



Grimston, Pott Row, Roydon & Congham Neighbourhood Development Plan Referendum 22 August 2024

Information Pack

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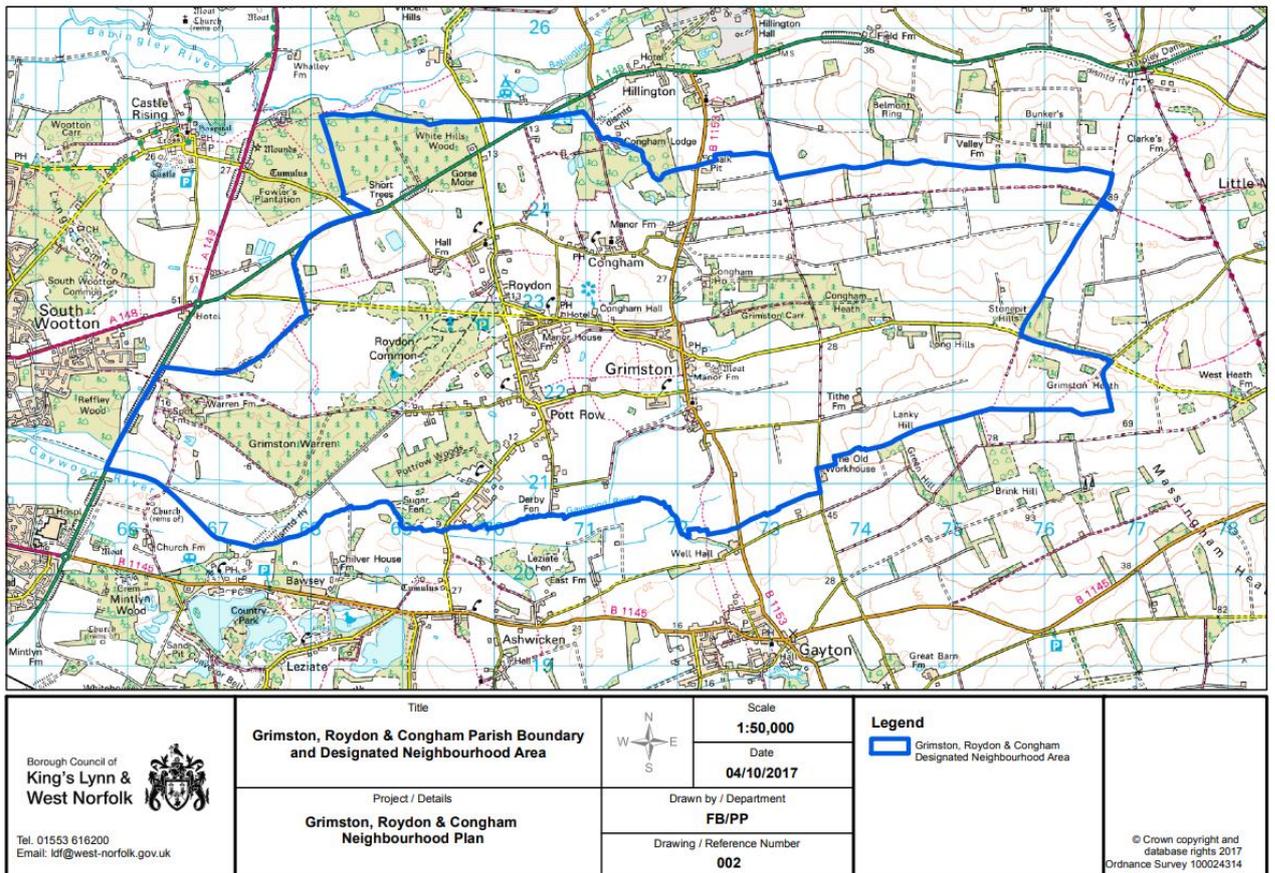
**Grimston,
Pott Row,
Roydon &
Congham
Neighbourhood
Development Plan
Referendum
Information Statement**

The Borough Council of King’s Lynn and West Norfolk hereby gives notice that a Referendum relating to the Neighbourhood Development Plan (NDP) for the parishes of Grimston, Roydon and Congham (“Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036”) will be held. The Referendum will be held on **Thursday, 22 August 2024** to decide on the question below:

Do you want the Borough Council of King’s Lynn and West Norfolk to use the Neighbourhood Plan for Grimston, Pott Row, Roydon & Congham to help it decide planning applications in the neighbourhood area?

The Referendum area is identical to the area that has been designated as the Grimston, Roydon & Congham Neighbourhood Plan area which covers the parishes of Grimston, Roydon and Congham, as shown on the following map.

Grimston, Pott Row, Roydon & Congham Neighbourhood Area, designated 5 October 2017 [not to scale]



A person is entitled to vote in the Referendum if, on 22 August 2024:

- (a) he/she is entitled to vote in an election of any Councillor of the Grimston, Pott Row, Roydon & Congham Parish Council whose area is in the Referendum area; and
- (b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (2141 x 5.9p = £126.32) = **£2488.32**.

The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections. A number of specified documents may be inspected at:

The Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
KING'S LYNN
PE30 1EX

Opening times: 9am-5pm Monday – Thursday
9am-4.45 pm on a Friday.

Tel: 01553 616200

Web: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area

The specified documents are:

- the draft Neighbourhood Plan or neighbourhood development order;
- the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a Neighbourhood Development Plan, as applied by section 38A(3) of the 2004 Act);
- a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;
- a statement in the case of a draft Neighbourhood Plan, that the Local planning authority are satisfied that the draft plan meets those basic

conditions and complies with the provision made by, or under, sections 38A and 38B of the 2004 Act;

- a statement that sets out general information as to town and country planning (including Neighbourhood Planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about the Grimston, Pott Row, Roydon & Congham Neighbourhood Plan, including all background documents, please see our Neighbourhood Planning webpages:

- King's Lynn and West Norfolk Borough Council's Grimston, Pott Row, Roydon & Congham Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area
- Grimston Parish Council Neighbourhood Plan page: <https://www.grimston-pc.gov.uk/neighbourhood-plan/>
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan
- Plans being prepared: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared



Grimston, Pott Row, Roydon & Congham Neighbourhood Plan Referendum Information for Voters

About this document

On **Thursday, 22 August 2024** there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:-

- Why there are Neighbourhood Plans and other development plans
- The Referendum, and how you can take part

Referendum on the Neighbourhood Plan

A Referendum asks you to vote yes or no to a question. For this Referendum you will receive a ballot paper with this question:

- Do you want the Borough Council of King's Lynn and West Norfolk to use the Neighbourhood Plan for Grimston, Pott Row, Roydon & Congham to help it decide planning applications in the neighbourhood area?

What does my vote mean?

You show your choice by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper.

Put a cross in only **one** box or your vote will not be counted.

If more people vote 'yes' than 'no' in this Referendum, then the Borough Council of King's Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the parishes of Grimston, Roydon and Congham.

The Neighbourhood Plan will then become part of the Development Plan. This is a set of documents which sets out planning policies to guide development in the Borough of King's Lynn and West Norfolk.

If more people vote 'no' than 'yes' in this Referendum or there is a tied vote, then planning applications will be decided without reference to the Neighbourhood Plan as part of the Development Plan for the local area.

Neighbourhood Plans

What is a Neighbourhood Plan?

A local community can prepare a Neighbourhood Plan (referred to in the

relevant legislation as a Neighbourhood Development Plan), developing a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

If it successfully passes all the stages (including being supported by a majority of votes in a referendum) the Neighbourhood Plan will become part of the Development Plan for the area, along the Borough Council's Local Plan. It then must be taken into account when the Borough Council, or a Planning Inspector, in deciding planning applications in the area.

Who can prepare a Neighbourhood Plan?

A Neighbourhood Plan is prepared by the Qualifying Body, the relevant parish/town council, except in unparished areas (e.g. King's Lynn town centre). In this case a local group must first apply to be designated as a 'neighbourhood forum' before it can prepare a Neighbourhood Plan.

What can be in a Neighbourhood Plan?

Neighbourhood Plans set out policies for the development and use of land. A Neighbourhood Plan can shape future development in an area, but it cannot stop or promote less development than set out in the Borough's Local Plan.

A Neighbourhood Plan must:

- support sustainable development;
- generally conform to the strategic policies in the Local Plan;
- have regard to national planning policies;
- comply with relevant legislation; e.g. ensure environmental matters are taken into account, protect certain species and habitats, human rights, etc; and
- specify the period it will cover.

While a Neighbourhood Plan must be in general conformity to the Local Plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the Local Plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc. Where there is a contradiction between a Neighbourhood Plan and the Local Plan, it is the most recent one that counts.

Neighbourhood Plans often contain policies to reinforce the local character of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages.

There is no set format for a Neighbourhood Plan. It could be very brief and focused (perhaps just one policy) or very long and complex. Much will depend on what are the agreed local priorities, and what resources, interests and skills are available in the local community who prepare it.

How is a Neighbourhood Plan prepared?

Because Neighbourhood Plans will affect what may, or may not, receive planning permission they must go through stages of formal consultation to make sure everyone has an opportunity to comment on them, and that they meet tests laid down in legislation. These procedures include examination by an independent expert, to decide whether the plan meets the legal tests mentioned above, and a referendum to gauge the level of local support for the plan.

The Borough Council (as Local planning authority) has to administer key parts of this process. The decisions it has to make in this process are not whether the Borough Council agrees with or supports the content of the Neighbourhood Plan, but whether the plan complies with nationally laid down rules and policies.

It is the local community's plan, and it is they who will have to do most of the work (or commission consultants to do this for them) and make the decisions on what they want in their plan, although the Borough Council will provide advice and assistance.

For further information on Neighbourhood Plans see:

Borough Council Information:

- Borough Council's Grimston, Pott Row, Roydon & Congham Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area
- Grimston Parish Council Neighbourhood Plan page: <https://www.grimston-pc.gov.uk/neighbourhood-plan/>
- How to prepare a Neighbourhood Plan: [https://www.west-](https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area)

norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan

- Locality: <https://locality.org.uk/>

Town and Country Planning

Background

The town and country planning system exists to protect and promote the public interest in the way land is used and developed. All advanced economies have formal planning systems, though the details of how they operate vary, while simpler societies usually have less formal controls on new building.

The current British planning system was established in 1947, and grew out of concern that uncoordinated development in the 19th and early 20th century had resulted in severe adverse impacts on health, economic efficiency, quality of life and the environment. Owners of property in Britain do not have a right to build or change the use of land as they please, but must obtain planning permission to do so. (Some development, typically minor changes, is 'permitted development'; thus benefits from an automatic permission).

The planning system endeavours to –

- Coordinate the activities of different developers and agencies,
- Protect features and qualities of acknowledged public interest,
- Provide a degree of certainty for investors, landowners, residents and other stakeholders, and
- Coordinate the provision of infrastructure and other facilities.

More broadly the system aims to balance the needs and aspirations of the immediate site or locality with those for the wider area and country within which it sits, and to balance current concerns against longer term interests.

Inevitably these different aims and considerations are often in tension, and so there are difficult and controversial decisions to be made in balancing them when considering whether to grant planning permission or include something in a plan. (Planning decisions often seem easy if only one consideration is taken into account).

Local planning Decisions

The responsibility for making most of these difficult decisions is given by Parliament to the local planning authority which, in this area, is the

Borough Council of King's Lynn and West Norfolk.

Planning authorities cannot, however, make a decision any way they may please. Prior public consultation is required in most cases. Decisions on applications must be made in accordance with the adopted development plan, unless there are proper planning considerations suggesting otherwise.

One of the important considerations which must be taken into account is national (government) planning policy, including the National Planning Policy Framework. This tells local planning authorities which issues they should consider most important, how decisions should be reached, how plans should be prepared and what they should contain, etc.

Decisions are made by elected councillors, advised by specialist planning officers, though routine decisions (e.g. planning applications clearly in accordance with, or contrary to, adopted plans) will usually be delegated by councillors to senior officers; because of the volume of work and pressures of time.

There is provision for the planning decisions of the local planning authority to be challenged and reviewed by an independent planning inspector (or, if the issue is the legality of the decision or the way it was reached, the courts).

Local Plans

The local planning authority is required to produce a Local Plan, for the future development of the area. Local Plans (previously known as local development frameworks; that is, development plan documents produced by the local planning authority) may consist of one or more separate development plan documents. These would commonly include (as is the case in West Norfolk) a core strategy document setting out the overall scale and broad location of development, and a site allocations document identifying the specific sites and the type and amount of development sought on each area.

Local Plans usually look forward at least 15 years and must provide for enough housing and employment development to meet the anticipated growth in the area over that period. These also have to be in general accordance with national planning policy.

Ideas for how this might be done are refined and reconsidered through successive rounds of consultation and discussion, often over a period of several years, but rarely is consensus reached; so the Local planning

authority must make difficult choices between competing views and proposals. Once the Local planning authority has decided the plan it wishes to adopt it is tested against legal requirements and national policy by an independent planning inspector; who will consider the views of those who oppose or support the plan, and decide whether it can be adopted and brought into force.

Under current national policy if Local Plans are not successfully brought up-to-date and adopted, or less housing development than is needed actually takes place, it will be difficult for the Local planning authority to refuse a planning application for housing development unless it seriously contravenes national policy, even if it contravenes the local or Neighbourhood Plan.

Neighbourhood Planning

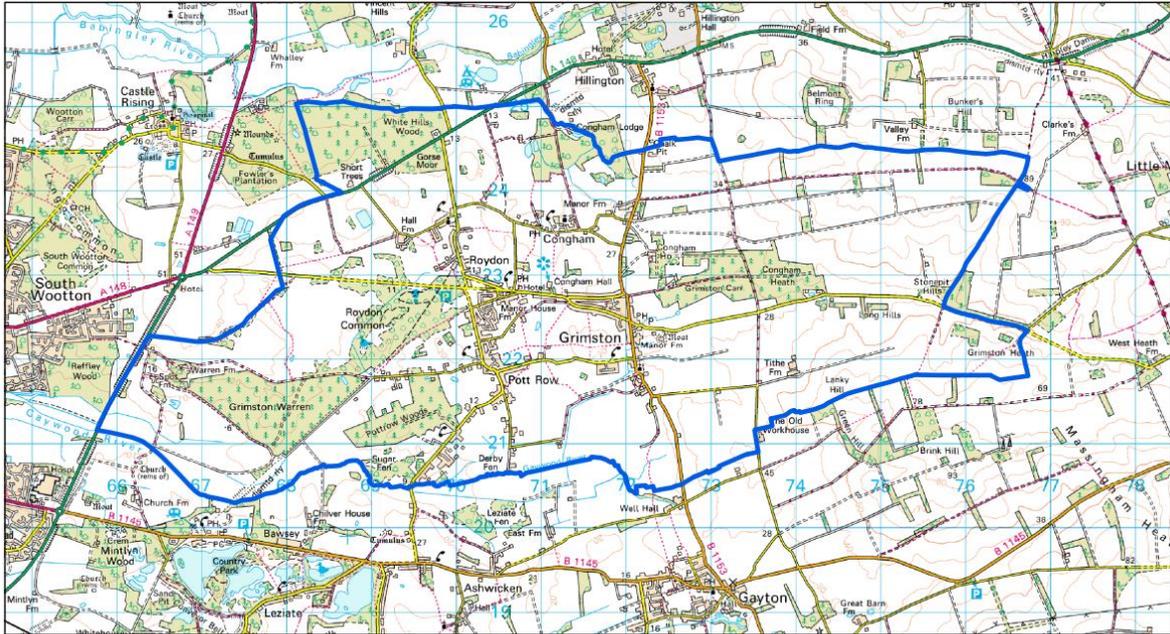
Parish and town councils are statutory consultees for planning applications and Local Plans. This means they are consulted about these and are able to put forward any views they may have on these.

The 2011 Localism Act gave them (and communities in unparished areas that had successfully applied for designation as a neighbourhood forum) additional new planning powers to produce Neighbourhood Development Plans (NDPs), or to grant planning permission for specified developments or types of development (neighbourhood development orders and community right to build orders). Of these, Neighbourhood Plans have been by far the most popular. (For further information on Neighbourhood Plans, see section above).

Grimston, Pott Row, Roydon & Congham Neighbourhood Plan Referendum Area

The Referendum area is identified on the map below. This is the same as the area of the parishes of Grimston, Roydon and Congham, and the area covered by the Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036.

Grimston, Pott Row, Roydon & Congham Neighbourhood Area, designated 5 October 2017 [not to scale]



<p>Borough Council of King's Lynn & West Norfolk</p>  <p>Tel. 01553 616200 Email: info@west-norfolk.gov.uk</p>	<p align="center">Title</p> <p align="center">Grimston, Roydon & Congham Parish Boundary and Designated Neighbourhood Area</p>		<p>Scale</p> <p align="center">1:50,000</p>	<p>Legend</p> <p> Grimston, Roydon & Congham Designated Neighbourhood Area</p>	<p align="right">© Crown copyright and database rights 2017 Ordnance Survey 100024314</p>
	<p align="center">Project / Details</p> <p align="center">Grimston, Roydon & Congham Neighbourhood Plan</p>		<p>Date</p> <p align="center">04/10/2017</p>		
	<p align="center">Drawing / Reference Number</p> <p align="center">002</p>		<p>Drawn by / Department</p> <p align="center">FB/PP</p>		

Voting in the Referendum

The Referendum area

The Referendum area is identified on the map shown on Page 12 (above) as the parish areas of Grimston, Roydon and Congham and is identical to the area which has been designated as the Grimston, Pott Row, Roydon & Congham Neighbourhood Plan Area.

Referendum Expenses

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (2141 x 5.9p = £126.32) = **£2488.32**.

Specified Documents

A copy of the specified documents, that is the documents listed below, may be inspected at the following:-

- Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX between the hours of 9.00 am to 5.00 pm Monday to Thursday and 9.00 am to 4.45 pm on a Friday.
- Tel: (01553) 616200 or email elections@west-norfolk.gov.uk.
- Mr Alan L Loy, Grimston Parish Clerk¹
Email: clerk@grimston-pc.gov.uk

The specified documents are:-

- The draft Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036 (referendum version)
- Report of the Independent Examiner
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local planning authority that the Draft Plan meets the basic conditions (the Decision Statement)
- Information Statement and Information for Voters

¹ Grimston Parish Council (on behalf of Roydon and Congham Parish Councils) was appointed statutory Qualifying Body for the Neighbourhood Plan.

- A statement that sets out general information as to town and country planning including neighbourhood, the Referendum

All of the above documents can be viewed on the Council's dedicated Grimston, Pott Row, Roydon & Congham Neighbourhood Plan web page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area.

Further information is also available through the Grimston Parish Council Neighbourhood Plan web page: <https://www.grimston-pc.gov.uk/neighbourhood-plan/>.

Can I Vote?

You can vote in the Referendum if you live in the parishes of Grimston, Roydon or Congham and:-

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on **22 August 2024**.
- You have to be registered to vote by **Tuesday 6 August 2024** to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.
- The Referendum will be conducted in accordance with the procedures which are similar to those used at Local Government Elections.

Ways of Voting

There are three ways of voting:-

In person on 22 August 2024

- Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
- It should be noted that since 4 May 2023, voters have been required to show photo ID when voting in person. Further details about acceptable voter ID are available through the following link: <https://www.gov.uk/how-to-vote/photo-id-youll-need>. Polling station staff are on hand to help if you have any queries.
- For the parishes of Grimston (including Pott Row) and

Roydon, the Polling Station is: Grimston Village Hall, Cliffe-En-Howe Road, PE32 1BY.

- For the Parish of Congham, the Polling Station is: The Norfolk Hospice, Tapping House, Wheatfields, PE31 6BH.
- You will receive a poll card telling you that this is your polling station.
- If you do not receive your poll card you can contact Electoral Services on (01553) 616773 to ensure you are registered.
- The polling station will be open from 7am to 10pm.
- If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

By post

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 7 August 2024**. NB: If you already have a postal vote, there is no need to complete another application form.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by **Thursday, 22 August 2024**.
- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on **Thursday, 22 August 2024**.

By Proxy

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on

Wednesday, 14 August 2024.

This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on **Thursday, 22 August 2024**.

- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from Electoral Services on (01553) 616773 or by downloading from the Council's website at: www.west-norfolk.gov.uk.

Am I Registered to Vote?

- If you are not registered you will not be able to vote.
- If you are not on the Electoral Register, you will need to complete an Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than **Tuesday, 6 August 2024**, or go online www.gov.uk/registertovote.

Registration forms are available from Electoral Services on (01553) 616773 or alternatively you can register yourself at www.gov.uk/registertovote.

How to find out more

- Further general information on Neighbourhood Planning is available on the following websites <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> and https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans.
- For queries about planning issues, please contact the Borough Council of King's Lynn and West Norfolk, Planning Policy on (01553) 616200. For queries about the Referendum and voting please contact Borough Council of King's Lynn and West Norfolk, Electoral Services on (01553) 616773 or email: elections@west-norfolk.gov.uk.

Appendix 1:

GRIMSTON, POTT ROW, ROYDON & CONGHAM NEIGHBOURHOOD PLAN 2017- 2036

(Referendum Version 2024)

DRAFT NEIGHBOURHOOD PLAN POST EXAMINATION VERSION REGULATION 18

[SEE ACCOMPANYING DOCUMENTS]

Appendix 2:

Grimston, Pott Row, Roydon and Congham Neighbourhood Plan 2017-2036

Independent Examiner's Report

20 May 2024

[SEE ACCOMPANYING DOCUMENT]

Appendix 3:

Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036 **Summary of the representations submitted to the independent Examiner**

The Draft Grimston, Pott Row, Roydon & Congham Neighbourhood Plan was published and consulted on by the Borough Council of King's Lynn and West Norfolk from 19 May – 30 June 2023, inclusive. This was subsequently extended to 18 August 2023, on the advice/ guidance of the Plan Examiner.

Regulation 16 consultation (19 May – 18 August 2023)

Representations were received from 12 parties during the extended Regulation 16 consultation, submitting a total of 24 separate comments. All representations received were duly sent to the independent Examiner. Norfolk County Council submitted a combined representation, in its role as Education, Natural Environment, Lead Local Flood Authority (LLFA) and Minerals & Waste authorities.

Feedback was received from some statutory consultation bodies regarding detailed policy wordings, in support of individual policies and/ or making recommendations regarding additional matters for consideration (e.g. published guidance). Interested parties also submitted detailed comments/ objections regarding the plan-making arrangements (e.g. role of steering group), individual policies and/ or proposed site specific designations; e.g. regarding proposed Local Green Spaces, Strategic Gaps/ Buffer Zones. These responses were duly considered by the Examiner in preparing the Examiner's Report.

Supporting representations (or “no objection”) were received from the following bodies (statutory consultees), in some cases also offering advice and guidance; e.g. regarding best practice, relevant legislation or other relevant policies/ considerations:

- Anglian Water
- Environment Agency
- Historic England
- National Highways (Spatial Planning)
- Natural England
- South Wootton Parish Council

Representations containing objections regarding individual policies and/ or the content of the Plan were received from the following parties:

Respondent	Details
Grimston Parish Council	Concerns that Parish Councillors chose to use the Regulation 16 consultation portal to level criticism at Grimston Parish Council’s management of the Neighbourhood Plan – plan submitted to the Borough Council has Parish Council approval.
Norfolk County Council (Natural Environment)	<p>Representations/ comments supporting –</p> <ul style="list-style-type: none"> • Vision and Objectives • Policy 8: Roydon Common buffer zone • Policy 9 Biodiversity – re off-site Biodiversity Net Gain • Policy 10: Key Views • Policy 11 – amendments to Regulation 14 version supported • Policy 12: Dark Skies • References to Norfolk Green Infrastructure Recreational Avoidance Management Strategy (GIRAMS) <p>Suggested amendments (objections) –</p> <ul style="list-style-type: none"> • Para 103 – recommended that reference is added to emerging Norfolk Local Nature Recovery Strategy (LNRS)
Norfolk County Council (LLFA)	<p>Supporting representations/ comments –</p> <ul style="list-style-type: none"> • welcome inclusion of Environment Agency surface water/ fluvial flood risk maps • reference to LLFA’s records of flooding in area • inclusion of references to ‘four pillars of SuDS’ • no comments re proposed local green spaces in the Plan. <p>Suggested amendments (objections) –</p> <ul style="list-style-type: none"> • para 117 – recommend wording “in the last 10 years” be changed to “extending from 2011 to September 2022” in order to provide clarity re records’ timescale.

Respondent	Details
Norfolk County Council (Minerals and Waste)	<p>Note proposed local green spaces are safeguarded sand and gravel areas (underlain by safeguarded carstone resource):</p> <ul style="list-style-type: none"> • Congham Hall Park (approximately 6.6 hectares) • Holly Meadow's School Field (approximately 2.8 hectares) • local green space allocation does not sterilise mineral resource underlain
Developers/landowners	<p>Hardy (RCA Regeneration) –</p> <ul style="list-style-type: none"> • Objective D (p9) – strongly agree, however not all policies in the draft NP accord with this aim • Custom / Self-build – draft Neighbourhood Plan does not have regard to national policies and advice that support the provision of custom and self-build units • Policy 7: Location of New Housing does not fulfil the 'basic conditions' as does not include support for custom / self-build • Policy 7 – at odds with national planning policies and guidance as well as current and emerging development plan policies; e.g. restrictions for Congham/ Roydon • New Housing in Rear Gardens – not encouraged by the NPPF (para 71); something normally resisted due to the adverse impact it can have • Proposed Amendment to Policy 7 to include reference to Custom and Self-Build development
Interested parties	<p>M De Whalley –</p> <ul style="list-style-type: none"> • Should extend hydrological buffer zone applied to Roydon Common to further protect the Gaywood River and Derby and Sugar Fen SSSIs • Reflect community's wish to protect neighbourhood plan area's rural assets • Grimston Parish Councillors denied opportunity to be consulted on draft Neighbourhood Plan during consultation period 15th August to 7th October 2022 • concerns re lack of due process/ governance of joint NHP working group

Respondent	Details
	<p>E George –</p> <ul style="list-style-type: none"> • Sugar and Darby fens – despite recognition as areas of “Richness of Wildlife” Derby fen is excluded from the buffer zone for Roydon Common as shown in figure 7 • Disappointed that extended buffer zone to cover area from source of Gaywood River along the river valley to the Derby fen and south of Vong Lane has not been included • Policy 1 Strategic Gaps – importance of gaps between settlements, in particular gap between Pott Row and Grimston along Vong Lane – extend to cover Gaywood Valley and Fens which are historical and Living Landscapes <p>D Goddard –</p> <ul style="list-style-type: none"> • Supporting representation – local plan for local people, parishes and residents have done a great job to shape and prepare their villages for the future – endorse the proposals.

The full set of representations was provided to the independent examiner to inform the examination of the Neighbourhood Plan. Substantive representations are available to view on the Grimston, Pott Row, Roydon & Congham Neighbourhood Plan web page (consultation portal): <https://west-norfolk-consult.objective.co.uk/kse/event/37447/peoplesubmissions/section/?consultation=D-6168153-P-.0.1>.

Consultation on additional evidence base (23 November 2023 – 26 January 2024)

In November 2023, the Neighbourhood Plan Examiner suspended the examination, to allow for broader consultation to take place regarding the Habitat Regulations Assessment (HRA) screening documents and additional evidence, provided by the Qualifying Body/ Borough Council as part of the ongoing examination.

The scope of the consultation was subsequently broadened and the consultation end-date extended from 12 January to 26 January 2024, to take account of the updated [National Planning Policy Framework](#), published on 20 December 2023. Supporting representations (or “no objection”) were received from the following

bodies (statutory consultees), in some cases also offering advice and guidance; e.g. regarding best practice, relevant legislation or other relevant policies/ considerations:

- Historic England
- National Highways (Spatial Planning)
- Natural England

Representations containing recommendations regarding individual policies and/ or the content of the Plan were received from the following parties (below).

Respondent	Details
Borough Council (Strategic Housing)	<p>Policy 3: Housing Type and Mix –</p> <ul style="list-style-type: none"> • 20% of dwellings easily adaptable for older residents –supporting text sets out the dwelling must be acceptable to the council and references M4(2)/M4(3) • 25% of dwellings comprise two bedrooms or fewer – Not acceptable if applying to the whole proposal including affordable housing (questioned how this could be agreed through s106). <p>Policy 7: Location of New Housing – 4 dwellings maximum –</p> <ul style="list-style-type: none"> • Why limit to 4 units? What is the evidence? Policy could potentially restrict affordable housing coming forward designed to meet a local need • Capping affordable developments at 4 also has the potential to make them undeliverable • Inconsistency – Policy 7 allows small developments of up to 5 units adjacent to Grimston and Pott Row development boundaries but affordable developments can only be up to 4 units
Neighbourhood Planning Group	Basic Conditions Statement – Section 3 update, to take account of updated (December 2023) NPPF
Norfolk Wildlife Trust	<p>Updated NPPF (para 164) –</p> <ul style="list-style-type: none"> • support objective G of the Neighbourhood Plan • encouraged by the inclusion of the Climate change statement in S30 of the NP and that

Respondent	Details
	<p>climate change has been woven into a number of policies</p> <p>Policy 6: Energy Efficiency –</p> <ul style="list-style-type: none"> • recommend additional, more specific policy wording to ensure policy is more robust and in keeping with the updated NPPF (para 164) <p>Policy 9: Biodiversity –</p> <ul style="list-style-type: none"> • recommend greater ambition of 20% Biodiversity Net Gain – should be encouraged to provide greater confidence in genuine gains • advocate addition of green roofs/ walls to buildings – increasing biodiversity, reducing run-off, improving air quality and improving thermal performance etc • encourage buffer zones round all sensitive sites <p>Policy 2: Infrastructure and Sustainable Growth –</p> <ul style="list-style-type: none"> • We support the inclusion of SuDS • But to make policy more robust, recommend additional wording in section c) <p>Policy 11: Local Green Space – support</p> <p>Policy 12: Dark Skies –</p> <ul style="list-style-type: none"> • Support, but recommend additional wording to ensure greater protection for wildlife

The Examiner considered representations received through the main Regulation 16 consultation (May – August 2023) and subsequent focused consultation (November 2023 – January 2024) in making her recommendations.

The Borough Council, Grimston Parish Council (Qualifying Body) and representatives of the Neighbourhood Planning Group accepted all the Examiner’s recommendations that materially affect the content of the Plan.

Appendix 4:

Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036

Statement by the Local planning authority that the Grimston, Pott Row, Roydon & Congham Neighbourhood Plan meets the basic conditions.

The draft Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036 was considered by the Borough Council of King's Lynn & West Norfolk. On behalf of the Borough Council, on 14 June 2024 it was agreed by the Assistant Director (acting Executive Director for Environment and Planning) in consultation with the Portfolio Holder Cllr Jim Moriarty, that the amended Grimston, Pott Row, Roydon & Congham Neighbourhood Plan 2017-2036, incorporating the Examiner's recommendations meets the basic conditions, and that, so modified, it should proceed to a local referendum covering the parish areas of Grimston, Roydon and Congham.

The Borough Council Decision Statement in full can be read on the following page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/606/grimston_congham_and_roydon_neighbourhood_area .

The Draft Neighbourhood Plan has now been so amended, and thus the Borough Council is satisfied that the Draft Neighbourhood Plan being presented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

Stuart Ashworth, Assistant Director (acting Executive Director, Environment and Planning)

Borough Council of King's Lynn and West Norfolk (on behalf of Cllr Jim Moriarty, Cabinet Member for Development and Regeneration, Borough Council of King's Lynn and West Norfolk)



Appendix 5:

**Decision on examiner's
recommendations
20 May 2024**

[SEE ACCOMPANYING DOCUMENT]