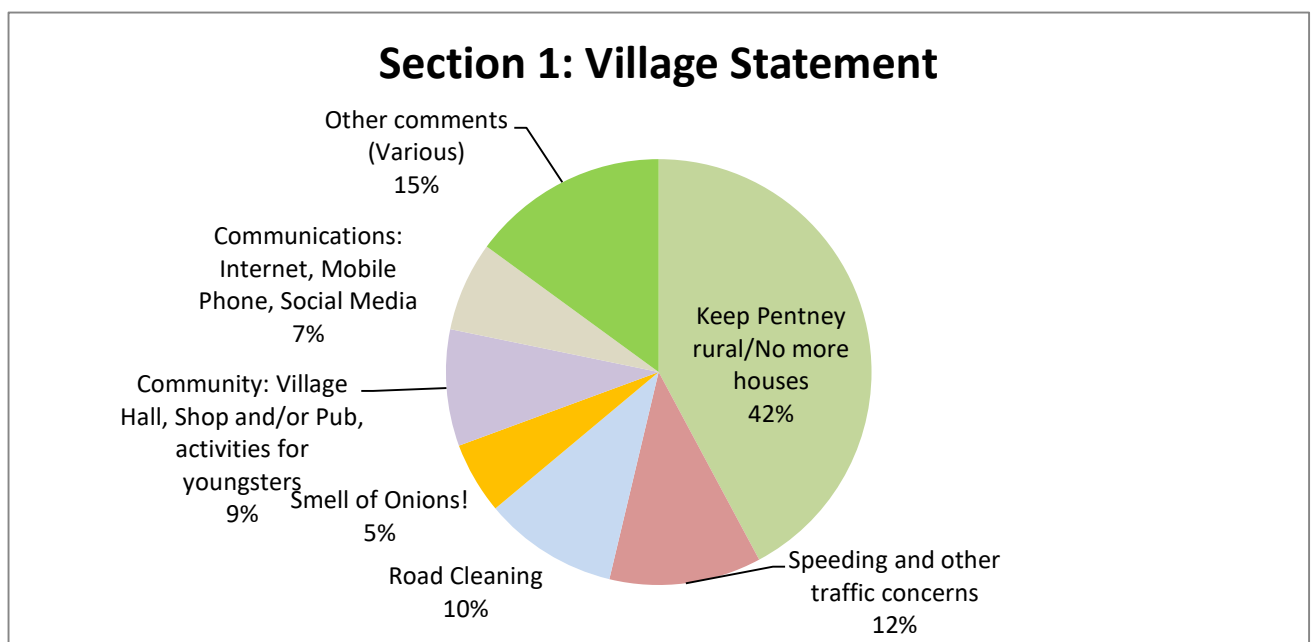


Community Engagement Report

This report is based on the comments we have received from the 201 Neighbourhood Plan Questionnaires which were returned. Two were not used as the answers/comments involved were impossible to evaluate and would not affect the overall results. The General Questionnaire answers were submitted using SurveyMonkey so this report is only about the additional comments that were made. All these comments were put into Spreadsheets for each Section of the Questionnaire and separate spreadsheets were created to capture comments pertaining specifically to annotations and drawings on the maps and also for the business section.

Section 1: The Village Statement, actually produced the most comments about several often discussed themes: Keeping Pentney rural with no additional houses, speeding, drainage problems and mud on the road and the ever-present smell of onions, Communications including the internet and mobile phones and the lack of a centre point to the village such as shop or a pub. In fact out of total of 147 comments in this section 42% were about keeping Pentney exactly as it is at present, with a spacious rural feel and no additional housing. In particular the majority of residents who responded with comments, or marked a preference on a map, requested that the centre of Pentney, the farmland from Golden Gym, along Narborough Road all the way to the Recreation Ground remain as a green, open, farmland space.

Keep Pentney rural/No more houses	62
Speeding and other traffic concerns	17
Road Cleaning	15
Smell of Onions!	8
Community: Village Hall, Shop and/or Pub, activities for youngsters	13
Communications: Internet, Mobile Phone, Social Media	10
Other comments (Various)	22

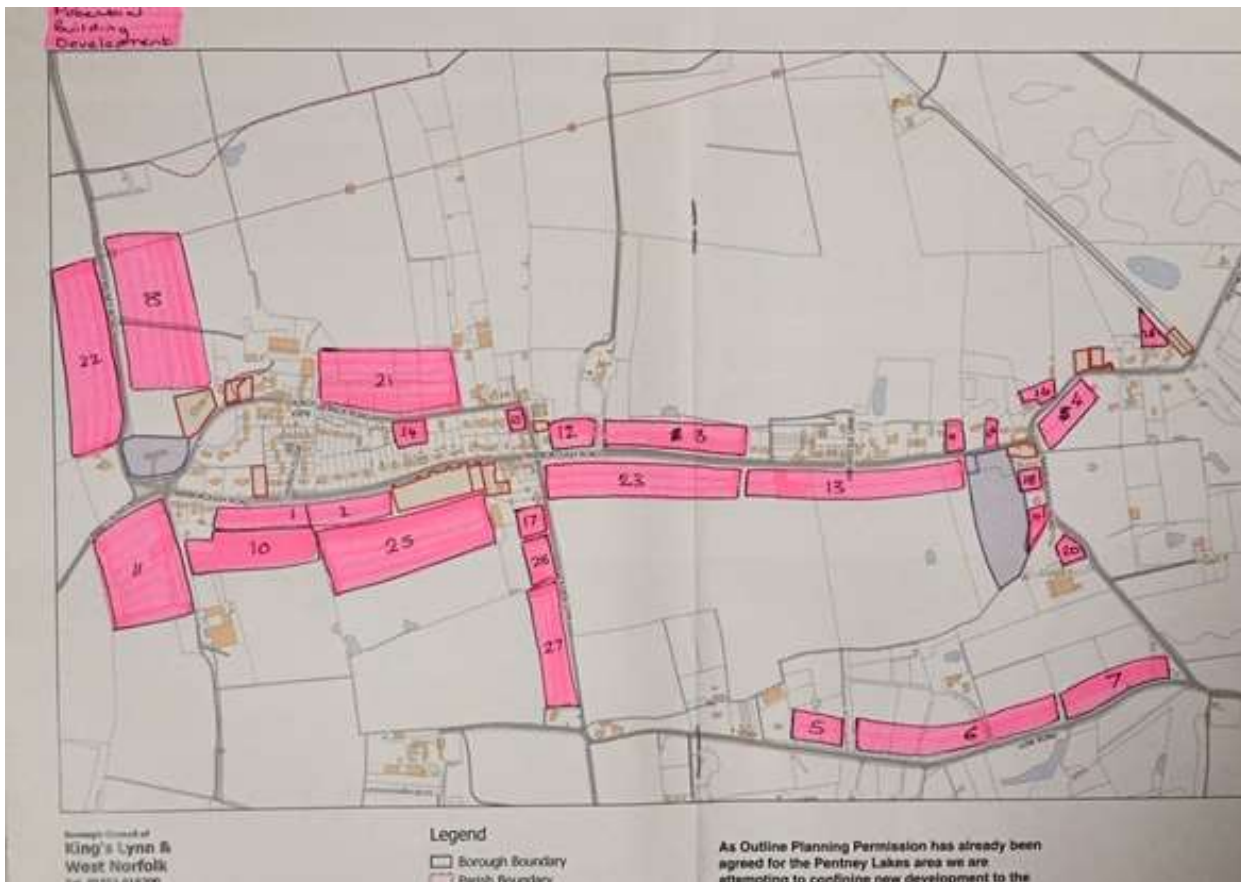


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Section 2: Housing/Building Development, it is again clear that the majority of comments made mention Pentney should remain as it is as enough new building has been done recently although generally people do appear to be happy with the individuality of the plots being developed along Narborough Road although there have been several comments about loss of views. It is equally clear that many residents are extremely disappointed with the building of large executive-style houses in Pentney Lane as they feel they are not in keeping with the village and the additional traffic is a problem. The loss of mature hedgerows and the installation of tall brick walls, fences and kerbstone lined laybys as well as the increase in traffic mean Pentney has lost a quaint quiet lane and residents don't want any further development especially in this location. Opinion shows that if any new building is to be done, the use of local materials, such as carrstone and flint, would help new properties blend in with the existing buildings in the village. According to the locations that residents marked on the map as potential development sites, the most favoured (20 residents identified this site) is Site No.2 alongside the existing newbuilds and sites already on Narborough Road. Site No.2 has already been identified in a Call for Sites.

We also asked people for their opinions on where Potential Development Sites could be and also which areas they would like to retain as Green and Open Spaces, the comments pertaining to these are on the spreadsheet but the maps and a key to locations is included here.

Potential Development Sites



Community Engagement Report

No.	Location	Qty
1	Narborough Road (West) South side between Bus-Stop and Old School House	14
2	Narborough Road (West) South side between Bus-stop and Ben Howlett's Existing Self-Build Plots	20
3	Narborough Road (Central) North side Between Stud Farm (Hansatech) and Maytime Cottage	19
4	Pentney Lane (East Side) Between Valentine's Yard and corner of Narborough Road	1
5	Low Road (North Side) Land belonging to Charolais	2
6	Low Road (North Side) Land belonging to Malt Kiln Farm	1
7	Low Road (North Side) Land belonging to Holly Cottage	1
8	Bilney Road (Paws Lane) East side	2
9	Narborough Road (East) North side - Charity Land	2
10	Narborough Road (West) South side - Area behind Site No. 1	1
11	Abbey Road - Land opposite Church <i>(NB: This site has also been suggested as a new cemetery)</i>	1
12	Narborough Road (Central) North Side - Land used by Pentney Alpacas adjacent to Stud Farm	9
13	Narborough Road (Central) South Side - Land from the Recreation Ground to opp. Maytime Cottage	5
14	Back Road (South side) -end of Narborough Road L/A Housing gardens	2
15	Back Road - Pony paddock opposite old King William IV	1
16	Pentney Lane (West side) between The Chapel and the new executive houses	1
17	Golden Gym (West side) land to left of Walnut Cottage	3
18	Narborough Road (Pentney Lane end) Land between Folgate Farm and Rimini	2
19	Narborough Road (Narborough end) Land between Rimini and Woodside	1
20	Narborough Road (Narborough end)	1
21	Back Road (North side) Livery Yard paddocks	4
22	Bilney Road (Paws Lane) West side	1
23	Narborough Road (Central) South side - Land from Golden Gym to the footpath	6
24	Narborough Road (North side) Land adjacent to Charity Farm Cottage	1
25	Land behind Ben Howlett's existing self-builds on Narborough Road (West) and also behind Site 2	2
26	Pentney Lane (West side) Land adjacent to Dutch Engineering	3
27	Golden Gym (West side) Little Abbey Farm land	2
28	Golden Gym (West side) midway down	2

Section 3: Environmental, comments showed that residents wish to retain as many of the open spaces and attractive views as possible, including views across farmland around the centre of the village and the tree-lined lanes such as Low Road, the Eastern end of Narborough Road and Pentney Lane. This map shows the areas that were selected as Green and Open Spaces, each area has been numbered and the location identified on the accompanying list and then further grouped into larger identifiable areas.

By splitting the map into 6 main groups, and using the actual amount of times a particular location was identified (Quantity) within that group we can show the percentage of how popular an area is for retention as a Green and Open space. The farmland between Golden Gym and the Recreation Field (West/East) and between Narborough Road and Low Road (North/South), shown in green, has the highest percentage of residents requesting it remain a green and open space. It was also one of the most popular Viewpoints identified (from either end of the footpath).

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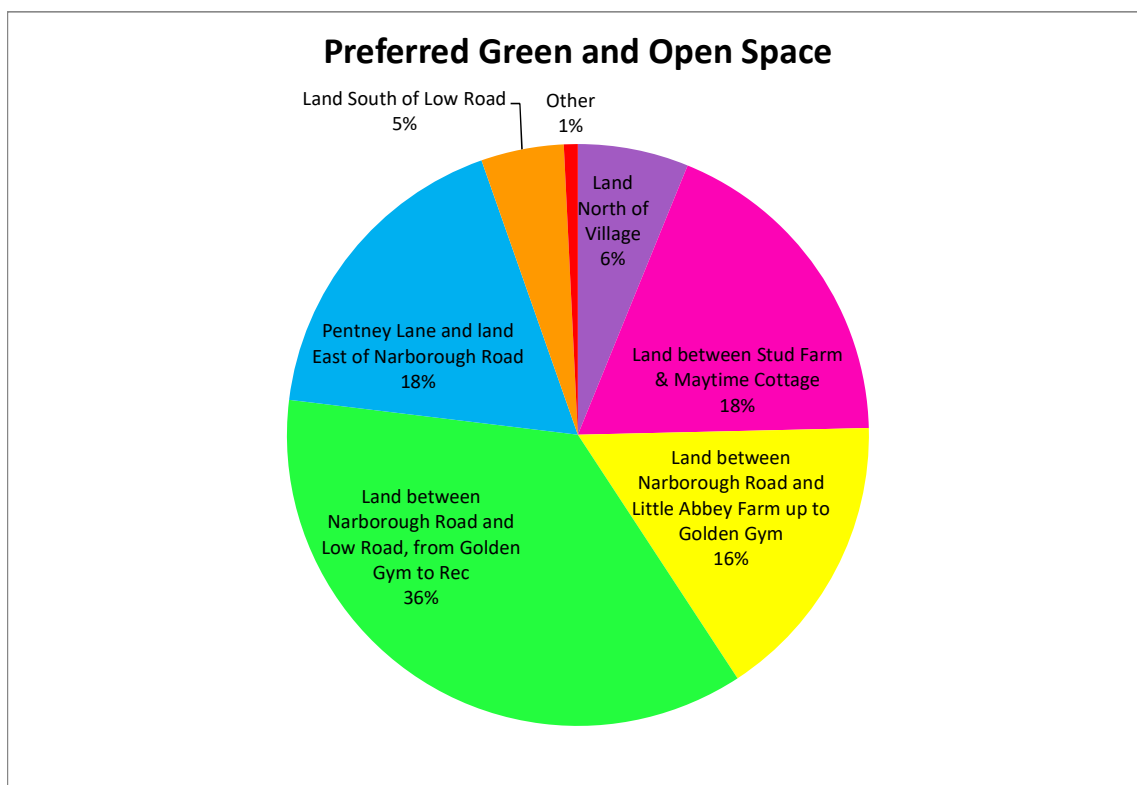
Green and Open Spaces



No.	Location	Qty
1	Back Road, Livery Yard Fields	2
2	Narborough Road, South side, Land adjacent to existing amenity land behind Malt Kiln Farm	16
3	Narborough Road, South side, Land from Golden Gym to footpath	13
4	Narborough Road, Central, North side, between Stud Farm and Maytime Cottage	7
5	Narborough Road, West end, South Side , from bus-stop to Old School House (Cunnington)	7
6	Narborough Road, East side, Land opposite Falgate Farm and Rimini	7
7	Narborough Road, South side, Land from footpath to new-builds	6
8	Narborough Road, Land at back (North) of Site number 4, adjacent to Stud Farm	5
9	Harvestile Lane, Land at the end of this road (North)	5
10	Low Road, North side, land adjacent to Holly Cottage	5
11	Narborough Road, Central, North side, land adjacent to Stud Farm	3
12	Land adjacent to Stud Farm and William IV (no road frontage)	3
13	Paws Lane/Bilney Road, West side	3
14	Paws Lane/Bilney Road, East side	2
15	Golden Gym, Little Abbey Farm, West side	3
16	Golden Gym/Low Road corner, East side	6
17	Narborough Road, land adjacent to Tiptree Cottage	3
18	Narborough Road, East side, Land adjacent to West Cottage, opposite Holly Cottage	5

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19	Low Road, land behind Oaktrees (Allen)	4
20	Pentney Lane, West side	3
21	Pentney Lane, East side	5
22	Golden Gym, West side (North) behind new-builds on Narborough Road	2
23	Low Road, South side	3
24	Land East of Narborough Road, behind Site 6 West Cottage	3
25	Back Road, North side, Land beyond Livery Yard Paddock	1
26	Low Road, North side, land belonging to Charolais and Malt Kiln Farm	1
27	Back Road, South side, corner opposite William IV (Pony paddock)	1
28	Abbey Road, South side (Cunnington)	1
29	Land between Site 28 and Little Abbey Farm	1
30	Little Abbey Farm	1
31	Narborough Road, West side, Old farm buildings/land behind double hedge, adjacent Woodside	2



Note: The colours on this chart link to the colours on the map above.

Section 4: Village Facilities, has many comments about the lack of footpath maintenance. Also mentioned is Ogy's Bar at Pentney Lakes – which many villagers thought was “just for them at the lake”. Very few people had any idea what the facilities at Little Abbey Farm were and certainly the newer residents were completely unaware that the “Allotments” are actually tracts of land rented and used by local farmers. Several people commented that they would be interested in having an allotment if they were available. The Nar Valley News was also mentioned as a publication that could contain more useful news such as mobile library and bus times. Most people in Pentney who made comments appreciated that Pentney was a quiet rural place, although there were many mentions of the desire for a shop, a pub or a visiting Fish and Chip van.

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Section 5: Education and Other Facilities, the biggest concern in this section was that Pentney children are being turned away from Narborough School as it is over-subscribed and being sent to Marham or even Castle Acre. Several children have to be collected and returned home via taxi services. The lack of suitable buses and a very recent change to the connecting bus timetable has made it extremely difficult for those that do not drive to get to doctors and dentists in Swaffham or King's Lynn.

Section 6: Transport, has a lot of comments on speeding vehicles, the lack of horse-rider warning signs considering the increasing amount of horse-riders and their safety around the village, the maintenance of hedges and ditches generally and the need for a footpath or trod from Low Road to Narborough. There is also concern about the amount of heavy lorries using Low Road and Back Road and damaging the verges etc.

Section 7: Infrastructure, comments highlighted frequent low water pressure and also a number of people commented being entirely cut-off entirely on several occasions. Pentney itself has had at least two major water leaks, attended to by Anglian Water, over the last 18 months, which did take a number of days to fix and water was cut-off several times. The electricity has also been cut off more than once in the past two years.

Section 8: Tourism, although the residents generally do not see Pentney as a Tourist Destination, they are aware that other people do, due to Pentney Lakes, Pentney Country Club and the new Norfolk Woods location all accommodating a substantial amount of holiday visitors. In the village too there are a number of B&Bs and holiday lets. It is felt that some signage pointing the direction to Pentney Abbey and the Church should be put at the bottom of Pentney Lane. Pentney does have a network of footpaths, bridleways and access to many green and open spaces with lovely views. There is also the Church, Pentney Abbey, the Wayside Cross and the churchyard which was where the Pentney Hoard was found back in 1978. It has been suggested that a new Footpath Board on the village green opposite the Church be erected and boards could also give information regarding historic links such as the Church, the Abbey, the Wayside Cross etc. as well as information on local Wildlife. Again the idea of a pub, shop or café was mooted.

Section 9: Business, prompted residents to say they were happy with home-based businesses such as consultancy, beauty, crafts or small cottage industries etc but did not want the sort of businesses that would bring large buildings, more traffic, especially large lorries, noise and pollution to the village. They also felt there were enough tourist businesses in the local area already. They felt that the current road and communication network would not support large businesses very well.

Current businesses in Pentney include the Church, gardening equipment supplies, a driving school, a gym/swimming pool, arts and crafts studio, reflexology, small engineering business, farm consultancy and agronomy service, bed and breakfast, health and beauty product representatives, beauty, massage, farming, historic buildings consultancy, podiatric clinic, stable/shed building and rental business and Alpaca breeding. A diverse list for a small village but it is by no means exhaustive and of course there are the three main tourist sites too. The main improvement business owners would like is better broadband speeds.

Community Engagement Report

In essence, the residents of Pentney who made comments on their questionnaires, wanted to:

- Keep the rural feel by retaining all the open spaces, views, woodland and hedgerows
- A pavement or trod to Narborough
- More activities at the Village Hall
- Signs cautioning about Horse-Riders
- Safe places to exercise dogs
- A Village Community Website
- Faster Broadband
- 30mph speed limit throughout the whole village

What they don't want is:

- More houses
- Traffic speeding along the narrow lanes
- Big lorries
- Potholes
- Overgrown hedges
- Mud on the road
- Smell of Onions
- Quarry

Sarah Allen
15th June 2019