

Community Conversation 2nd March 2026

Great Massingham Neighbourhood Plan

Narrative and Briefing Note

Energy and Renewables (generation, storage and use)

Slide 1 - Introduction

Welcome everyone to the Great Massingham Neighbourhood Development Plan (NDP) Community Conversation.

Office Online Frame

Community Conversation March 2026

Theme
Renewable Energy



Great Massingham
Neighbourhood Development Plan

Slide 2 - Agenda

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Agenda

- NDP Update
- Previous consultations and engagements identifies 'Energy' as important to the community
- Details of existing Policy (Nationally and Locally)
- Pros and Cons of large scale renewable site
- What does Great Massingham want and need

Present the **initial findings** and **seek community feedback**



There will be a brief update on the NDP
What you have said in previous consultations, and why we might want to Renewable Energy Policy
Look at what other communities are saying
Sharing of information on Renewable Energy and the potential for a policy within the emerging Neighbourhood Plan
Closer look at existing Policy areas (Nationally and Locally)
Discussion on key opportunities, ideas and concerns for Great Massingham NDP

Slide 3 - NDP Update

NDP Update

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- 2024-2026, 6 Community Conversations
- Renewable Energy is our last one (hopefully)
- Next steps
 - Health Check
 - PC/Community Consultation
 - Borough Council for formal process
 - Community Referendum/ Vote



By way of a quick update on the NDP activities

Aware that we have been in discussion for a long term. From the early consultations, we have been exploring what the real issues are for the community. Overall people don't want change, however they do want things protecting such as community facilities and assets, our environment, green spaces and beautiful landscapes and as in many communities across the UK (and beyond) people are concerned about affordability of housing and general cost of living.

These are the areas that we have been covering in our 'deeper' dives through the community conversations over the last 18 months.

We have had 6 in total covering topics such as a Housing (existing and new) the Development Boundary, Green spaces and views and tonight hopefully our last one regarding Energy generation.

What comes next...

Everything we have been doing (understanding your concerns, proposed policy areas and draft policies) has just had a Health Check by an independent planning consultant. The initial report is positive and we have a meeting next week to discuss in more detail. This will include what we need to do next to create a more formal proposals document.

There will then be a community consultation on the draft document, changes will be made on the feedback to that consultation. The Parish Council will submit the NDP to the Borough Council to take through the formal process.

Finally it will come back to you, the community, for a final vote on whether to adopt the policy document.

Slide 4 What you have told us already.

What the Community has said

Opinion survey 2022 (hope and fears)

- support zero-emission energy schemes
- transition to greener and affordable energy for everyone
- Affordable and sustainable housing
- No wind turbine near the village
- Wind turbine outside of the village

A sample of some of the comments



In the very first survey we heard that, as a community you acknowledged the benefits and support renewable energy to help reduce our impact on the environment and help with creating a more affordable and sustainable lifestyle.

But there were concerns about the impact of turbines and large scale energy generation on our community and surrounding landscape.

Here are some of the things mentioned.

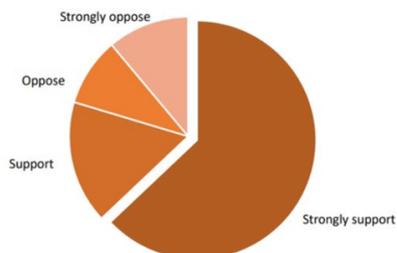
- Support from zero-emission energy schemes
- Transition to greener and affordable energy for everyone
- Affordable and sustainable housing
- NO wind turbine in the village
- Wind turbine outside of the village

Slide 5 What the community has said

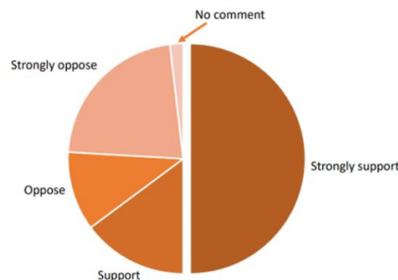
What the Community has said

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Q 2a. Would you support the installation of SOLAR PANELS, especially if they helped reduce the cost of electricity for parishioners?



Q 2b. Would you support the installation of WIND TURBINES, especially if they helped reduce the cost of electricity for parishioners?



The majority of the community support or strongly support Solar Panels and wind turbines IF they help reduce the cost for local parishioners.

Slide 6 - Pros and Cons

Pros and Cons – The Existing Situation

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- Currently a community predominately reliant on fossil fuels the cost of which will only increase
- Unless you have renewable energy source, electricity costs are high and will only increase.
- Energy needs are increasing
- Renewable energy can provide cleaner energy that can stored and makes running your home cheaper.
- Solar Panels are costly to install
- Renewable Energy Infrastructure can take up land and be visually impactful

Currently the vast majority of the community is reliant on fossil fuels, the cost of which will only increase.

The national policy on gas and oil boilers is unclear at this stage, however we know that the Government are hoping to decarbonise the UK energy system by 2050 which is likely to result in the removal of oil and gas from the energy system.

Our energy needs are increasing as a community and whilst renewables provide cleaner energy at the point of use they can be costly.

Large scale infrastructure can also take up a lot of productive land whether in agricultural or biodiversity terms.

Slide 7 - Existing Policy

Details of existing Policy

Individual Properties (our homes, commercial property and community buildings)

- Both national and local policy support renewable energy generation on properties even those within conservation areas.
- The use of energy efficiency measures are also generally exceptable.

No NDP policy required for individual property developments regarding renewable energy



National and local policy already support renewable energy generation on individual properties even within conservation areas.

The NDP must add additional guidance/policy not simply repeat the existing policy. Therefore we are not looking to add anything further to these existing policies.

Slide 8 - Existing Policy

Details of existing Policy

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National Renewable Energy Infrastructure

What does this mean – A development that generates large amounts of energy purely to feed into the nation grid.

- Energy from biomass and/or waste including mixed waste containing non-renewable fractions (>50 MW in England);
- Pumped hydro storage (>50 MW in England);
- Solar photovoltaic (PV) (>100 MW2 in England);
- Onshore wind (>100 MW in England only)

Anything less than this is not classed as nationally significant but could still be locally significant and is covered by the Local Plan



Likewise National and Local Policy already support large scale renewable energy generation which supports whole communities and we are seeing a number of these emerge across our County.

Slide 9 Existing Policy

Details of existing Policy

Local Renewable Energy Infrastructure

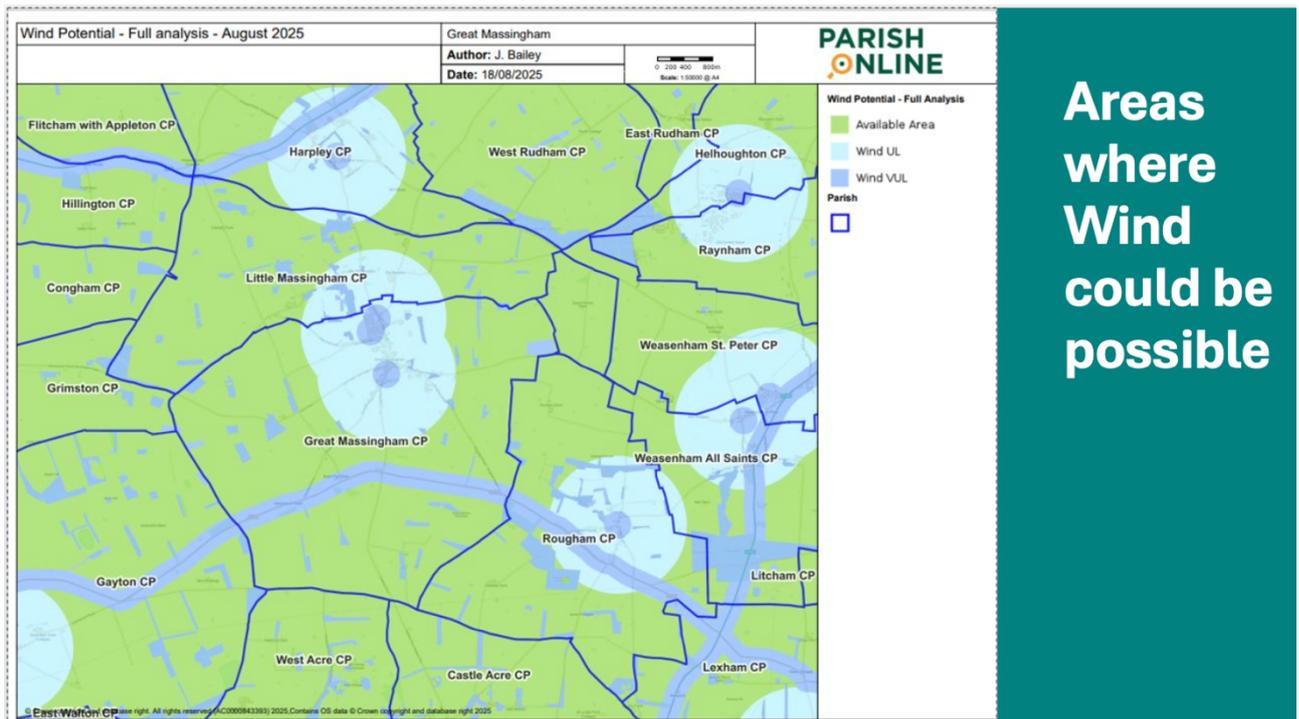
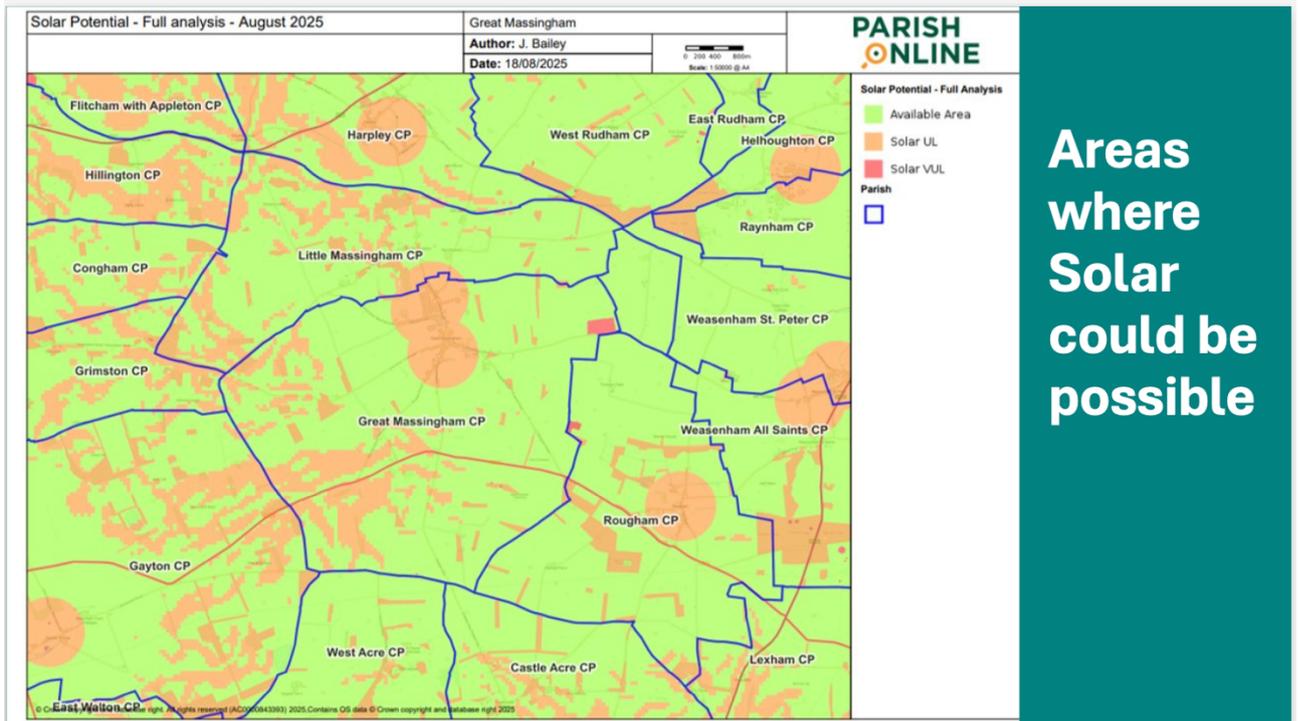
- In line with National Policy the Borough Council of King's Lynn and West Norfolk and its partners will support and encourage the generation of energy from renewable sources.
- These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.

Full details of the policy are available in the briefing notes



There is guidance within existing policy that aligns with the community views regarding protection of agricultural and nature rich habitats and views, however these are weighted against a balance to protection the existing desires and building energy resilience for the future.

Slide 10 and 11 – Maps



Maps exist that show where Wind and Solar energy generation could be possible. These indicate that Wind and Solar are not suitable within the main urban settlement of Great Massingham however they could be possible within the wider parish boundary.

Please remember that this **does not** mean these will come forward just that some areas of the Parish 'could' be suitable.

It would be determined by a balance of greater good vs impact of environment, nature and community.

Slide 12 – Feedback

Feedback

- The NDP cannot be Office Online Frame national and local policy in general but
- It can add new policy that shapes it towards the needs and wants of the local community.
- What does Great Massingham want and need from significant Renewable Energy Infrastructure?

seek community feedback



So what can we do as a community. We could do nothing, and just expect that renewable is inevitable, however judging by the comments we have received it seems the community would like to set out it's desires and have its opinions and wishes at least considered should something come forward.

Slide 13

Other NDP Policy

Neighbourhood Plans are an opportunity for communities to plan for community led renewable energy developments.

Community Energy Policies

The following extract from Cornwall's local plan²³ gives specific support to community owned or led energy projects, and could be adapted for use in neighbourhood plans.

Cornwall Local Plan - Policy 14

Support will be given to renewable and low carbon energy generation developments that:

- a. are led by, or meet the needs of local communities; and
- b. create opportunities for colocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.

Policies supporting specific renewable energy technologies

Much Wenlock's policy sets out criteria for support for individual and community scale projects, and also expresses support for specific types of renewable energy.

Much Wenlock Neighbourhood Plan (2014)

Policy SCC2

Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
- the proposed development does not create an unacceptable impact on the amenities of local residents; and
- the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

To help with the discussion we have a few examples of what other communities have set out in their NDPs regarding renewable energy
And

Slide 14-16 Discussion around key questions

Questions

1. What types of Renewable Energy Generation would be acceptable
2. If a wind or solar renewable energy came forward where should this be located?
3. What terms would the community accept these types of renewable energy (Community Benefit or Community Led)?
4. Anything else we should be considering?



We have also set out a number of questions which we can explore tonight and you are welcome to go away and complete the questionnaire either online or as a paper version (will also be available on the website)
Alternatively just email the NDP email address with your thoughts
Gmndplan@yahoo.com

Whilst it is unclear how much sway an NDP policy will have in the greater scheme of things. NOT having a policy gives an indication that we have no opinion and therefore no sway in whatever may come forward.

1. **What type of renewable energy scheme should we support as a community**
 - a. Commercial scale solar farms
 - b. Onshore wind
 - c. Anaerobic digestion
 - d. Energy from Waste
 - e. District heating
2. **If a wind turbine or solar farm were proposed for our parish where should this be located?**
3. **If a renewable Energy scheme came forward, support should be given to**
 - a. Wholly community owned renewable energy schemes, returning all profits to the community
 - b. Partially community owned projects (jointly owned with commercial developers) returning a share of the benefits to the community.
 - c. Commercial renewable energy developments, wholly privately owned, but returning some benefits to the community.
 - d. All renewable energy schemes, regardless of ownership and benefit structures.
 - e. Renewable energy developments should not be encouraged at all, regardless of ownership and benefit structures
4. **Is there anything else that should be considered in the Great Massingham Neighbourhood Plan regarding renewable energy generation?**

Slide 17 – Thank You

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Thank You

1. Please fill in the survey
 - a. Online via the website
 - b. Paper survey and return to
 - c. Email it to gmndplan@yahoo.com



**Any queries please email
gmndplan@yahoo.com**



Renewable Energy Policy Briefing Note

The *National Planning Policy Framework* (NPPF) advises that the planning system should support transition to net zero by 2050, including through supporting renewable and low carbon energy and associated infrastructure.

Local Strategic Policy LP18 - Sustainable Development outlines that the generation of energy from renewable sources will be supported and encouraged. Permission will be given unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits. The NPPF also states that local planning authorities should approve applications for renewable energy development if its impacts are (or can be made) acceptable.

This policy aims to balance the need for renewable energy developments and the impact on the local area and local people.

Relevant Local and National Policies

- Climate Change Act 2008
- National Planning Policy Framework: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Strategic Policy LP18: Design and Sustainable Development
- Borough Council of King's Lynn & West Norfolk: Small-scale wind turbine noise and shadow flicker guidance
- Planning Practice Guidance

Local Plan – Renewable Energy

This policy defines the criteria against which applications for renewable energy will be considered to provide clarity for developers and the wider public. However, it does not apply to wind energy proposals. Decisions regarding wind energy will rely on national policy and guidance in the renewable and low carbon energy section of the Planning Practice Guidance.

1. Proposals will be supported and considered in the context of contributing to the achievement of sustainable development and adapting to climate change. Proposals made by a local community and through neighbourhood plans for the development of renewable and low-carbon sources of energy, in scale with their community's requirements, including supporting infrastructure for renewable energy projects will be supported.
2. Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:

- a. sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast, National Landscapes;
- b. the surrounding landscape and townscape;
- c. designated and un-designated heritage assets, including the setting of assets;
- d. ecological interests (species and habitats);
- e. amenity (in terms of noise, overbearing relationship, air quality and light pollution);
- f. contaminated land;
- g. water courses (in terms of pollution);
- h. public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and
- i. tourism and other economic activity.

3. In addition to the above factors, the Borough Council will seek to protect productive agricultural land and best and most versatile land. Applications for other uses which would adversely affect these are likely to be refused, unless the material benefits associated with its approval outweigh its loss.

4. Development may be permitted where any adverse impacts can be satisfactorily mitigated against and such mitigation can be secured either by planning condition or by legal agreement.

5. In line with Policy LP27 proposals that would lead to adverse impacts on international nature conservation sites will not be permitted

Other relevant Local Plan Policies

LP06 Climate Change

When considering development proposals, the Council will take a positive approach that reflects the needs set by national policy and international concern of supporting the transition into a low carbon future and avoiding increased vulnerability to the range of impacts arising from climate change.

The purpose of this policy is to highlight and reflect how new development can help reduce greenhouse gas emissions, such as through its location, design and contribution to suitable types of renewable energy sources. It is a new policy to encourage innovative and more sustainable systems and strategies to come

- Maximising opportunities from solar technologies and through design to support solar orientation and enhance solar gain;
- Retrofitting of existing buildings with measures to reduce energy and heat consumption will be encouraged and supported.

- Development over 1 hectare are required to answer the following question; How will the development support local neighbourhoods and the community needs when adapting and mitigating to the local impacts of climate change?

Useful Links

[Local Plan final April 2025.pdf](#)

[Clean-Power-Community-Power-final.pdf](#)

[Neighbourhood plans - Centre for Sustainable Energy](#)

[CSE-neighbourhood-planning-in-a-climate-emergency-feb-2020.pdf](#)

[National Policy Statement for Renewable Energy Infrastructure \(EN-3\)](#)

[Swaffham Prior Heat Network - P&H Engineering](#)

Examples from other Neighbourhood Plan Policy

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