

WALKERN NEIGHBOURHOOD PLAN 2021 - 2033

First Revision
Consultation Statement

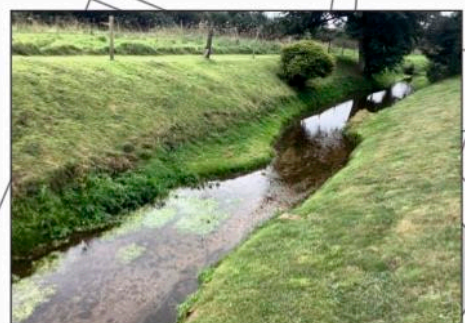
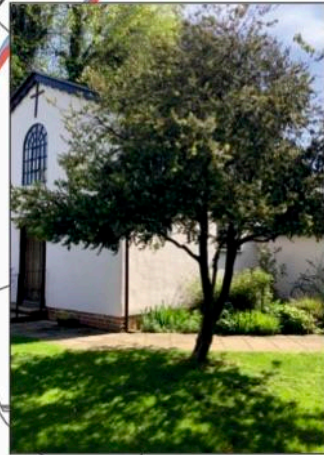


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Walkern Neighbourhood Plan

First Revision

Consultation Statement

1 Introduction

- 1.1 This statement has been prepared by Walkern Parish Council to accompany the submission of the Walkern Neighbourhood Plan First Revision to the local planning authority, East Hertfordshire District Council.
- 1.2 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Walkern Neighbourhood Plan First Review.
- Contain details of the people and bodies who were consulted about the proposed Neighbourhood Development Plan
 - Explain how they were consulted
 - Summarise the main issues and concerns that were raised
 - Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

2 Aims of the Consultation Process

- 2.1 Walkern Parish Council embarked on the process of community consultation with the following aims:
- To engage with the community to explain the reasoning behind the review and the process of reviewing the Neighbourhood Plan
 - To engage with as many local people, groups and businesses as possible, especially at the informal consultation stage and meet all the requirements for consultation with statutory and other consultees at Regulation 14 Pre-submission consultation.
 - To ensure that the outcome of the consultations fed directly into policy amendments and improvements to the revised Plan

3 Background to Consultation

- 3.1 Walkern Parish Council is the second parish council after Bishops Stortford to commit to reviewing their Neighbourhood Plan. The First Revision of the Neighbourhood Plan was agreed at a Walkern Parish Council meeting on 1st October 2020.
- 3.2 The adopted Neighbourhood Plan was used as the basis for the review. It was deemed unnecessary to conduct a survey of residents as the proposal was to review the plan without to include modifications that were material but did not alter the nature of the plan. The Plan has been amended following both informal and formal consultation with the community and other stakeholders. Walkern Parish Council engaged the help of the original planning consultant who was familiar with the village and the objectives of the Neighbourhood Plan.

- 3.3 There was a commitment in the original Plan to monitor its continued relevance and undertake a review in five years. Although it is only four years since the adoption of the Plan, most of the content was written many months earlier. Monitoring revealed weaknesses in the policies and the need for changes in the original text, including expansion and clarification of some statements.

4 People, Organisations and Businesses Consulted

- 4.1 In addition to parish residents, groups and organisations, businesses, statutory consultees and adjacent Parish Councils were consulted during the course of the neighbourhood plan process. For a full spreadsheet of consultees for the Regulation 14 Pre-submission Consultation see [Appendix I](#) to this report.
- 4.2 The Parish Council sought advice and information from local groups and other bodies, to improve and update the information in the Neighbourhood Plan. These included:
- Hertfordshire Environmental Records Centre
 - Hertfordshire Gardens Trust
 - Historic Environment Record (HCC)
 - Historic England
 - Natural England (via [Magic](#))
 - East Herts District Council
 - Parish Online to improve mapping capabilities
 - ONS to provide initial results of the 2021 Census
 - Local Businesses
 - River Beane Restoration Association
 - Environment Agency for an up to date flood map
 - Locality on how to revise a Neighbourhood Plan
- 4.3 Details of responses to the consultation process can be found below in [Section 6](#) below.

5 Community Consultation Process

Informal Consultation

- 5.1 On Sunday 1 August 2021 the Parish Council held an open event at the Walkern Sports and Community Centre. The event was advertised on the village Facebook page and posters displayed around the village. It was also advertised on [Walkern Parish Council website](#). The Facebook page advert can be seen in [Appendix A](#).
- 5.2 Villagers were able to read display boards explaining why the Neighbourhood Plan was being reviewed. These included policy boards showing proposed amendments. Those attending filled in questionnaires to record their views. The display boards and the questionnaire can be found in [Appendix B](#). A photograph of the event can be seen in [Appendix C](#).
- 5.3 Twenty questionnaires were completed but any more residents attended to find out what the review of the Plan entailed. Their postcodes were logged on a map of the village to ensure that there was a spread of representatives.

Formal Consultation (Regulation 14 Pre-submission)

- 5.4 Walkern Neighbourhood Plan First Review Regulation 14 Pre-submission consultation was undertaken between 3 January and 15 February 2023, closing at midnight on 15 February. All residents received a summary document, hand delivered to them. The summary contained all the proposed policies and a response form. This can be seen on [Walkern Parish Council's website](#). A response form was also available on Walkern Parish Council's website, along with all the relevant Neighbourhood Plan documents.
- 5.5 Statutory Consultees were contacted via Mail Chimp. This provided a record of receipts and flagged up incorrect email addresses or other issues. A small number of consultees did not receive the notification. Each was contacted separately and given as much additional time as they needed to respond to the consultation. The letter can be seen in [Appendix D](#).
- 5.6 An open meeting was held during the Regulation 14 Pre-submission consultation period, on Sunday 15 January between 11am and 1pm. Notification of this event was included in the summary document and was advertised on [Walkern Parish Council website](#). A simple poster advertising the event was displayed around the village. The banner previously used for Neighbourhood Plan events was displayed outside the venue See [Appendix E](#). Photographs of the event can be seen [Appendix F](#).

6 Issues Raised During Consultation and How They Were Addressed in the Plan

Informal Consultation

- 6.1 There was a general understanding of the purpose of the review of the Neighbourhood Plan. Feedback gathered from the community at this event shaped the Regulation 14 draft of the Neighbourhood Plan, refining its objectives and strengthening its policies.
- 6.2 Questionnaires were analysed to measure the support for each of the amendments displayed. In addition, the comments were scrutinised. A short report was produced for the Parish Council as follows:
- No new views that meet the criteria were identified
 - The four new Local Green Spaces proposed, including the little graveyard in Froghall Lane received either 95% or 100% support
 - There was 100% support for a new policy to protect trees in the NP Area (with reference to the Tree Charter)
 - Comments made about retaining important features on Midsummer Meadows mainly related to issues with the development but retaining the footpath to Froghall Lane was requested several times.
 - Infill was supported on brownfield land and/or in the village with no support for infill on the edge of the village.
 - The Design Policy will include tree planting, design of extensions to complement existing building, appropriate building heights and green credentials
 - There was 95% support for suggested criteria amendments on Farm Diversification, Infrastructure and Health Services

- One Community Asset (the Recreation Ground) will be added, and support was given for the river as an asset. There will be a new policy specifically for the river
 - Ideas for new Non-designated Heritage Assets were mostly already listed buildings but the weirs will be considered, particularly the one by the mill.
- 6.3 The comments helped to identify additional Non-designated Heritage Assets and Valued Community Assets. It also pointed to the importance of additional design criteria to use to judge planning applications (residential particularly). The results of this consultation can be found in [Appendix G](#).

Formal Consultation

- 6.4 Seventeen residents responded to this consultation on the first revision of the Plan, which generated 44 separate comments. Thirteen consultees responded which generated an additional 43 separate comments. Most of the consultee comments were from East Herts Council. Particularly helpful comments were provided by Historic England.
- 6.5 Most comments are positive and helpful. They were both expressions of support and objections. Many identified ways in which the policies in the Neighbourhood Plan could be strengthened.
- 6.6 The consultation resulted in the following improvements to the Plan:
- Mapping was reconsidered to improve clarity
 - Box Wood Local Green Space was divided into three sections to protect the whole of this cherished, important green asset
 - Additional explanations were given to terms used in the Plan such as ‘tandem’ and ‘backland’
 - WLK1 was given a local focus and WLK14 was deleted as it was superfluous
 - The list of Valued Community Assets was added to, as were the Cherished Views and the Non-designated Heritage assets
 - The minimum number of parking spaces per new home was caveated as being “welcome where they can be accommodated”
 - Supporting text was added to explain why the countryside gap was so important to the village
- 6.7 The full list of changes made to the Neighbourhood Plan can be seen in [Appendix H](#). The entire spreadsheet is available on [Walkern Parish Council website](#). The list of Consultees can be seen in [Appendix I](#).

7 Summary

- 7.1 It is a legal requirement that Walkern Parish Council submit this statement. It describes the consultation process. The following appendices contain supporting information for this statement.

8 Appendices

[APPENDIX A](#): Informal Consultation Event Facebook Advert

[APPENDIX B](#): Informal Consultation Display Boards and response form

[APPENDIX C](#): Informal Consultation Photographs

[Appendix D](#): Regulation 14 Invitation Letter

[Appendix E](#): Regulation 14 Consultation Advert

[Appendix F](#): Regulation 14 Consultation Photographs

[Appendix G](#): Informal Consultation Results

[Appendix H](#): Regulation 14 Consultation Results

[Appendix I](#): Regulation 14 List of Consultees

Appendix A: Informal Consultation Event - Facebook advert



Why we are updating the Walkern Neighbourhood Plan



Neighbourhood plans benefit from being reviewed and revised to reflect changes such as revised policy at national level and physical changes in the neighbourhood plan area, but there is no set formula for choosing when or how to update neighbourhood plans.

Walkern Neighbourhood Plan was prepared between 2015 - 2017 and adopted in July 2018, before East Herts District Plan was adopted later that year. A new National Planning Policy Framework was published in February 2019 which was revised as recently as last week.

The Parish Council have monitored planning decisions to make sure that the Neighbourhood Plan is effective and have found permissions given for new developments which are not in keeping with the village.

Local circumstances have also changed, including the construction of the Froghall Lane development, threats to the Scheduled Monument and Ancient Woodland at Box Wood and the loss of the doctor's surgery. There has been continued development pressure on the village and new developments in the hamlets and on farmsteads.

To ensure the Walkern Neighbourhood Plan remains effective and up to date a review of the Plan is being undertaken by the Parish Council with advice from our planning consultant to ensure that our policies make it clear where development is acceptable, what it should look like and what should be protected.

What updating the Walkern Neighbourhood Plan means

There is no statutory requirement to update Walkern Neighbourhood Plan, but the plan will be refreshed to bring it up to date.

We will make material modifications to the Plan but not change its nature. If the Examiner agrees, a referendum will not be necessary. The modifications will include new policies, reinterpreting and adding to policies, revised mapping and removal of out-of-date wording. Policies will be renumbered.

Significant Policy changes are likely to be:

POLICY NUMBER/NAME	CHANGES PROPOSED
Policy 2: Views	Update view 4 from Box Wood? Are there views we have missed?
New Policy: Non-designated Heritage Assets	Include lamp columns in the High Street, the Ford, bridges and other structures
New Policy: Trees, Hedges and Woodland	Include reference to the new Tree Charter
Policy 7: Local Green Space	Add 3 Box Wood, URC Graveyard, and Froghall Lane Graveyard and pond opposite URC
Policy 8: Froghall Lane	Fully revise to highlight principles of site development
Policy 9: Infill Sites	Identify what infill means and where it is appropriate
Policy 12: Design	Identify specific design features, energy efficiency and support wildlife
Policy 14: Farm Diversification	Include impact assessment on rural lanes
Policy 15: Infrastructure	Add considerations for wildlife
Policy 18: Community Assets	Amend to list assets valued by the community
Policy 20: Health Services	Rewrite to encourage provision of health services
New Policy: Implementation	Include Project List in Neighbourhood Plan

When the Walkern Neighbourhood Plan will be updated?



This table shows the process of revising the Plan and approximately when each stage in the process will take place.

The revision will be undertaken by the Parish Council, our planning consultant, East Herts District Council and an independent Neighbourhood Plan Examiner.

Tasks	Time	Responsibility
Engage with community/invite feedback	Aug 21	Parish Council(PC)
Identify recent data and new evidence	Aug 21	PC
Update the Plan text	Sept 21	Consultant (GovR) & PC
Update the Plan evidence base		
Update the Plan Policies		
Consider site allocations and new designations		
Fully edit the Plan		
Residents and others consulted (Reg 14)	Oct 21	PC
Review responses, evaluate and amend	Dec 21	GovR & PC
Submit Plan to East Herts (Reg15)	Dec 21	PC
Residents and others consulted (Regulation 16)	Jan 22	East Herts (EHDC)
Examination of the Plan	March 22	EHDC, PC & GovR
Final revisions based on Examiner’s report	March 22	EHDC, PC & GovR
Referendum (if necessary)	?	EHDC
Adoption of revised Walkern Neighbourhood Plan - no referendum	April 22	EHDC
Adoption of revised Walkern Neighbourhood Plan - with referendum	June 22	EHDC

Views and Local Green Spaces

Policy 2: Views

We have seven views in the policy. View 4 will be amended.

Question 1: Are there any views we are missing, into, out from, or within the village?

View 1: West from opposite the United Reformed Church

View 2: East along Church End over the ford

View 3: North from the meadows to St Mary the Virgin Church

View 4: East from Box Wood towards Walkern

View 5: East of the River Beane to Wrights Tower House

View 6: North from the entrance to Walkern along Bennington Road

View 7: Southwest from Froghall Lane towards Stevenage

Policy 7: Local Green Spaces

We have already designated five Local Green Spaces and intend to designate four more.

Question 2: Do you support the four new designations?

LGS 6: Froghall Lane Graveyard

LGS 7: URC Graveyard

LGS 8: Pond opposite URC Church

LGS 9: Box Wood



Froghall Lane



Policy 8 provided criteria for construction. The development is now known as Midsummer Meadows. Now construction is nearing completion the policy will be re-written to include the retention of features within the site.

Question 4: Have we covered the main issues?

New criteria could include:

- a) The green buffer zone planted on the western boundary will remain in perpetuity and be managed as public open space for the benefit of the whole community.
- b) The green corridor on the northern boundary will be retained as a landscaped strip to preserve views into the village and maintain the character of Froghall Lane.
- c) Open space within the site will be allocated as Protected Open Space in Policy 4 of this plan.
- d) No building or impermeable hardstanding will be constructed in the southwest corner or northwest corner of the site to avoid exacerbating flooding issues for Moors Ley.
- e) All trees and hedges remaining will be covered by the Walkern Neighbourhood Plan Tree Charter.
- d) Any development proposal to raise the roof heights must. Not impinge on View 4 any more than they currently do.

Housing Infill and Design of Development

Policy 9: Infill Sites

There should be no further erosion of the Rural Area Beyond the Green Belt or loss of Green Belt in the Parish, in the life of this Neighbourhood Plan. This will put pressure on infill sites within the village boundary.

The revised policy will clarify what infill means, describe where it will be appropriate and what it should look like. Infill can be between existing buildings, tandem development e.g., a second house in a back garden with the same entrance, or backland development located behind existing homes.

Question 5: Where do you think infill would be acceptable in the village?

Policy 12: Design

This policy will include much more detail on the design of development in Walkern and reflect lessons learned from the poor regard that has been had for adjoining residents of the Froghall Lane site.

Question 6: Would you like to add any criteria?

Criteria will address:

- ☐ Levels of light emission
- ☐ Integral bat boxes and swift bricks
- ☐ Reference to the Tree Charter
- ☐ Acceptable materials for plot boundaries
- ☐ Maintenance of privacy to existing gardens
- ☐ Facilities to enable home working
- ☐ Encourage domestical scale energy generation e.g., solar power
- ☐ Highest standards of design in the conservation area
- ☐ Density and provision of open space
- ☐ Cross references to other policies e.g., Views

Infrastructure

The following amendments will be made to policies relating to infrastructure.

Question 7: Do you agree with the amendments?

Policy 14: Farm Diversification

Additional criterion will be added to ensure that the potential impact on rural lanes is assessed, measures put in place to mitigate that impact, and to support schemes such as England Woodland Creation Offer (EWCO) and Environmental Land Management Scheme (ELM).

Policy 15: Infrastructure

Considerations for wildlife will be added to the policy.

Policy 20: Health Services

Following the loss of the doctor's surgery, this policy will now encourage the reprovision of health services in the village.

New Policy - Implementation

A policy will be added to the Implementation section to refer to the Project List. The Project List will be comprehensively updated to reflect projects completed and new projects added.

This will help to ensure that funds due to the village from new development are spent in the village.

Community Assets

Policy 18: Community Assets

Assets of Community Value (ACVs) are no longer accepted as planning policy. Walkern has four community facilities on the Assets of Community Value Register held by East Herts Council: The White Lion, The Yew Tree, Walkern Stores & Post Office and the United Reform Church. These listings will expire on 06/03/2022 and will have to be renominated.

We will now list all assets valued by the community in this policy so that that they can be protected by Policy CFLR8 in East Herts District Plan.

Question 8: Have we missed any from the list below?

- ☐ The White Lion
- ☐ The Yew Tree
- ☐ Walkern Stores & Post Office
- ☐ The United Reform Church
- ☐ St Mary's Church
- ☐ Carpark and overflow parking opposite St Mary's Church
- ☐ Clarks Garage
- ☐ Allotments
- ☐ Walkern Sports and Community Centre



Heritage Assets

New Policy: Non-designated Heritage Assets

Historic England welcome the recognition of Non-designated Heritage Assets in Neighbourhood Plans. We will include the following items.

Question 9: Are there other historic structures or buildings, that are not already listed buildings, that we could include?



Trees, Hedges and Woodland

New Policy: Trees, Hedges and Woodland and the Walkern Neighbourhood Plan Tree Charter

Walkern has many old and beautiful trees, hedges, and ancient woodland. Some of these are already protected, for example, by being in the Conservation Area. Added protection will be given through this new policy and the Walkern Neighbourhood Plan Tree Charter.

Question 3: Do you support a policy granting additional protection to important trees and hedgerows?



Let us know what you think about the Walkern Neighbourhood Plan Update:

Question 1: Are there any views we are missing, into, out from, or within the village?									
Let us know if anything is missing:									
Question 2: Do you support the four new Local Green Space designations proposed?									
LGS 6: Froghall Lane Graveyard	Y	N		Y	N	LGS 8: Pond opposite URC Church			
LGS 7: URC Graveyard	Y	N		Y	N	LGS 9: Box Wood			
Question 3: Do you support a policy granting additional protection to important tress and hedgerows?							Y	N	
Question 4: Have we covered the main issues for Froghall Lane?							Y	N	
Let us know if anything is missing:									
Question 5: Where do you think infill would be acceptable in the village?									
Brownfield land only		Inside village boundary only		Outside but adjoining village		Other:			
Question 6: Would you like to add any criteria to the Design Policy?									
Let us know if anything is missing:									
Question 7: Do you agree with the amendments to Infrastructure policies?							Y	N	
Question 8: Have we missed any Community Assets from the proposed list?									
Let us know if anything is missing:									
Question 9: Are there other historic structures or buildings, that are not already listed buildings, that we could include?									
Let us know if any are missing:									
Please provide us with your postcode									
If you wish to be kept informed of the progress of the plan, please provide your email address									

Appendix C: Informal Consultation Photograph



Appendix D: Regulation 14 Consultation Invitation

Dear Stakeholder

Walkern Neighbourhood Plan First Review
Regulation 14 Pre-submission Draft
Statutory Consultation period 3 January to 15 February 2023

Walkern Parish Council has produced a first review draft of the Walkern Neighbourhood Plan.

The purpose of this letter is to seek representations from Statutory Consultees, and other Stakeholders and interested parties as part of the process of finalising the content of the Neighbourhood Plan. The Regulation 14 draft of the Walkern Neighbourhood Plan First Review and other associated documents can be found on the [Neighbourhood Plan web page of the Walkern Parish Council website](#).

A hard copy of the Neighbourhood Plan is available to view throughout the consultation at WSCC community café, the URC and in the garage showroom in the village, during opening times.

The statutory consultation starts on 3 January 2023 and closes at **midnight on 15 February 2023**.

Your comments will influence the final draft before it is submitted to East Herts District Council, at which point there will be a further opportunity for you to comment when the Neighbourhood Plan is published prior to Independent Examination.

If you wish to comment on the Draft Plan you can do this by:

1. Downloading the form from [Walkern Parish Council's website](#), completing it and emailing it to heidi.broadly@walkernparishcouncil.org along with a Word document or PDF containing your detailed comments, if necessary.
2. Printing and completing the double-sided, response form from the Summary document on the website and returning it:
 - ☐ by post to: Walkern Parish Clerk, 47 Pembridge Gardens, Bragbury End, Stevenage SG2 8BF or
 - ☐ dropping it into the box in the garage showroom, High Street, Walkern.

Wherever possible, please ensure that you specify the policy or paragraph to which your response relates. All responses received by the above date will be considered and may be used to amend the Draft Neighbourhood Plan.

We look forward to hearing from you.

Yours faithfully



On behalf of

TOM DEFFLEY (Chair of Walkern Parish Council)

WALKERN

NEIGHBOURHOOD PLAN

PRE-SUBMISSION CONSULTATION MEETING

WALKERN SPORTS AND COMMUNITY CENTRE

WHEN – SUNDAY 15TH JANUARY 2023

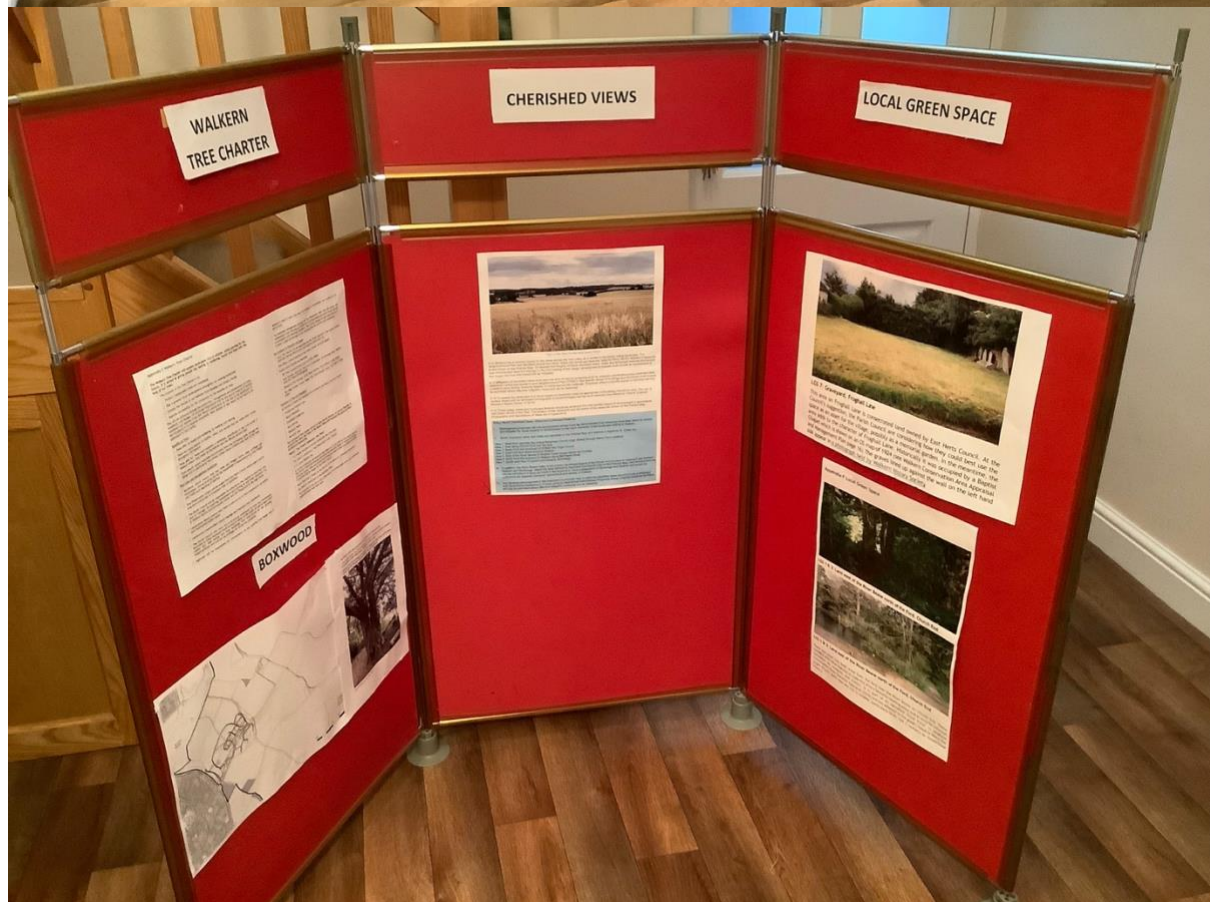
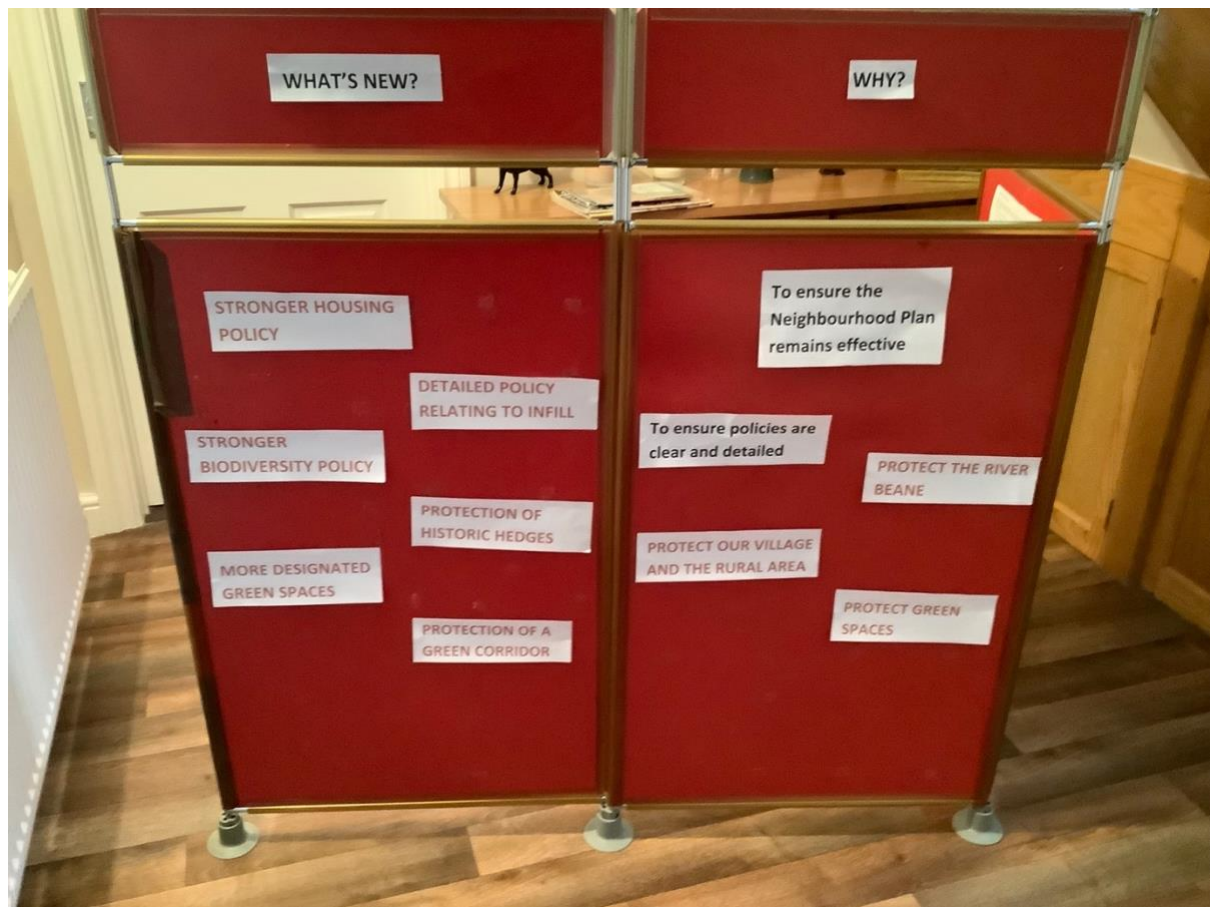
TIME 11AM TO 1PM

ASK QUESTIONS- SEE THE DISPLAY- FILL IN YOUR

QUESTIONNAIRE – LOOK AT FULL DOCUMENT



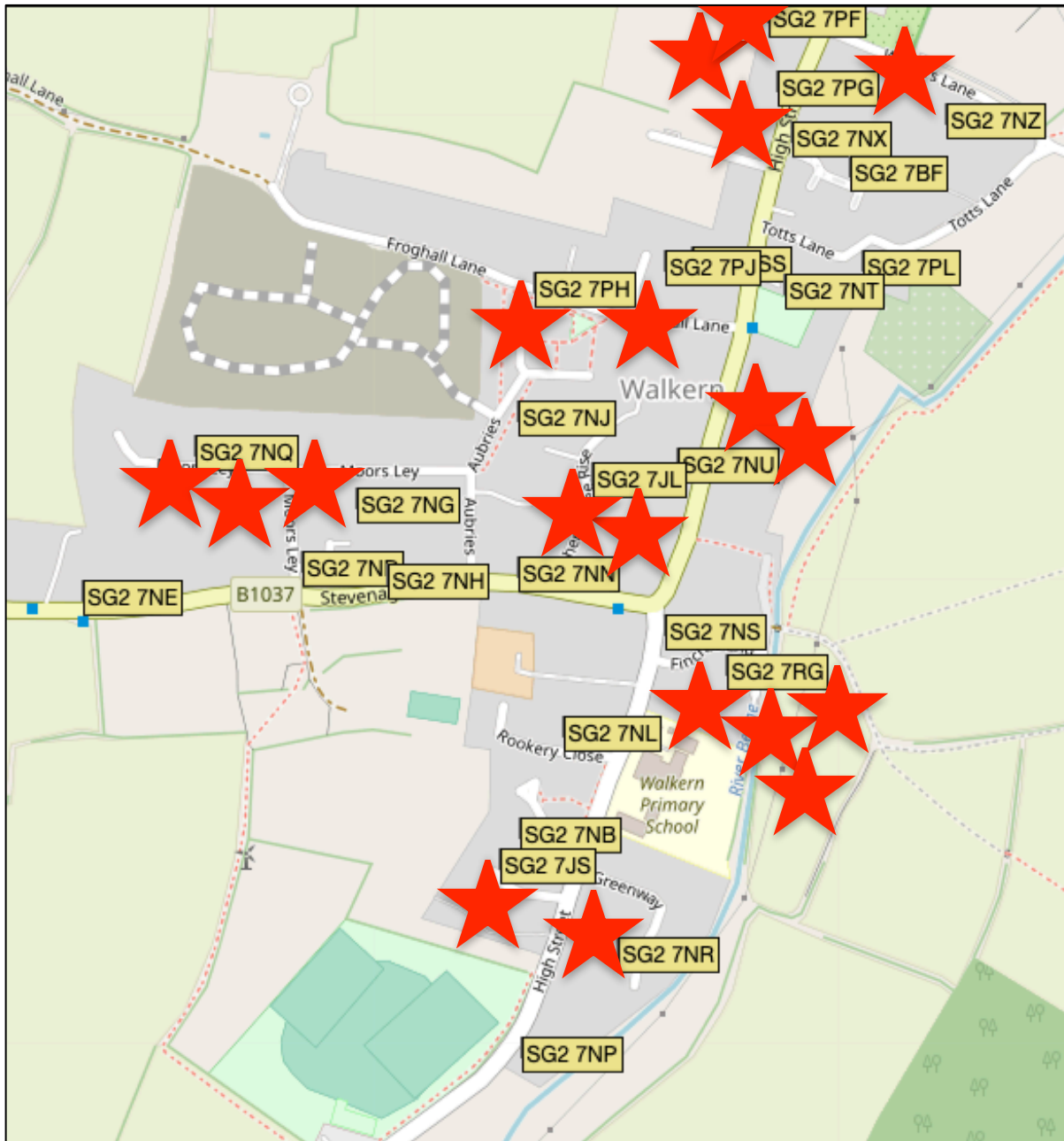
Appendix F: Regulation 14 Consultation Photographs





Appendix G: Informal Consultation Results

Distribution of Respondents by Postcode



Analysis of Responses Sheet 1

Respondent	Q1. Missing Views?	Q2. Support for four new LGS?				Q3. More protection for trees?	Q4. Covered main issues re Froghall?	Q5. Where would infill be acceptable?				Q6. Criteria for Design Policy?	Q7. Amend Infrastruct Policies?	Q8. Missed Community Assets?	Q9. Missed any Historic Structures?
		LGS6	LGS7	LGS8	LGS9			Brownfield	In village	Village edge	Other				
1	0	1	1	1	1	1	0	0	1	0	1	1	1	0	0
2	0	1	1	1	1	1	1	0	0	0	1	0	1	1	0
3	0	1	0	1	1	1	1	0	0	0	0	1	0	1	0
4	0	1	1	1	1	1	1	1	0	0	0	0	1	0	0
5	0	1	1	1	1	1	1	1	0	0	0	0	1	0	0
6	0	1	1	1	1	1	0	0	0	0	1	1	1	1	1
7	0	1	1	1	1	1	1	1	1	0	1	0	1	0	0
8	0	1	1	1	1	1	1	1	1	0	0	0	1	0	0
9	0	1	1	1	1	1	1	0	1	0	0	0	1	0	0
10	0	1	1	1	1	1	1	0	0	0	0	1	1	1	1
11	0	1	1	1	1	1	1	0	1	0	0	0	1	1	0
12	1	1	1	0	1	1	0	0	0	0	1	1	1	1	0
13	0	1	1	1	1	1	1	0	0	0	0	0	1	0	0
14	1	1	1	1	1	1	0	1	0	0	0	1	1	1	1
15	0	1	1	1	1	1	1	1	0	0	0	0	1	0	0
16	1	1	1	1	1	1	1	1	0	0	1	0	1	1	0
17	0	1	1	1	1	1	0	0	1	0	1	1	1	0	0
18	0	1	1	1	1	1	1	0	1	0	1	1	1	0	0
19	0	1	1	1	1	1	0	0	1	0	1	1	1	0	0
20	1	1	1	1	1	1	0	0	1	0	1	0	1	1	1
% Support	See sheet 2	100	95	95	100	100		35	45	0	see sheet 2	see sheet 2	95	see sheet 2	see sheet 2
No = 0															
Yes = 1															

Analysis of Responses Sheet 2

Comments	Respondent	Issue	Action
Q1 Comments	12	Top of Dovecot Lane view to WNW across valley towards Halls Green	Not in Walkern
	14	East from St Mary's Church through open meadow, North of St Mary's to Ardley, West to the Old Rectory	No views to be added
	16,20	View from The Brickfields towards The Old Brewery/View from Brickfields down to the Beane	Already in
Q4 Comments	1,17,19	Footpath to Froghall Lane from new buildings	
	6	Filling in of balancing pond after agreed permission	Issues raised but not suitable policy criteria
	12	Froghall Lane should not be used as a walkway for Midsummer Meadows	
	13	Froghall Lane does not impact where I live in the village	
	14	Restoration of turning circle at the top of Froghall Lane eroded by building line of new development	
	14	Traffic	
Q5 Comments	20	Ensure we have nothing like it again	This what the NP is about
	1	Existing properties	
	2,6	None	
	7	Extensions to houses only within the boundary	
	12	No brownfield left, nor space in village boundary. Not in the flood plain.	
	16	We are at capacity for infrastructure	
Q6 Comments	17,18,19	Existing properties	
	20	Only within house boundary and tastefully done. None left on brownfield land.	
	3	More trees added	***
	6	Colouring and design should fit in with rest of building	
	10	Consider green building projects and sustainability	***
	12	Houses should blend in. Golden rule - not too tall	
Q8 Comments	14	Traffic congestion impact should be a barrier to large developments - should be included in design	
	1,17,18,19	Nothing like Mears site	
	2	WSSC for village	
	3	Doctors Surgery, more pubs (question misunderstood this is to protect existing assets)	
	6	Doctors Surgery, Pavilion like it used to be (question misunderstood this is to protect existing assets)	
	10	River as an asset - protection, conservation & public access	***River policy
Q9 Comments	11,12,16	Playground	*** add Recreation Ground
	14	Playground; Froghall Lane extension walk; Dirty Lane walk	
	20	Land where GP surgery was	Can't include because GP surgery has gone
	6	Dovecot	Listed
	10	The Mill; Mill weir	Mill is Listed * check weir
	14	Kissing gates at churchyard and meadow. Bridge at Mill; weir pond	* Michele to check kissing gates
Other	20	Weirs; wells, ponds	
	4	Traffic problem in High Street = frequent impasse	
	10	Infrastructure of village to be considered prior to building	
	10	Encourage local businesses	Policies encourage small local businesses
	10	Affordable housing for young people	Housing for young people would be welcome
	12	How do we upgrade insulation (especially windows) in the conservation area - information required*	Not matter for NP - seek advise from EHDC
	16	Replace street lamps outside traditional buildings with more suitable design	Not NP issue

Appendix H: Regulation 14 Consultation Results

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
		7	Reference to the East Herts District Plan period should be 2011- 2033 , not 2018-2033 (Para 1.7)	Para change	Change as suggested	EHDC	-
	Policies Map	15	<p>Rooks Nest Farmhouse and its land is outside the village boundary. This is illogical and arbitrary. It is closely connected to, and within, the village and its facilities. It is within the village in its built form, being situated amongst residential properties on three sides, and adjacent to the village bus stop and the village school.</p> <p>The exclusion of the land means that there is no proportionate level of potential development designated within the village. The front paddocks within the setting, which are wholly private, in fact provide an ideal plot of land for residential development. Careful development of the plot would enable the construction of a number of houses, and incorporate solutions to current village problems, namely the absence of electric charging points and the need to reduce congestion associated with the school drop-off. The development of the plot in this way would give rise to significant community and bio-diversity benefit, neither of which arise from the current use of two paddocks consisting only of bare grass. We have</p>	Para change	No change to the village boundary. The Neighbourhood Plan contains no site allocations. However, the reason for this is not clearly stated with the removal of the old introduction to the Froghall Lane Site. Add into 'Strategic Context' before Sustainable Development, why there are no site allocations following the provision of XX new homes in accordance with East Herts District Plan (EHDP) Policy VILL1.		WNP1

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			already begun steps with developers to plan for such a development, and to maximise the community benefit. The land should be within the village boundary, and there should be a presumption in favour of residential development on the plot.				
1	Sustainable Development	18	This policy reads more as a statement of intent to support sustainable development. It repeats the requirements outlined in the NPPF and set out in the strategy of the District, without adding anything locally specific. As such it is recommended this policy is deleted.	Policy change	Recent comments from an Examiner require a clear statement about how the NP demonstrates it will achieve sustainable development. The Policy will include specific local intent re sustainable development.	EHDC	-
2	Cherished Views, Vistas and Landscape Features	21	Challenge the importance and extent of View 1. The view is limited to the paddock interrupted by the willow tree. It does not extend into the Important Countryside Gap.	Append change	This view has not changed and was confirmed in the first 'Made' Walkern Neighbourhood Plan. The view extends to the ridge in the distance as shown on Figure 24. However, the new mapping has overestimated the width of the view. It does not extend into the Important Countryside Gap and will be amended.	WSL	-
2	Cherished Views, Vistas and Landscape Features	21	The new policy addition is superfluous, being a manufactured designation, which is solely designed to limit development opportunity within the Parish at locations with developer interest, as showcased by the lack of supporting evidence to justify creation of the "Important Countryside Gap". The designation has been placed over the only remaining logical areas for development around the village. this aim	Para change	Four additional paragraphs supporting the designation of the Countryside Gap have been added.	WSL	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			is considered to have already been sufficiently achieved given existing policy designations of the land between the two settlements as Green Belt (GBR1) and Rural Area Beyond the Green Belt (GBR2), and Landscape Character (DES2) which both provide a suitable level of protection.				
2	Cherished Views, Vistas and Landscape Features	21	Please add a cherished view East from the footway on the west side of the High Street, north end, at Beecroft Lane, over the paddock and Glebe Farm Granary	Policy change	Add a VIEW 8 and 9 to cover the granary and the distant views.		WNP17
2	Cherished Views, Vistas and Landscape Features	21	The principle of defining and protecting the countryside gap and cherished views is supported. Likewise, Criteria IV, which requires new development within the gap or the identified views to include a landscape and visual impact assessment of harm is welcomed in principle, to help protect Walkern's identity, character and appearance. However, to ensure the policy is deliverable, it is important any assessment is proportionate to the scale of development. Some minor development may not require a full landscape and visual impact assessment. Therefore, it is suggested that the text in Criteria IV is amended as follows: "IV. Any development proposals in the Important Countryside Gap or within the identified views should, where appropriate, include a landscape and visual impact assessment	Policy change	Paragraph IV to read "IV. Any development proposals in the Important Countryside Gap or within the identified views should, where appropriate, include a landscape and visual impact assessment of harm, using an appropriate methodology."	EHDC	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			of harm, using an appropriate methodology."				
4	Non-designated Heritage Assets	23	We agree with the policy to protect undesignated heritage assets, but these assets need to include designed landscapes. Both Walkern Hall and The Rectory have listed garden features which will be protected in their own right. Future research may show that the design of the gardens there is also of significance. The addition of designed landscape to policy WLK4 would be desirable. Further the NPPF, and LPA policies require the conservation and enhancement where possible of heritage assets and their settings. This applies to undesignated assets including parks and gardens and should be added to the policy.	Policy & Text change	Background information added and Gardens at Walkern Hall added as a non-designated heritage asset.	HGT	-
4	Non-designated Heritage Assets	23	Suggested revised wording of paragraph II and reference to the HER and items of archaeological significance would be better considered under policy WLK5.	Policy change	Revised para II to read: "Development proposals which affect these heritage assets, or are within their setting, should avoid or minimise any harm to their significance. A proportionate description of their significance and the impact of the proposals on it should be provided by applicants, to enable a balanced judgement to be made, having regard to the scale of any harm or loss and the significance of the asset."	HE	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
	Archaeology	24	Amend the second sentence of the policy to refer to the HER	Policy change	Revised second sentence to read: "Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk based assessment informed by an analysis of the Hertfordshire Historic Environment Record and, where necessary, a field evaluation."	HE	-
8	Protected Recreational Open Space	30	Policy WLK8 refers to six open spaces, however, PROS4 and PROS6 are not visible on the Policy map on page 17. For clarity, please could they be added	Map change	PROS4 and PROS6 will be shown clearly on the Policies Map	EHDC	-
9	Green Corridors	31	To ensure the planning officers are able to apply Policy WLK9 effectively it would be helpful if the green corridors referenced in the policy are identified on the policies maps	Map change	Green Corridors will be mapped.	EHDC	-
		31	Update paragraph with specific information: There is a River Beane Catchment Management Plan that is specific to the river Beane. Water voles were re-introduced into the river at Watton-at-Stone in July 2022. It was a joint venture by The River Beane Restoration Association (RBRA) and Herts and Middlesex Wildlife Trust (HMWT). (Para 6.45)	Para change	Amend para 6.45 as suggested		WNP12

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
10	Green Corridors	32	<p>It is noted that LGS 9 Box Wood is 60 acres (24 hectares) – as set out in Appendix E. Given the scale of the green space it is questionable if its designation complies with NPPF criteria in paragraph 102 (c): local in character and is not an extensive tract of land. As a comparison, in the final examination report of the All Saints, Central, South and Parts of Thorley neighbourhood Plan, in April 2022, the examiner removed a comparable local green space (23.6ha) because he considered it was an ‘extensive tract of land’. Therefore, whilst the Council supports the importance of preserving Box Wood, it is not clear that it complies with the requirements of the NPPF. In any event, its designation as a Scheduled Ancient Monument, a local wildlife site and an ancient woodland within the Green Belt already provides significant protection from development. In practice, allocation as a local green space is unlikely to provide additional benefit than the existing designations. If Box Wood is retained as a local green space, it is recommended that additional justification is included in appendix F to explain how the area is local in character and not an extensive tract of land. The Parish Council should consider Paragraph 15 of the Planning Practice Guidance.</p>	Map change	The area of Box Wood LGS will be reduced to include the part of the wood, not within the Scheduled Monument. Additional justification for the designation will also be sought.	EHDC	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
10	Local Green Space	34	LGS3 has been reduced in size from the current Neighbourhood Plan. The removal of part of LGS3 has not been justified.	Map change	Agree, this is a mapping error the area should remain the same as the existing.	WSL	-
		37	The implementation of Sustainable Drainage Systems (SuDS) is relevant to many policies within the Plan, namely WLK1 Sustainable Development, WLK2 Landscape Features, WLK6 Conserve and Enhance Biodiversity, WLK9 Green Corridors, WLK10 Local Green Space and WLK11 – 15 (development). We suggest that the Plan could be updated to identify the benefits of multifunctional SuDS in meeting the policies above. Well-designed multi-functional SuDS such as blue-green roofs, wet ponds, swales and rain gardens can be used to manage surface water sustainably while also providing blue-green infrastructure with biodiversity and amenity benefits. These benefits would benefit the policies above. (Para 6.57)	Policy & Text change	Add a new paragraph after para 6.57 as per HCC comments. Add new criterion into WLK15 re multifunctional SuDs	HCC Plan	-
11	Land South of Froghall Lane (Midsummer Meadows)	39	Criterion (d) states parking spaces should not be lost through development, maintaining at least 2 parking spaces per dwelling unless there is a clear justification for a lower standard. Whilst the principle of ensuring there is adequate parking is supported, in practice two spaces may not always be required if the parking complies with the Council's parking standards. For example, for a one bed dwelling. Any proposal that requires planning	Policy & Text change	Policy criterion (d) amended to read "Parking spaces should not be lost through development. East Herts Parking Standards should be adhered to so that overflow parking does not occur on surrounding streets. A minimum of 2 spaces per home should be retained where it can be accommodated."	EHDC	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			<p>permission will be assessed against the parking standards in the Vehicle Parking at New Development Supplementary Planning Document in accordance with District Plan Policy TRA3 Parking.</p> <p>It is noted that paragraph 6.68 and appendix I justifies the higher standard on the basis of existing on street parking problems and high car ownership. However, the Council's parking standards take account of higher reliance on the car in rural areas, by applying accessibility zones that facilitate higher parking provision in the villages. In fact, the current standards already allow 2 parking spaces for two bed dwellings. To support higher parking provision would be contrary to Policy TRA 1 Sustainable Transport, which seeks to take account of the Local Transport Plan and its aim to prioritise sustainable transport modes above the private vehicle. The Council is in the process of starting to update its Vehicle Parking In New Development Supplementary Planning Document, which will be informed by the latest policy, good practice and detailed analysis of the local context across the district. Therefore, a deviation from the district-wide parking strategy is not justified.</p>				

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
		40	Typo GRB2 should read GBR2 (Para 6.63)	Para change	Amend typo	WSL	-
12	Housing Infill Sites	40	This criteria-based policy is welcomed, but more clarity for decision makers would be helpful in relation to criterion (e). The terms 'backland' and 'tandem' should be explained in the supporting text, alongside clarity about how such development should successfully reflect existing development patterns	Para change	Explain the terms 'tandem' and 'backland' in a new paragraph after para 6.62	EHDC	-
13	Rural Homes	41	Remove paragraph I. "Outside ...Welcomed." This could be interpreted to mean large scale development is welcomed.	Policy change	<i>Good point - this was intended to ensure only high quality buildings would be converted.</i> Amend I. to read "Outside the village boundary of Walkern, high quality conversions to single rural homes of Local Needs Affordable Housing, of buildings of architectural merit will be welcomed."		WNP5
14	Affordable Housing	41	This policy repeats the provisions of District Plan Policy HOU3 and adds no locally specific value. Therefore, it is suggested it is deleted.	Policy change	Agree, delete policy	EHDC	-
15	Design of New Development	42	Policy WLK15 part F requires "porous material assisting natural drainage and achieving zero run-off". We recommend that "zero run-off" is clarified. Unless a site proposes to discharge entirely by infiltration (such as through soakaways or infiltration basins) all sites will see some form of run-off discharged to a watercourse or sewer. All run-off must be	Policy change	Amend criterion F to read "Hardstanding should be minimised and constructed of porous material assisting natural drainage and achieving at least greenfield run-off rates and preferably zero run-off achieved through infiltration."	HCC Plan	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			restricted to the greenfield run-off rates and volumes for all storm events up to and including the 1 in 100 year + 40% climate change storm, or to the QBAR rate. This will ensure that surface water run-off generated on site is no worse than the pre-developed scenario. To achieve this we support the use of porous materials such as permeable paving and, as per the below, above-ground SuDS should be prioritised.				
15	Design of New Development	42	The term aesthetically pleasing is subjective and replacement wording is suggested for criterion (a).	Policy change	Amend criterion (a) to read: "Building materials and detailing should be complementary to the existing character of Walkern as set out in the Walkern Conservation Area Appraisal (2016), and sympathetic to the form, style and materiality of traditional village properties, particularly those that surround the build."	HE	-
15	Design of New Development	42	Criterion (g): To reflect that parking bays may not always be feasible, the words 'where appropriate' should be added for flexibility: 'Layout of new roads will, where appropriate, include parking bays....'	Policy change	Amend criterion (g) as suggested	EHDC	-
15	Design of New Development	42	Criterion (j): As outlined in response to policy WLK11, reference to a minimum of 2 parking spaces should be removed. Whilst the principle of ensuring there is adequate parking is supported, any proposal that requires planning permission will be assessed against the	Policy change	Criterion (j) to read: "East Herts Parking Standards should be adhered to in new developments so that overflow parking does not occur on surrounding streets. A minimum of 2 spaces for all new homes would be welcomed, where it can be accommodated."	EHDC	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
			parking standards in the Vehicle Parking at New Development Supplementary Planning Document in accordance with District Plan Policy TRA3 Parking. The deviation from the district-wide parking strategy is not justified.				
15	Design of New Development	42	Criterion (n): This criteria should recognise the changes to Building Regulations Part S, which came into force in June 2022, requiring new builds to incorporate charging points.	Policy change	Make reference to Building Regulations requiring new builds to incorporate charging points.	EHDC	-
	Other/Many	45	The following constraints are found within the Walkern Neighbourhood area: River Beane, Flood Zones 2, 3 and 3b, Groundwater Source Protection Zones, Principal Bedrock and Secondary Aquifers. (Para 6.57)	Para change	Add these constraints into para 6.57	EA	-
19	Sustainable Transport Provision	46	The 2016 Conservation Area Appraisal and Management Plan for Walkern specifically identifies high levels of vehicular traffic as a negative and detractive element. We would suggest that Policy WLK19 Sustainable Transport Provision could also incorporate a requirement for secure and accessible cycle storage to be provided as part of any new development, to support and incentivise sustainable active transport and help reduce this negative effect.	Policy & Text change	Add a new paragraph after 6.79 to mention LTP4 and the impact on the conservation area cited in the Conservation Area Appraisal and Management Plan with the provision of secure and accessible cycle storage in new developments and at community, health and education facilities. Add a fifth paragraph to the Policy "Secure and accessible cycle storage should be provided in new developments and at community facilities to encourage active transport and reduce traffic impact."	HE	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
19	Sustainable Transport Provision	46	HCC suggests that objective I and objective II of this Policy are amended. The need for traffic impact assessments for all developments is excessive and cannot be fulfilled by HCC as the highway authority. This also does not accord with LTP4 and the way in which HCC approach development – developments should instead be viewed from their alignment to LTP4 (prioritising and promoting sustainable travel). HCC will view school expansion in respect of LTP4 and the prioritisation of sustainable travel, rather than vehicular based impacts. Objective IV is positive and welcomed as it aligns with LTP4 and our emerging EV Charging Strategy.	Policy change	Amend Criterion 1. to read "Major development proposals ..." Alignment to LTP4 is supported but in an area already so congested,, promoting sustainable travel is not enough. See also HE comments on this Policy.	HCC Plan	-
20	Valued Community Assets	49	St Mary the Virgin should be included as a valued community asset. As well as services it is a venue for concerts, community events and Walkern's food bank. The car park is used by the congregation and daily by walkers.	Policy change	Include St Mary's church and the car park as the car park is used by walkers.		WNP4
20	Valued Community Assets	49	Add Brewery Tea Shop is a much loved community asset.	Policy change	Add the Brewery Tea Shop as an asset.		WNP7
21	Funding Priorities	50	Welcome Policy WLK21 and recommend adding a line to the Action Plan to use S106/CIL to support the enhancement of the conservation area in accordance with the Conservation Area Appraisal and Management Plan 2016.	Append change	Add to Action Plan	HE	-

Policy	Policy Name	Page	Comment Summary	Action	Change Required	Consultee	Id
	Appendices	69	For clarity it would be helpful if the table of local green spaces in Appendix F included the area (ha) of each Local Green Space.	Append change	Include areas (ha) of each LGS in Appendix F	EHDC	-
	Other/Many		On the basis of the Regulation 14 consultation, the Council agrees with the Parish Council's conclusion and will set out this position formally at the submission stage, in accordance with the Neighbourhood Plan (General) Regulations 2012 (as amended). However, for clarity, it is suggested that before the plan is submitted to the Council for examination, more detail is added to the Modification Statement to explain why the Parish Council consider that proposed changes are material but not significant enough to change the nature of the plan.	Para change	The Modification Statement will include an explanation for the material changes not being significant enough to change the nature of the plan.	EHDC	-
	Other/Many		Check revisions to the NPPF and update the Submission version as required	Para change	The NPPF status and amends will be checked and updated.	EHDC	-

Appendix I: Regulation 14 List of Consultees

EMAIL	FNAME	LNAME	ORGANISATION	DESCRIPTION
	Jo	Ransom	Benington Parish Council	parish council that adjoins our neighbourhood area
	Denise	Anderson	Cottered/Throcking Parish Council	parish council that adjoins our neighbourhood area
	Aimee	Lauezzari	Ardley Parish Council	parish council that adjoins our neighbourhood area
	Roy	Falder	Aston Parish Council	parish council that adjoins our neighbourhood area
	Denise	Anderson	Aspenden Parish Council	parish council that adjoins our neighbourhood area
	-	-	Great Ashby Community Council	community council that adjoins our neighbourhood area
	Lorrain	Ellis	Weston Parish Council	parish council that adjoins our neighbourhood area
	Sally	Roberts	Great Munden Parish Council	parish council that adjoins our neighbourhood area
	Stevenage		Borough Council	borough council that adjoins our neighbourhood area
	Linda	Haysey	East Herts District Council	Leader of the Council - Local authority
	Sarah	Sarah	East Herts District Council	Local planning authority
	Laura	Laura	East Herts Council	Planning Policy
	Steven	Linnett	East Herts Council	Property Services
	Ken	Crofton	East Herts District Council	Local District Councillor
	Ken	Crofton	HCC	County Councillor
	Oliver	Heald	-	Our member of parliament
	Karen	Broard	-	Our local Community Support Officer
	-	-	CPRE Hertfordshire	-
	-	-	Police	HCC
	-	-	Coal Authority	Consultation body under Schedule1, para 1(c) the Neighbourhood Planning (General) Regulations 2012
	-	-	Home England	consultation body under Schedule1,para 1(d) the Neighbourhood Planning (General) Regulations 2012
	-	-	Environment Agency	-
	-	-	Natural England	consultation body under Schedule 1, para 1(f) the Neighbourhood Planning (General) Regulations 2012

EMAIL	FNAME	LNAME	ORGANISATION	DESCRIPTION
-	-	-	Historic England	consultation body under Schedule 1, para 1(g) the
-	-	-	Herts & Middx Wildlife	Neighbourhood Planning (General) Regulations 2012
-	-	-	Trustconsultation	body under Schedule 1, para 1 (h) the Neighbourhood
-	-	-	Highways Agency	Planning (General) Regulations 2012
-	-	-	Hertfordshire Community NHS	consultation body under Schedule 1, para 1 (i) the
Olga	Ginn	-	United Reformed Church	Neighbourhood Planning (General) Regulations 2012
Evelyn	Tweedlie	-	Friends of Lanvallay Voluntary	Neighbourhood Planning (General) Regulations 2012
Michele	Michele	-	Walkern Elderberries	body that represents the interests of a religious group in
Nigel	Strongitharm	-	Tea Room	Neighbourhood area
Keith	Pitts	-	Walkern Players	Voluntary body whose activities benefit our Neighbourhood
Laura	Jane	-	Shipleigh Dance Club	area
Jonty	Hall	-	Walkern Primary School	Voluntary body whose activities benefit the elderly in our
-	-	-	Budgens Stores and Post Office	Neighbourhood area
Janet	Woodall	-	Walkern History Society	voluntary body whose activities benefit our neighbourhood
Claire	Kemp	-	Walkern Rainsbows, Brownies	area
Mark	Armond	-	Cricket Club	voluntary body whose activities benefit our neighbourhood
Tom	Clark	-	Clark's Garage	area
Dave	-	-	Ideal Carpets	a school in our neighbourhood area
Marcus	Yew	-	Tree Public House	a business based in the neighbourhood area
-	-	-	White Lion Public House	Society voluntary body whose activities benefit our
Kim	Horton	-	Equus	neighbourhood area
				voluntary body whose activities benefit our Guides and Senior
				Sections neighbourhood area
				voluntary body whose activities benefit our neighbourhood
				area
				a business based in the neighbourhood area
				a business based in the neighbourhood area
				a business based in the neighbourhood area

EMAIL	FNAME	LNAME	ORGANISATION	DESCRIPTION
-	-	-	Walkern Hall Farm	a commercial business based in the neighbourhood area
TAE	-	-	Walkern Hall Farm	a commercial business based in the neighbourhood rea
Richard	-	-	Abbey Building and Maintenance	a business based in the neighbourhood area
Ansell	-	-	The Piggeries	commercial/agricultural business/s on the neighbourhood area
-	-	-	Youth Connexions Hertfordshire	voluntary body whose activities benefit our neighbourhood area
-	-	-	-	body that represents local farming community in our neighbourhood area
-	-	-	Walkern Sports and Community Centre	Voluntary body whose activities benefit our area
Michelle	Lloyd	-	Stevenage Library	Hertfordshire County Council Library Service
-	-	-	Herts Mind Network	body that represents the interests of disabled people in the neighbourhood area
-	-	-	Guideposts Trust (Hertfordshire)	body that represents the interests of disabled people in the neighbourhood area
-	-	-	The Hertfordshire Society for the blind	body that represents the interests of disabled people in the neighbourhood area
-	-	-	Age UK Hertfordshire	body that represents the interest of disabled people in the neighbourhood area
Oliver	Sowerby	-	County Highways	-
Spatial	Planning	-	Hertfordshire County Council	-
Thames	Water	-	-	-
Affinity	Water	-	-	-
National	Grid	-	-	-
Cadent	Gas	-	-	-
UK	Power	-	-	-
Openreach	(BT)	-	-	-

EMAIL	FNAME	LNAME	ORGANISATION	DESCRIPTION
	John	John	Fire and Rescue Service	Chief Fire Officer (Herts CC)
	-	-	Fire and Rescue	HCC
	-	-	Local Economic Partnership	-
	-	-	Sustrans	-
	-	-	Hertfordshire Gardens Trust	-
	-	-	River Beane Association	-
	Jeremy	Dyson	Churchend Farm/Magic of Christmas	An agricultural/commercial business based in the neighbourhood area
	Andy	Gardner	Tree surgeon	a commercial business based in the neighbourhood area
		Raymond-		
	Rowan	Tarplee	Tree surgeon	a commercial business based in the neighbourhood area
	-	-	Photographer	a commercial business based in the neighbourhood area
	Hannah	-	Hannah	a commercial business based in the neighbourhood
	Peter	Lincoln	Agricultural Farm	an agricultural business based in the neighbourhood area
	-	-	Agricultural Farm	an agricultural business based in the neighbourhood area
	-	-	Agricultural Farm	an agricultural business based in the neighbourhood area
	-	-	Walkern Allotments	voluntary body that represents the allotment holders in Walkern