Contents

1. Information and characteristics of Terrington St. John
2. Parish Boundary Map
3. Background information of the Neighbourhood Plan Process
4. Parish development boundary map
5. Proposed development with Terrington St. John and surrounding villages
6. Policies of the Neighbourhood Plan
7. Terrington St. John Neighbourhood Plan alongside the NPPF
8. Terrington St. John Parish Council additional objectives
9. Appendix list
1. Information and characteristics of Terrington St. John

The village of Terrington St. John is situated to the west of King’s Lynn and almost equidistant from the town of Wisbech. The village is surrounded by mostly arable land with some cattle and sheep farming along with numerous Equestrian facilities. Several horticultural nurseries are located within the village, supplying flowers on a national scale. Covering 826 hectares, the village reflects a predominantly arable farming community and the housing stock reflects a mixture of scale and design, dating back to the 14th Century. The permanent community here is small, approximately 835 residents. There are a small number of second homes and also a care home for the elderly.

The village consists mainly of three roads with some minor roads and rural lanes leading off. The Main Road (old A47) is the central hub of the village where the majority of services are located, i.e., a Shop, Garage, Doctors Surgery, Restaurant, Public House and Pharmacy etc. A mostly built up road with housing on both sides and benefits from a 30mph speed limit with direct access to Wisbech and King’s Lynn. The X1 bus route runs along this road from Norwich to Peterborough.

School Road is where the highest density area is for housing, with a large housing estate and a mix of detached and semi-detached
housing along the majority of the road. The local primary school is located here with a separate playing field, a new housing development opposite the school is in its final stages for commencement of development. School Road is a direct route to larger villages such as Marshland St. James and Emneth, Outwell and Upwell.

Church Road was split into two roads in 1996 when the A47 bypass was built, Old Church Road becoming a no-through road and retaining many of the original buildings, some of which were once shops and businesses. The rest of Church Road is a more rural area of the village, with sporadic housing, mostly large detached houses and cottages. The Church is located in a beautiful open setting which is the focal point of this area of the village.

**Design and Materials**

Traditional materials were used in the construction of the older buildings, including orange, red and brown brick, with roofs being burnt pantiles, pintiles and Welsh slate, with the more recent addition of concrete tiles. Oak is used in several areas to create open hovels and decorative features. Older barns are constructed with lime mortar with red/brown brick and include areas of black cladding, feature banding, buttress walls and pepper pot hovels to traditional builds. Windows are primarily of a sash/casement style, with traditional hardwood, painted or similar.
2. Parish Boundary Map (Map 1)
There have been considerable new building consents given in the area, including two significant developments which, when completed, will add more than 75 new homes to the village. As a Key Rural Service Centre, our village has been identified as somewhere where more houses will be built. This is something over which parishioners have little influence. However where they may be able to exert some influence is in ensuring that new houses that are built not only fit with Borough and National guidelines but also take account of local people’s views, experience and knowledge of living in the area.

The Borough Council of King’s Lynn and West Norfolk Local Plan currently comprises the Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016). This recognises the need to ensure that we are able to meet the housing needs of future generations so, having regard for this and the National Planning Policy Framework (NPPF), Terrington St. John Parish Council decided to incorporate into our Neighbourhood Plan the size and style of houses preferred to be built in and around the village.
There is an acceptance that our villages are changing; they are no longer, and will never again be, small Norfolk working villages with the entire population living and working within the area.

This Neighbourhood Plan will form part of the official development plan for the area and will be used alongside the Borough Council of King’s Lynn and West Norfolk Local Plan, to help guide decisions on planning applications and appeals within the Parish of Terrington St. John.

Significantly during the development of this Plan the policy regarding control of the ‘development footprints’ within the parish has changed. Fundamentally the updated policy now provides for exclusive control and responsibility of housing development within the Parish council defined areas.

In addition to the Neighbourhood Plan, the Parish Council also seeks to improve the overall safety and speed awareness within the parish.

Moreover, with the undoubted housing growth within the parish of Terrington St. John it is imperative that the social, educational and traffic infrastructures are reviewed and significant focus is made on development to support all and any growth in population.

Terrington St. John Parish Council has established this draft Plan, following consultation within the parish as identified on the approved Parish Boundary Map (Map 1) shown above. The Neighbourhood Plan will provide control and responsibility of housing development within the Neighbourhood Plan Area (Map 1).
Project Planning

A Working group within Terrington St. John Parish Council produced a draft questionnaire to cover the areas previously agreed by the Borough Council.

The questionnaire was considered at a Parish Council meeting, open to the public. Suggestions for further questions/alteration of existing questions were made and adopted.

Parishioners were informed via the Parish Council minutes (displayed on the Parish Council Website) and notifications in the Parish News Magazine that a questionnaire would be circulated. It was advised also that additional questionnaires would be available from identified Councillors houses and other public places within the village.

Parishioners were given one month to complete and return the questionnaires.

Initial Questionnaire

In the Terrington St. John Neighbourhood Plan Questionnaire (Appendix 1, b), we asked all eligible Parishioners to advise us of their opinion of the type, style and nature of any future development.
Questionnaires were produced and delivered to every household in the village (within the Boundary Map 1). People were also made aware of the process through the following channels:

Parish Magazine
Parish Website
Village Noticeboards

Extra copies of the questionnaire were available from the Pharmacy, the Village Store, the Doctors Surgery and the Garage in the village. 81 questionnaires were returned from 700 delivered or obtained from designated public areas, a percentage return of 11.57%.

The results were collated (Appendix 1, c) and made available to the Parishioners on the village website.

All comments from the meetings and any correspondence received have been taken into account in the preparation of the Neighbourhood Plan.

Throughout the process regular updates on progress have been given at Parish Council meetings, held every first Wednesday of the month and clearly shown on the Agenda.
4. Parish Development Boundary (Map 2)
11. Terrington St. John Final draft 5/9/18 – TSJ001
As part of the Terrington St. John Neighbourhood Plan, the Parish Council must allocate an area for the proposed future housing needed in the village, as a Key Rural Service Centre the village has been allocated 10-15 new homes to be built during the plan period. Please be aware that national policy has allocated the future housing needs, not the Parish Council or the Neighbourhood Plan process. The Parish Council have surveyed the village area and taking into account the results of the Parish Consultation we have extended the boundary area as shown on the Terrington st John Boundary map (Map 2) to accommodate the imposed development.

The reasons for this are as follows:

1. Part of this area has already been built on (five new homes built from windfall) however these are not shown on the current development boundary map, these houses have extended the visible housing footprint along School Road already, so in essence the proposed extension is a relatively small area. There are very few sites within the existing development boundary to accommodate further housing.
2. From the Parish survey results, it was clear that parishioners would like to see individual plots released or for self build, small developments and use of brownfield land. After surveying the proposed extension we feel that this criteria can be met.

3. Failure to extend our development boundary or failure to secure a Neighbourhood Plan, would result in BCKLWN allocating a site within the village, which could possibly use high grade agricultural land in productive use, and result in a large housing estate, both of which were very much a least preferred option in the Parish Survey and would not reflect the opinions of local residents.

4. There are no other available sites within the Terrington St. John village boundary with a lower flood risk (Flood Risk 3).

The extension of the development boundary on School Road should also reinforce the need for a reduced speed limit along School Road, a request and concern that many parishioners have put forward in the questionnaire, this is an ongoing project the Parish Council are actively pursuing.
The below table shows the proposed development from BCKLWN Local Plan allocations and development from windfall (development not specifically identified within the local Plan), the surrounding villages have also been included for information purposes, the significance of these figures will be underpinned in the Parish Councils additional objectives (section 8).

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Local Plan Allocations</th>
<th>Windfall application</th>
<th>Allocations + Windfalls</th>
<th>Current dwelling stock 10/17</th>
<th>Potential % dwelling increase</th>
<th>Population estimate 2016</th>
<th>Population increase from growth</th>
<th>Potential % population increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terrington st John</td>
<td>35</td>
<td>59</td>
<td>94</td>
<td>386</td>
<td>24</td>
<td>835</td>
<td>216</td>
<td>25</td>
</tr>
<tr>
<td>Terrington st Clement</td>
<td>62</td>
<td>29</td>
<td>91</td>
<td>1833</td>
<td>5</td>
<td>4242</td>
<td>209</td>
<td>5</td>
</tr>
<tr>
<td>Tilney All Saints</td>
<td>5</td>
<td>4</td>
<td>9</td>
<td>262</td>
<td>3</td>
<td>531</td>
<td>20</td>
<td>4</td>
</tr>
<tr>
<td>Tilney St Lawrence</td>
<td>40</td>
<td>32</td>
<td>72</td>
<td>719</td>
<td>10</td>
<td>1524</td>
<td>165</td>
<td>10</td>
</tr>
<tr>
<td>Marshland St James</td>
<td>25</td>
<td>63</td>
<td>88</td>
<td>534</td>
<td>16</td>
<td>1207</td>
<td>202</td>
<td>17</td>
</tr>
<tr>
<td>Walpole Highway</td>
<td>10</td>
<td>32</td>
<td>42</td>
<td>321</td>
<td>13</td>
<td>732</td>
<td>96</td>
<td>13</td>
</tr>
<tr>
<td>Walpoles</td>
<td>20</td>
<td>36</td>
<td>53</td>
<td>781</td>
<td>7</td>
<td>1819</td>
<td>122</td>
<td>7</td>
</tr>
<tr>
<td>Walpole Cross Keys</td>
<td>0</td>
<td>27</td>
<td>27</td>
<td>200</td>
<td>13</td>
<td>463</td>
<td>62</td>
<td>13</td>
</tr>
</tbody>
</table>

**Source data:** BCKLWN 08/03/2018
Following the issue and review of the responses from the questionnaire issued in June/July 2016, the Terrington St. John Parish Council wish to set out the following proposals to establish and develop a Neighbourhood Plan within the village and parish.

### Policy 1 – Housing for residents

The overall feedback is for the need for growth in housing within the village for second generation and locally based individuals.

Affordable homes for the next generation and for local residents who wish to either downsize or upsize due to family needs.

This is the focus in terms of new housing developments

(6.1)

Rationale: From the results of questionnaire it was apparent that there is a requirement for locals and the second generation of Parishioners to be able to remain in the village, we regard this as an important part of a rural community and has many social and
economic benefits. The Neighbourhood Plan will support
development which specifically identifies with this need and has
been demonstrated within a Planning Application.

Rationale: It is important that sustainable design solutions are
achieved, and in this area the use of materials which are
sympathetic to existing housing in the local vicinity is to be
encouraged. The Parish Council survey (Appendix 1, b and c)
showed that the preferred build materials within the village are
brick walls with slate or tiled roofs, therefore where possible the
Neighbourhood Plan will endeavour to ensure these types of
materials are used, in keeping with the majority of the existing
housing stock within the Parish.

Policy 2 – Design, style and materials

Any new dwelling, redevelopment or extension to a dwelling
in the area should be carefully designed to blend in with
adjacent properties and areas to maintain the character of the
village.

(6.2)
Policy 3 – Size of dwellings

In order to provide housing that is required for people who wish to live and work in the village, as well as for second homes, houses should in the main be of a modest size with two or three bedrooms and be 1.5 or 2 storeys high.

Larger houses with 4-5 bedrooms would be acceptable but to be in keeping with the ratio of medium and smaller houses.

Rationale: Support will be given to developments incorporating properties with 2 – 3 bedrooms to ensure that a balance is kept in terms of affordability, and giving a spread and variety of house size throughout the Neighbourhood Plan area. It will ensure that there are appropriate houses available to maintain and develop a sustainable community to house young people, families and retirees.

It is acknowledged that in exceptional cases there may be a need to provide 5 or more bedrooms to accommodate the needs of a resident’s local family, for example a house suitable for multi-generational living. This should be demonstrated in a statement submitted with a planning application.
Policy 4 – New and redeveloped dwellings footprint

New, re-developed and extended residential buildings should occupy no more than 50% of the plot unless within the general area of a listed building.

(6.4)

Rationale: This is in order to allow space for adequate parking and for a garden. We are looking at encouraging a sustainable local population by providing houses that would be suitable for families, to enable children to play outside due to the lack of community play areas in the village. Gardens also encourage wildlife to the area and provide areas for food production for self sufficiency.
Policy 5 – Development of shops, workshops and Business Units

The development of shops, workshops and business units should be encouraged in appropriate locations, as should the development and growth of existing businesses in the village.

(6.5)

Rationale: This is necessary to encourage a permanent population within the village and to minimise the amount of travelling residents need to undertake. This sort of support is essential to develop a sustainable population and to support young people and retain them within the area. We wish to retain and enhance the existing facilities and businesses, along with the School, Doctor’s Surgery, Pharmacy, self employed or work from home ventures, farming and horticulture.

Careful consideration will be given to location of any new business, or existing business seeking expansion or re-development, giving great regard to nearby residents and moreover so as not to detract from the village vernacular.
7. Terrington St. John Neighbourhood Plan alongside the NPPF

The three dimensions to sustainable development, as identified in the NPPF, are economic, social and environmental:

● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources
prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

7.1 Our policies address the need to support the members of our community, be they permanent residents, second home owners or visitors, by attempting to ensure that appropriate housing is available for all sectors and that houses are built that would be able to be used for any of the sectors as the need arises. We attempt, through policy 6.5 to encourage the rural business economy and to encourage people to work and live in the village. This will minimise pollution and encourage low carbon emissions by reducing travelling and thus improving the conditions in which people live and work. The NPPF specifically mentions the essential need for a rural worker to live permanently at or near their place of work; this is also addressed in the Borough Core Strategy which wants people to have access to good quality housing, close to places of employment.

7.2 Policies 6.2, 6.3 and 6.4 encourage support for our natural environment in gardens – aiding the retention, and attempting to halt the decline, of biodiversity. Small open spaces – our gardens – are as important to protect as the wide-open spaces in the National Parks. All policies contribute towards maintaining our built environment and widen the choice of high quality homes by ensuring that all houses are well designed and are of a style and size that suits all sectors and doesn’t limit the provision of houses to high cost, large dwellings. This gives the required flexibility to adapt to change and provides a good standard for existing and future occupants. Policy 6.2 attempts to ensure that houses reflect high standards in design and architecture and that they are sensitive to the defining characteristics of the local area.
7.3 Without adequate appropriate housing our community will dwindle to a size which makes it uneconomic and unsustainable to run buses, shops, businesses, and sustain our schools, meeting halls and local clubs. Without those facilities being available locally people will have nowhere to meet, car use will increase, thus increasing pollution, the cultural well being of the community will suffer and the community will eventually become unsustainable; something which would be counter to the basic tenets of the Borough Core Strategy which aims to promote sustainable communities, sustainable patterns of development, and a strong hierarchy of successful rural settlements and supporting a range of jobs. If this is successful it will not only benefit our residents but also visitors to the area, thus creating a virtuous circle, which would be of benefit to the villages and the Borough and would encourage economic growth and inward investment.

7.4 Smaller houses, even considering the 50% plot requirement, will mean, in effect, that more houses can be built. Policy 6.1 seeks to encourage and allow the second generation of our villagers to continue to live close to their families, our consultation from the community clearly shows that this is an important part of village life and high on the agenda of a number of respondents.

7.5 The NPPF talks about a ‘strong sense of place’. We feel that houses built with regard to our policies will benefit our village, enhance the local character which is engendered by the many old traditional buildings in the village, and attempt to recover that feeling of identity that has been lost with the proliferation of large, inappropriate dwellings. The Borough Core Strategy aims to
protect the historic environment and to enrich the attraction of the Borough as a place to live, work and to visit. Our Neighbourhood plan will help address the compromises necessary to ensure a sustainable permanent community while also providing for second homes, visitors, and the retention of our traditional character vital for the well being of those who live here as well as for the interest of visitors. In preparing the plan we have been mindful of the desirability of conserving listed buildings, their features and their settings.

7.6 We feel that our Neighbourhood Plan conforms to the objectives of the NPPF. The benefits conferred on our community and visitors to the area are in agreement with the sentiments expressed within the NPPF. It will provide a sustainable way forward for the development of the village, enhancing the region in all three areas identified in the Framework. We also feel that our Neighbourhood Plan is supportive of, and supported by, the Borough Core Strategy in its wish to foster sustainable communities with appropriate housing and is in keeping with CS06, which aims to promote sustainable communities and sustainable patterns of development, ensuring that employment and appropriate housing (including affordable housing) are provided in close proximity.

7.7 We hope that housing and other development in Terrington St. John will contribute towards improving local services and infrastructure. An increase in population within the villages means an increase in the need for transport, education, library services etc. There are mechanisms to do this (for example CIL, Section 106 agreements and planning conditions) and it is important that these mechanisms are used to ensure that the infrastructure grows with the population.
The Parish Council of Terrington St. John are concerned with the traffic flows and infrastructure within the village and surrounding villages. The area is regularly monitored with SAM2 equipment and speeding through the village is commonplace.

Terrington St. John has heavy haulage running through the village and the roads are not up to the standard required for such use.

It is therefore in the interest of safety and the well being of residents, that the necessary infrastructure, for example road maintenance and upgrading, suitable pavements and appropriate speed limits are able to be put in place when deciding on new developments in the village.

As can be seen in the table in Section 5, the village of Terrington St. John will be seeing a 25% increase in population, and the surrounding villages are also seeing large growth, this impacts on the roads of Terrington St. John due to commuters/hauliers etc having to use our roads to access main routes such as the A47, A17 and A10.
Appendix 1 – separate document

a) Blank Neighbourhood Plan Questionnaire

b) Results of returned Questionnaires, including the Parish Council approach to incorporate Parishioners views and requirements within the Neighbourhood Plan.

Appendix 2 – Consultation Process

a) Statutory Consultation Process

b) Correspondence received from statutory consulted Organisations and any action required.

Appendix 3 – separate document

Basic conditions statement

PDF - separate document

BCKLWN SEA and HRA Screening report.
End of document