappropriate locations or with unacceptable impacts, including, for example, golf courses and water-based sports where their development affects significantly on the landscape.

27.25 The Borough has a significant concentration of second and holiday homes.

27.26 Community Consultation Findings

27.27 Residents generally felt that there were sufficient tourist-related businesses and land uses within the parish already and that the Neighbourhood plan should not seek to expand these.

27.28 In particular, residents considered there to be a very generous provision of holiday lets throughout the parish.

27.29 Potential developments which residents felt could improve Pentney's tourist industry included:

27.30 Signage for the area's most significant heritage asset, Pentney Abbey, could be installed at the bottom of Pentney Lane. This could also point to the Church, Pentney's key local landmark;

27.31 A new footpath board could be installed on the village green opposite the Church. The board could also provide information on local wildlife and places of historic interest.

27.32 Tourist-related development over the Neighbourhood Plan period is, therefore, likely to be very limited and development will only be permitted when in full accordance with the policy above. In general, the following

criteria will be considered important in that any development should:

- 27.33 Be within or adjacent to the village;
- 27.34 Be of a high standard of design;
- 27.35 Not be detrimental to the landscape or setting of the village;
- 27.36 Be retained permanently in a tourism-related use;
- 27.37 Retain or enhance the historic character of the village and wider landscape;
- 27.38 Preserve or enhance the natural environment.

27.39 Accommodation: small-scale.

- 27.40 To encourage proportionate growth in the area's important tourist economy, proposals for small-scale holiday lets will be supported within or directly adjacent to Pentney's defined settlement boundaries.
- 27.41 For the purpose of this policy, small-scale holiday lets will comprise of individual lettings likely to accommodate one family only.
- 27.42 The cumulative impacts of small-scale holiday lettings over the Neighbourhood Plan period will be very carefully considered. In terms of cumulative impacts, considerable regard will be given to the amount, type and size of recently created holiday lettings as well as to the overall provision of holiday accommodation throughout the parish.
- 27.43 As a guide to assist in restoring balance to the local community, the number of new holiday lets created in any one monitoring year should not normally exceed half of the number of new permanent residential units created.
- 27.44 The Parish Council will monitor such developments, keeping records of plans that are approved and taking careful note of their cumulative approach.

27.45 Accommodation: larger-scale.

- 27.46 In terms of policy TO1 above, it is not anticipated that any new or expanded touring or permanent holiday sites will be required over the Neighbourhood

Plan period. A very generous provision of holiday accommodation is already in place and this is considered to be more than sufficient to provide support for the rather more limited local attractions and nearby tourist facilities.

- 27.47 Proposals for new or expanded holiday sites will only be permitted where the requirements of policy TO1 are met in full, and a supporting statement is submitted which provides evidence that the existing holiday sites in Pentney are not at, or close to, capacity.

27.48 Tourist-related facilities

- 27.49 All tourist-related facilities should be related in type and scale to the parish's current offering of holiday accommodation.

- 27.50 Permission will be refused for tourist-related facilities which are considered likely to cause a significant influx of visitors and road traffic from surrounding areas and settlements.

- 27.51 In all cases, preference will be shown to facilities which are open to the local

28 Policy F01 Community facilities

- 28.1 The Parish Council will support proposals to provide new community facilities which are well-related in type and scale to the parish and its needs.**
- 28.2 In all cases, new facilities should be located within or directly adjacent to Pentney's defined settlement boundaries.**
- 28.3 Preference will be shown to schemes which:**
- 28.4 demonstrably serve to address or reduce one or more of the social issues facing Pentney (as identified in the explanatory text below);**
- 28.5 provide or facilitate free or low-cost access to activities;**
- 28.6 provide or facilitate activities specifically designed for the younger demographic, such as youth clubs;**
- 28.7 provide a "community hub" which will act as a point of assembly for the local community.**

28.8 community in addition to tourists.

28.9 General

28.10 The retention and new provision of community facilities, where these are well-related in type and scale to the parish and the needs and desires of its community will be supported and encouraged.

28.10 Existing community facilities

28.11 The existing community and cultural facilities and local services in Pentney will be retained and, wherever possible, enhanced.

29 Suggested new Policy F02 Protection of existing community facilities

29.1 The loss or reduction of existing facilities will only be permitted where:

29.2 Clear and convincing evidence is provided that the facility is of no particular value to the local community and its ongoing use is unviable; or

29.3 A new use is proposed on the site which would be of clearly greater benefit to the local community than the existing facility; or

29.4 An equivalent or improved facility is proposed to be provided elsewhere within the parish in a location equally or more accessible to the local community.

29.5 In terms of enhancements to existing facilities, the Parish Council will support and encourage proposals which would demonstrably improve the overall utility and adaptability of existing facilities for all sections of the local community. This might include, for example, the improvement of existing footpaths, the creation of trods, extended provision for burial in a church cemetery and an enclosed dog walking and exercise area.

29.6 Over the neighbourhood plan period, the Parish Council will seek to improve the village's play park/recreational grounds in order to enhance its attractiveness to, and use by, the local community, especially the young. To

achieve this, the Parish Council will seek primarily to make use of contributions secured from developers in order to:

- 29.7 Increase and upgrade the children's play park equipment on an incremental basis;
- 29.8 Consider other opportunities to enhance the attractiveness and utility of the recreation grounds for all sections of the local community. This could include further provision of seating, other equipment to encourage team sports (e.g. basketball hoops), and an enclosed dog walking area or a small, community-run vegetable/flower garden to be discussed according to the changing needs of the Parish at that time.
- 29.9 Make provision for the upgrading and the extension of watercourses affecting roads, footpaths and trods;
- 29.10 In all cases, the design of new development and its impact on local character will be of critical importance. All proposals will be expected to demonstrate full compliance with the relevant provisions of NP policy H04 (design).

30 Suggested new Policy F03 Expansion of existing community facilities

- 30.1 Where it is considered that the proposed expansion or change to an existing community facility would be likely to cause a significant influx of road traffic from surrounding areas or settlements, permission will be refused.**
- 30.2 Having regard to the parish's current stock of facilities, proposals for additional premium leisure, gym and/or spa facilities will generally be resisted.**
- 30.3 Proposals for a new public house will be considered alongside the current provision of 3 bars located in Pentney and one located close to the boundary in Narborough providing that:**
- 30.4 the facility is well-located, within the settlement boundaries defined for Pentney and with direct footpath access available to Pentney's two main residential areas (as encapsulated by the settlement boundaries);**

30.5	the facility has a clear family focus and is an attractive environment for non-drinkers (for example, by offering a smoke-free garden area, a food menu and underage access at appropriate times of the day).
30.6	In all cases, the design of new development and its impact on local character will be of critical importance.
30.7	Where it is considered that the proposed expansion or change to an existing community facility would be likely to cause a significant influx of road traffic from surrounding areas or settlements, permission will be refused.

30.8 It should also be considered that there are two part time pubs, one at the Bowls club and the other on Pentney Lakes and a third pub and restaurant at Norfolk Woods Resort. Any proposal for a Public House would need to demonstrate a public and business need that is not already met by these three facilities and a fourth at the nearby Ship Inn in Narborough.

30.9 Local facilities

30.10 The main, essential local facilities serving Pentney are located within the adjacent village of Narborough. Narborough's offering of local services includes a primary school, doctor's surgery, restaurant, public house, mobile post office, van hire and vehicle repair and MOT garage.

30.11 In Pentney, local facilities are mostly restricted to leisure uses associated with the tourist industry and are generally located on holiday accommodation sites. Current provision within the parish includes:

30.12 The convenience store at Norfolk Woods Resort & Spa is open to the general public but is somewhat removed from the village centre. This site's gym facilities are also open to membership by the local population;

30.13 Ogy's Lakeside Bar, located on the Pentney Lakes tourist site, is also open to the public but currently operates restricted opening hours (Thursday-Saturday, evenings only);

30.14 Energise Pentney provides a Health Club & Spa offering a fully-equipped

gym, indoor and outdoor swimming pools and various health and beauty treatments. This facility is open to local membership and one-off use;

- 30.15** Outdoor gym recently installed in the sports field;
- 30.16** Pentney Country Club and Bowls Club is located at the parish's south-easternmost boundary with Narborough. This facility provides an indoor bowls club, restaurant, bar and music venue which hosts regular live gigs;
- 30.17** St Mary Magdalene Church hosts Anglican Church services twice per month.
- 30.18** In addition, there are a number of post boxes, a good-sized village hall and recreational grounds with a children's play area. A mobile library also visits the village.
- 30.19** There are various social issues facing Pentney which could potentially be resolved or reduced through the expansion or new provision of community facilities and infrastructure. These issues include:
 - 30.20** High levels of unpaid carers;
 - 30.21** High levels of out-commuting and private car use;
 - 30.22** The recent loss of a local bus services;
 - 30.23** An ageing population;
 - 30.24** Low qualification levels;
 - 30.25** The self-reported poor health of a notable number of residents;
 - 30.26** Poor internet connectivity.
- 30.27** It warrants recognition, however, that many of the above social issues and many of the concerns raised during the local consultation process are most likely to be resolved or reduced in severity through non-planning-related matters. For example, better use could be made of the village hall to provide regular youth clubs, activities, educational courses, health clinics and respite for carers. Online social groups can also provide a low-cost and low-impact means of improving community engagement and sharing local

knowledge.

30.28 National Planning Policy Context (NPPF)

- 30.29** To support a prosperous rural economy, planning policies should enable the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (paragraph 83).
- 30.30** Planning policies should:
- 30.31** plan positively for the provision and use of shared spaces, community facilities and other local services in order to enhance the sustainability of communities and residential environments;
- 30.32** guard against the unnecessary loss of valued facilities and services;
- 30.33** ensure that established facilities are retained and able to develop and modernise;
- 30.34** ensure an integrated approach to the location of housing, economic uses and community facilities (paragraph 92).
- 30.35** Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless evidence demonstrates that the buildings/land are surplus to requirements OR equivalent/improved facilities would be re-provided in a suitable location OR the development would provide an alternative sports/recreational facility whose benefits would clearly outweigh loss of the current or former use (paragraph 97).

31 Policy F04 Heritage

31.1 Development proposals that will impact on the following, including their settings, should ensure that they are conserved in a manner appropriate to their significance.

31.11 designated heritage assets, as shown in Appendix A, or

31.12 non-designated heritage assets as identified in Appendix B, or

31.13 archaeological remains (including areas with potential for finds),

31.2 To achieve this, proposals must identify and address any adverse impacts the development may have, including on views to and from the asset, and any appropriate mitigation measures. Only those proposals with an absolute minimal impact will be considered.

31.3 If appropriate an archaeological study may need to be carried out before a proposal could be agreed.

32 Policy F05 New signage and local information board.

32.1 Proposals for signage to the following facilities, in particular, will be supported.

- **Pentney Abbey**
- **St Mary Magdelene Church**
- **Pentney Bowls and Country Club.**

32.2 The design and location of new signage will be of critical importance and should be appropriate to the village environment.

32.3 New signage & local information board

32.4 New signage to direct tourists towards Pentney's existing local attractions could assist in supporting these sites and encouraging tourists to remain within the local area. This could be of substantial benefit to the local economy and could also help to reduce the amount and length of car journeys undertaken by visitors to Pentney.

32.5 The design and location of new signage will be of critical importance. In particular, any new signage:

32.6 should be located so as to be genuinely useful to road users and, if possible, pedestrians;

32.7 should avoid being located on roads with congestion or safety issues and should avoid directing tourists to use these roads where alternative routes exist;

32.8 should be constructed of cast iron or wrought iron, with detailing and design to complement Pentney's existing wrought iron village sign or, to the historic cast iron road signs preserved in Norfolk.

32.9 which would require the removal or reduction of existing trees, hedges, historic walls or other beneficial village features will be refused

32.10 In addition, the Parish Council will support proposals to erect a footpath and

information board on the village green opposite the Church. This board should contain:

- 32.11 a map of local footpaths and, potentially, a mapped-out local walking route;
- 32.12** information on local wildlife and, potentially, local green spaces or woodlands of interest;
- 32.13** a summary of Pentney's historic interest and, potentially, a list of significant local heritage sites.
- 32.14** The information board should be well-located and of appropriate design and construction. In particular, it should:
 - 32.15** be of a high-quality, locally relevant design;
 - 32.16** be capable of being maintained and revised and of a construction intended to endure in good condition for many years;
 - 32.17** contain genuinely useful information for locals and tourists;
 - 32.18** not result in the removal or loss of trees, hedges, historic walls or other beneficial village features;
- 32.19 be located so as to draw the attention of passers-by without materially reducing the practical utility of the green

33 Policy E01 Local Green Spaces

33.1 Local Green Spaces will be preserved wherever possible

- **Ensuring the spaces remain open and the community value is maintained.**
- **Protecting the character of the area, including historic areas.**
- **Ensuring adjacent development complements its setting.**

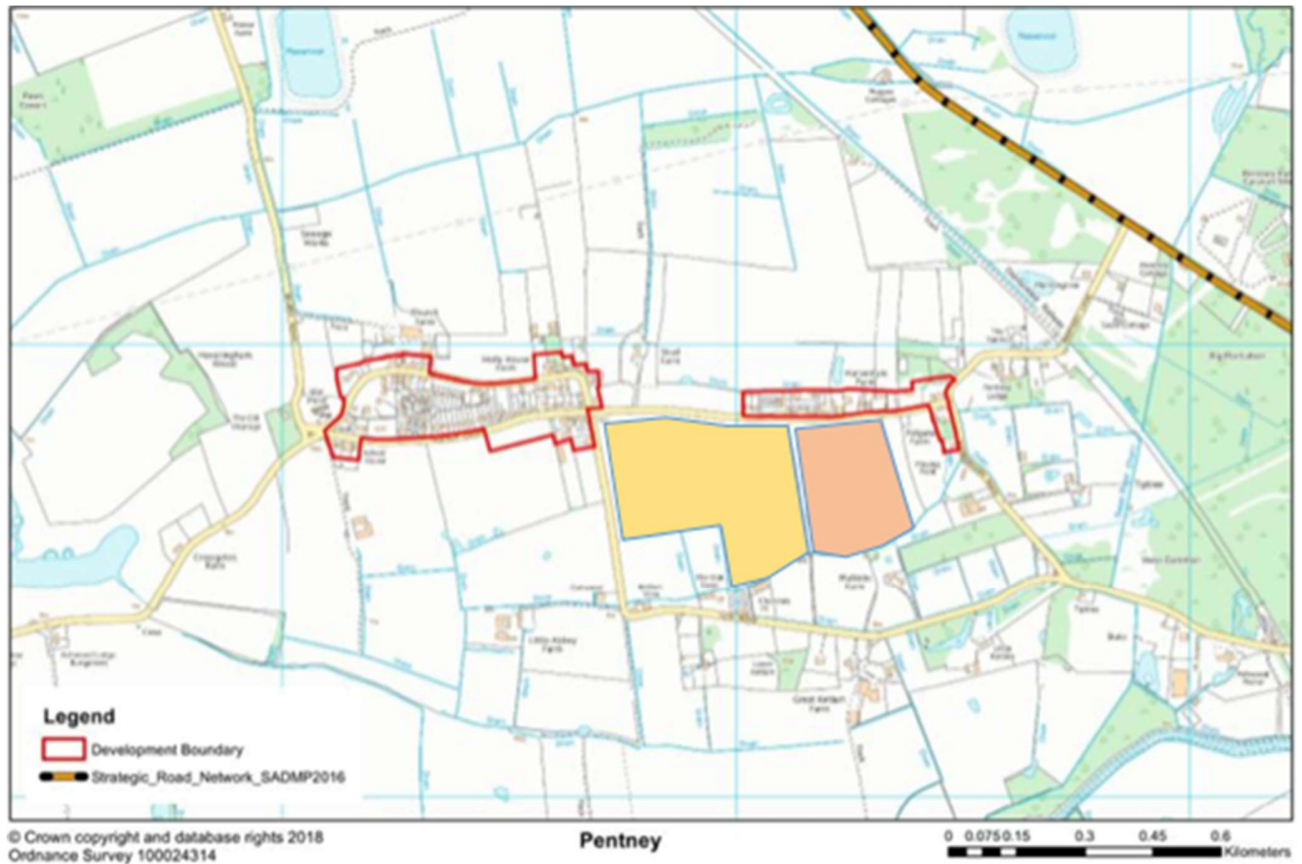
33.2 It is important that Local Green Spaces:

- a) Meet the criteria set out in the NPPF;**
- b) Do not conflict with other policies in the Local Plan.**

33.3 Local Green Spaces

33.4 The designation of land as Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

33.5 Pentney residents believe that the identified green spaces on the map below meet these criteria.



- 33.6 Pentney's 2 Local Green Spaces, marked in orange and yellow to identify separate sites in close proximity.

34 Policy E02 Dark skies

- 34.1 Development proposals where any external lighting is designed to minimize the extent of any light pollution that could be harmful to the dark skies which characterize this part of Norfolk will be supported, subject to conformity with other development plan policies.**
- 34.2 Proposals will be expected to take into consideration the type, design and timing of devices to minimize light pollution to an absolute minimum.**
- 34.3 Consideration will be given to the principles set out below. All proposals for new development or significant changes to properties should include a statement explaining how they meet this policy.**

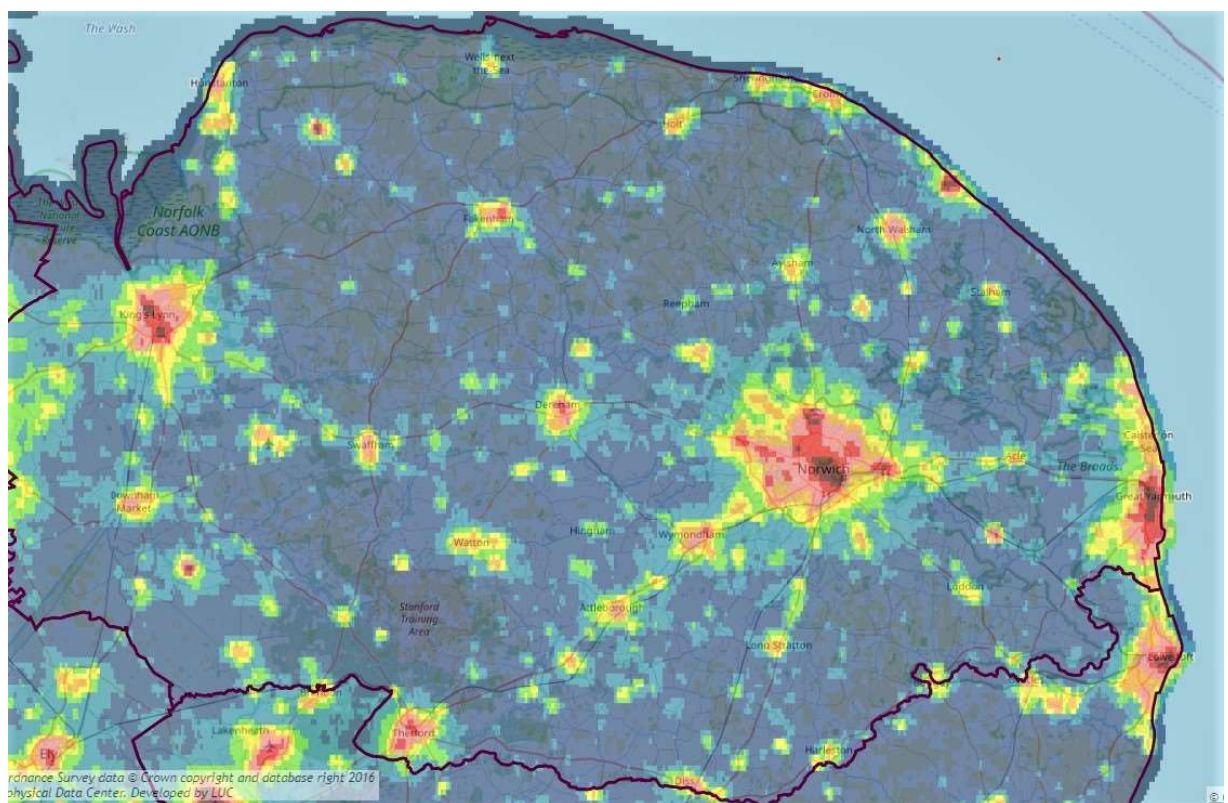
34.4 Dark Skies

- 34.5 The protection of dark skies is a key element of the vision that Pentney Parish Council has for the village.
- 34.6 The NPPF also notes how good design can help to “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.
- 34.7 Although in many cases external lighting is permitted development, it is possible to influence external lighting associated with new development.
- 34.8 To maintain the ‘dark skies’ and the rural amenity in Pentney, development proposals requiring planning consent should not normally make provision for external lighting unless there are evidenced issues of highway or community safety or security; in such cases appropriate mitigation measures are required.
- 34.9 Artificial light is to be kept to a minimum, consistent with a small rural parish. Where lighting is proposed that requires planning consent, a Lighting Assessment will be expected to accompany the application.

34.10 Lighting Assessments should include details of the type and design of the lights proposed, the hours they will operate and proposed illumination levels. The report should also explain how the proposed lighting scheme has been designed to minimise light pollution and any mitigation measures that will be put in place.

34.11 Any permitted lighting is likely to be limited to specific operating hours only.

34.12 Extract from CPRE Dark Skies Map



34.13 It can be seen from the map that Norfolk is fairly typical of a rural area with the light pollution mainly coming from Norwich, Kings Lynn and the East Coast. Most rural areas are dark and the Parish Council wishes to maintain and improve on this where possible.

34 Policy E03 Climate Change

- 34.1 All proposals for new housing development will need to include a statement on how they meet the principles of the climate change agenda as stated in the text below.**
- 34.2 Developments that go beyond the basic building regulations will be supported (such as passivhaus standard, higher levels of insulation etc.)**

- 34.3 “Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own” (Our Common Future, the Brundtland Report, 1987)
- 34.4 Pentney’s principles of their climate change agenda include:
- 34.5 Protection of local services and facilities and resistance to change of use. This means that access to local services is maintained, reducing the need to travel and ensuring local communities remain sustainable.
- 34.6 Protection and enhancement of multifunctional green infrastructure, which can provide safe routes for walking and cycling, places for recreation and play, link wildlife corridors, enhance biodiversity and make space for flood water
- 34.7 Flood risk management will be in accordance with guidance from the lead local flood authority or EA.
- 34.8 Developments which propose the latest technology for renewable energy shall be considered favourably.
- 34.9 Areas safeguarded against drought conditions by providing ditch and river flow controls will be supported.
- 34.10 Ensuring all new development achieves a net gain in biodiversity and looks for opportunities to increase connectivity of habitats
- 34.11 Encouraging better quality design and CO2 emissions in new development.

34.12 Healthy Air

- 34.13 Development should not damage the health of the air by increasing emissions of harmful pollutants to it. Such pollutants include: greenhouse gases; those considered by the United Nations to cause adverse impacts to the natural environment; and particles and gases considered by the World Health Organization (WHO) to be harmful to human health. Any proposal that results in a significant increase in air pollution will only be justified in exceptional circumstances. Developments should comply at least with all minimum UK environmental requirements in relation to air pollutants. All development must aim to be at least 'air quality neutral' and not cause or contribute to worsening air quality. On major development this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.
- 34.14 The technology exists to deliver homes that are low-carbon, energy efficient and climate-resilient, with safe air quality and moisture levels. The costs are not prohibitive, and getting design right from the outset is vastly cheaper and more feasible than having to retrofit later."
- 34.15 Wherever possible Pentney will seek the following:
- 34.16 Provision of well-designed energy efficient buildings and places.
- 34.17 The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.
- 34.18 This includes:
- 34.19 Siting and orientation to optimise passive solar gain in the colder months,
- 34.20 The use of high quality, thermally efficient building materials that, where possible, lock up CO2
- 34.21 Installation of energy efficiency measures such as loft and wall insulation and double/triple glazing, preferably of a standard beyond what may be the minimum to meet building regulations.
- 34.22 Non-residential developments should aim to meet the Buildings Research

Establishment BREEAM building standard 'excellent'.

- 34.23 Any new development to incorporate on-site energy generation from renewable sources such as solar panels, to at least a reasonable extent, proportionate to the development.
- 34.24 The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and building fabric and development is done with engagement and permissions of relevant organisations.
- 34.25 Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Drainage Flood and Drought

35 Policy E04 Flood mitigation

35.1 Development that affects ditches, rivers, culverts and drainage systems should minimize potential impact on these systems.

35.2 Proposals that do not consider this need will not be supported. In addition, there will be a preference for schemes that include flood and drought management which typically would be ponds and reservoirs dedicated to receiving flood water in the winter and its slow release during periods of drought.

- 35.3 Pentney's drainage and flood provision is strained and requires upgrading to prevent flooding events such as those experienced in Pentney during 2019 and 2021. The Norfolk Strategic Flood Alliance (NSFA) was formed in 2021 to assist Parish Councils, such as Pentney, to provide guidance and support for schemes to make provision for flood prevention.
- 35.4 This provision would be consistent with the 2014 collaboration with University College London and Norfolk Wildlife Trust and NSFA Nature Based Solutions to control flood and drought. In some cases new sluice gates may be appropriate. Pentney's Flood and drought committee has been formed to assist and advise in consultation with NSFA on a local level.

- 35.5 To improve flood and drought provision, the Parish Council will seek primarily to make use of financial contributions secured from developers in order to add and improve existing watercourses and culverts.

35.6 Norfolk Wildlife Trust

- 35.7 Ponds are vital habitats for wildlife, especially in farmland landscapes. Over the past 50 years, most of Britain's original ponds have disappeared. Countryside ponds are now a threatened habitat.
- 35.8 Pingo ponds are a very rare type of ancient pond (dating to the last great ice age) and the largest density of these throughout the UK is in the Norfolk Brecks. Pingo ponds are a peculiarity of the Brecks landscape that contribute to Pentney's biodiversity.
- 35.9 Church cemeteries are also an opportunity for increasing biodiversity in species-rich habitats. (Ref: Wildlife-in-Norfolk/Habitat-explorer/Ponds-and-pingos)
- 35.10 In June 2014, Norfolk Wildlife Trust in partnership with University College London, Norfolk Rivers Trust, FWAG and the Norfolk Non-Native Species Initiative (NNNSI) set up the Norfolk Ponds Project; with the aim to reverse the decline of Norfolk's ponds so that agricultural landscapes contain a mosaic of clean water ponds with fewer ponds overgrown by trees and bushes.
- 35.11 Contributions towards wildlife habitats, drought and flood management will benefit developer proposals.
- 35.12 Development proposals that negatively impact on these aspects, or do not address existing poor water management issues, will be staunchly resisted in Pentney.

35.13 General principles.

- 35.14 Proposed developments will need to meet the following criteria to be supported by the Parish Council:
- 35.15 They will:

- 35.16** Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.
- 35.17** Have a neutral or positive impact on surface water drainage.
- 35.18** Proposals must demonstrate engagement with relevant agencies.
- 35.19** Include appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).
- 35.20** Where appropriate undertake sequential and /or exception tests.
- 35.21** Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.
- 35.22** Any Sustainable Drainage proposals (SuDS) should have an appropriate discharge location.
- 35.23** Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.
- 35.24** To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.
- 35.25** Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.
- 35.26** Confirmation of the need to seek consent before undertaking works to existing watercourses, engaging with Norfolk Council or the IDB (Kings Lynn IDB) on any proposals.
- 35.27** The important network of ditches in the wet low-lying land, that was once wetland, has helped to keep the parish's fields smaller in scale, similar to the traditional field patterns following the Enclosures Act. This field pattern gives Pentney a strong sense of place and history. Many of these historic ditches have been lost or neglected which has directly contributed the recent

flooding events in the village. This aspect of the network should be addressed in all planning applications that are likely to have an effect on any potential flooding issues.

36 Policy E05 Biodiversity and protection of ecology

36.1 Developments that support and encourage biodiversity and protect the local ecology will always be welcome providing they meet the requirements of all other policies.

36.2 Particular considerations are given in the explanatory text and will be used to help guide all decisions.

36.3 Explanatory Text

36.4 Pentney's landscape is punctuated by mature ponds and lakes, flowing rivers, ditches and mature woodlands; with each of these features providing biodiversity and interest.

36.5 Where appropriate, development proposals are encouraged to deliver enhancement of these ecological networks, especially where they improve habitat connectivity, such as green corridors and hedgehog highways, within the Neighbourhood Area.

36.6 Wherever possible, existing natural features such as trees and hedgerows should be retained unless their removal results in an ecological gain or an improvement to important views or green open space. Supplementary planting with mixed native species which strengthens the existing network of hedgerows will be supported.

36.7 Where a biodiversity asset is lost as a result of a development it will be expected to be compensated for elsewhere within the site, to a greater ecological value. Where this is not possible, then compensation should take place elsewhere in the vicinity or within the Neighbourhood Plan Area.

36.8 Net gains in biodiversity should be achieved such as through the creation of high-quality habitats, improved connectivity to other habitats, and the inclusion of design features that enable animals, especially species in decline, to move between habitats unhindered.

36.9 National Planning Policy Context (NPPF)

- 36.10 With particular regard to the natural environment, planning policies should:
- 36.11 Protect and enhance valued landscapes, sites of biodiversity or geological value and soils;
- 36.12 Recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital, including the economic benefits of trees and woodland;
- 36.13 Minimise impacts on and provide net gains for biodiversity;
- 36.14 Promote the conservation, restoration and enhancement of ecological networks;
- 36.15 Prevent new and existing development from contributing to or being put at unacceptable risk from unacceptable levels of soil, air, flood water or noise pollution and land instability;
- 36.16 Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

38 Appendix A

- 38.1 Grade I listed Pentney Priory Gatehouse (list entry no. 1342419);**
- 38.2 Grade I listed Church of St Mary Magdalene (list entry no. 1077623);**
- 38.3 Grade II listed Pentney War Memorial (list entry no. 1455542);**
- 38.4 Grade II listed Crossgates Farmhouse (list entry no. 1077625);**
- 38.5 Grade II listed Remains of Cross (list entry no. 1077624);**
- 38.6 Grade II listed Abbey Farmhouse (list entry no. 1077622); and**
- 38.7 Grade II listed Narborough House (list entry no. 1077626).**

39 Appendix B Heritage assets

- 39.1 GR post box Low Rd**
- 39.2 ER post box on the green opposite the church**
- 39.3 ER post box Narborough Rd**
- 39.4 Phone box Narborough Rd**
- 39.5 Village sign**
- 39.6 Kissing gate Low Rd**
- 39.7 Kissing gate Narborough**
- 39.8 Wesleyan Chapel Narborough Rd**
- 39.9 Howlett Hall Chapel Pentney Lane**
- 39.10 Narborough and Pentney Railway Station and related buildings**
- 39.11 Valentines Yard Gate House Pentney Lane**
- 39.12 Pentney and West Bilney School House Narborough rd**
- 39.13 Village Hall Narborough Rd**
- 39.14 Old King William Pub, Back Lane**
- 39.15 Folgate Corner Barn Narborough Rd**
- 39.16 Charity Farm Barn Narborough Rd**
- 39.17 Holly House Barn Back Rd**
- 39.18 Vicarage, Paws Lane**
- 39.19 Little Abbey Farm House and related buildings**
- 39.20 Malt Kiln Farmhouse and related buildings**
- 39.21 Folgate House Narborough Rd**
- 39.22 Melrose House Narborough Rd**
- 39.23 Old Coach House Low Rd**
- 39.24 Gray's Cottages 1-6 Low Rd**