

**Consultation Statement Additional Modification, (Post Examination) April 2023.**

Following independent examination of the draft Blakeney Neighbourhood Plan and consideration of the examination report, the Council issued its Interim Decision Statement and invited further representations on the additional modifications proposed by the Council for a six-week period between **Thursday 23 February** and **Thursday 6 April 2023 at 5pm** from

The Council received 6 responses were received by the Council in the statutory time period as detailed below.

**From:** [REDACTED]  
**Sent:** 28 March 2023 13:46  
**To:** Planning Policy <Planning.Policy@north-norfolk.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** RE: PL00461942 - Blakeney Neighbourhood Plan Examination Report & Decision Statement

Dear North Norfolk Planning Policy Team,

Thank you for consulting us on these post Examination modifications. Having reviewed the Decision Statement, Examination Report and the proposed modifications we can confirm we have no further comments to make at this time, owing to the fact the modifications do not pertain to considerations of the historic environment.

Kind regards,

Edward

-----

Edward James  
Historic Places Adviser - East of England  
Historic England

[REDACTED]



**Historic England**  
Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

[REDACTED]

Date: 06 March 2023  
Our ref: 423187

North Norfolk District Council  
planningpolicy@north-norfolk.gov.uk  
BY EMAIL ONLY  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900

Dear Sir or Madam

Blakeney Neighbourhood Plan - Notification of Receipt of Examiners Report, Issue of Decision Statement & Invitation to Make Further Representations

Thank you for your consultation on the above dated 23 February 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact:  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully  
Dominic Rogers  
Consultations Team

**Annex 1 -Neighbourhood planning and the natural environment: information, issues and opportunities**

**Natural environment information sources**

The [Magic1](#) website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here2](#).

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

### **Natural environment issues to consider**

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

**Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.**

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) 14).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

---

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiv>

[ersity/protectandmanage/habsandspeciesimportance.aspx](http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx)

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

---

<sup>9</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiv>

[ersity/protectandmanage/habsandspeciesimportance.aspx](http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx)

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiv>

[ersity/protectandmanage/habsandspeciesimportance.aspx](http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx)

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

---

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

**From:** John Long [REDACTED]

**Sent:** 02 March 2023 09:59

**To:** Planning Policy <planningpolicy@north-norfolk.gov.uk>

**Subject:** RE: Blakeney Neighbourhood Plan - Blakeney Hotel Response 5 May 2022

Dear Planning Policy Team

I am instructed by Blakeney Hotel to advise them on planning and related matters, including the Blakeney Neighbourhood Plan. I have previously submitted representations to the Neighbourhood Plan on behalf of the Hotel (see below – 5/5/2022).

I have reviewed the recently published Neighbourhood Plan's Inspector's Report and the Council's Decision Statement, including the Council's proposed additional Proposed Modifications and have advised the Hotel accordingly. The Hotel's comments on the Neighbourhood Plan Proposed Modifications are included on the attached letter. The Hotel is pleased that the Inspector has acknowledged and endorsed the Hotel's claim that their land at the Pastures should not be protected in the same way as the rest of the Pastures site as it is visually and functionally separate from the wider Pastures site and supports the proposed modifications to delete it from the designation. I trust that the Hotel's submission, as set out in the attached letter will be given due regard as both the Neighbourhood Plan and the Local Plan progress.

John Long  
[REDACTED]

North Norfolk  
District Council  
Council Offices

Date: 2 March 2023  
Your Ref: PM10  
Our Ref: 014/2018/001\_job000040  
Email: [REDACTED]  
Tel: [REDACTED]

Via email only: planningpolicy@north-

Dear Planning Policy Team

### **Blakeney Neighbourhood Plan Modification PM10: Blakeney Hotel comments**

I am instructed by Blakeney Hotel to advise them on planning and related matters, including the Blakeney Neighbourhood Plan. I have reviewed the Neighbourhood Plan's Inspector's Report and the Council's Decision Statement, including the Council's proposed additional modifications and have advised the Hotel accordingly. The Hotel have the following comments to make:

The Blakeney Hotel agrees with the Neighbourhood Plan Inspector's assessment of the Hotel's land at the Pastures (Site 16). It is pleased that the Inspector has acknowledged and endorsed the Hotel's claim that the Hotel land at the Pastures should not be protected in the same way as the rest of the Pastures site as it is visually and functionally separate from the wider Pastures site. The Hotel therefore **SUPPORTS** the Inspector's recommendation to exclude this Land from the Pastures 'Valued Site' designation. The Blakeney Hotel also **SUPPORTS** the Council's decision to modify the Neighbourhood Plan in accordance with the Inspector's recommendations; and **SUPPORTS** the proposed Additional Modification PM10 (as it relates to the Pastures) which confirms the deletion of the Hotel's land at the Pastures (Site 16) from the Plan's Table 2 and Map 11.

Additionally and importantly, the Blakeney Hotel expect the Council to carefully consider the Neighbourhood Plan Inspector's assessment of the Hotel's Land at the Pastures as it continues to prepare its Local Plan. The Neighbourhood Plan Inspector's assessment of the Hotel's land at the Pastures is clear that:

***"...It [the Hotel's land at the Pastures] does not enjoy public access or recreational use. Its amenity value is limited. Whilst the main [wider Pastures] site may have historic and strategic importance, there is no evidence that this extends to the hotel land. It [the wider Pastures site] certainly does not rely on the hotel land for any such status."***

This assessment supports the representations that the Hotel have previously made in response to the Neighbourhood Plan and the emerging Local Plan and confirms that the Hotel's land at the Pastures should not be protected in the same way as the wider Pastures site, and it should not be designated in the Local Plan as an "Open Land Area" as it does not fulfil the definition. The Hotel will continue to make such representations, as now reinforced by the Neighbourhood Plan Inspector as the Local Plan preparation process continues.

Yours sincerely

John Long BA (hons) DipTP, MRTP Director.

**From:** Susan Grice <[REDACTED]>  
**Sent:** 21 March 2023 12:27  
**To:** Planning Policy <planningpolicy@north-norfolk.gov.uk>  
**Cc:** [REDACTED]

**Subject:** Blakeney Neighbourhood Plan: invitation to make further submissions

Thank you for consulting the Gardens Trust (GT) in its role as a statutory consultee on the proposed modifications to the Blakeney Neighbourhood Plan. The Norfolk Gardens Trust is a member organisation of the GT and is authorised to respond to planning consultations on GT's behalf.

While the first two proposed modifications fall outside the GT's remit, we support the third amendment to Policy 13. We consider that the change in wording - replacing the preservation of 'valued sites of *strategic* importance' with 'valued sites of *visual* importance' - is justified to accurately reflect the purpose of the assessment which states, 'There are certain designated and non-designated open spaces within Blakeney which, because of their location, openness and topography allow views across a wider area enhancing the village perception, character and countryside feel.'

regards,

Susan Grice  
Norfolk Gardens Trust, Planning Officer

[REDACTED]

**From:** Designing Out Crime [REDACTED]  
**Sent:** 09 March 2023 09:27  
**To:** Planning Policy <Planning.Policy@north-norfolk.gov.uk>  
**Subject:** RE: Blakeney Neighbourhood Plan Examination Report & Decision Statement

Dear Sirs,

Thank you for inviting Norfolk Constabulary for further consultation on the proposed Blakeney Neighbourhood Plan.

Having reviewed the three additional modifications of wording I can confirm that we have no additional comments to make.

Kind regards

**Stephanie Segens**  
**Designing Out Crime Officer**  
**Norfolk Police**

Community Safety  
Local Policing Delivery Unit (LPDU)

Mobile: [REDACTED]

**From:** Planning Department [REDACTED]  
**Sent:** 02 March 2023 16:41  
**To:** Planning Policy <Planning.Policy@north-norfolk.gov.uk>  
**Subject:** RE: Blakeney Neighbourhood Plan Examination Report & Decision Statement

Good afternoon,

Thank you for consulting the Board on the amendments to the Blakeney Neighbourhood Plan following the independent examiners report.

Having reviewed the amendments to the plan, the Board have no further comments to make on these revisions. Our comments made on 11<sup>th</sup> April 2022 remain.

Kind Regards,

Ella



**Ella Thorpe BSc (Hons.), MSc, GradCIWEM**  
Sustainable Development Officer  
Water Management Alliance  
[REDACTED]

Please note my working hours are between 08:30 & 17:00 on Monday - Thursday and 08:30 & 16:30 on Friday.

Registered office: Pierpoint House, 28 Horsley's Fields, King's Lynn, Norfolk, PE30 5DD

WMA members: [Broads Drainage Board](#), [East Suffolk Drainage Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#), [Waveney, Lower Yare and Lothingland IDB](#) in association with [Pevensey and Cuckmere Water Level Management Board](#)