

**Borough Council of King's Lynn & West
Norfolk:**

**North Wootton Neighbourhood Development
Plan 2022-2036 – Decision on Examiner's
recommendations**

3 September 2024

Borough Council of
**King's Lynn &
West Norfolk**



Borough Council Decision on the Examiner’s recommendation for the North Wootton Neighbourhood Plan

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	North Wootton Neighbourhood Area
Parish Council	North Wootton Parish Council
Submission Plan (Regulation 16) consultation	13 October 2023 – 24 November 2023; but feedback received December 2023/ January 2024 given due consideration
Examination	April – July 2024
Examiner’s Report Received	23 July 2024

1.0 Introduction

- 1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans (NDPs), also known as Neighbourhood Plans, and to take the plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) details the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the Examiner's Report have been accepted. Accordingly, the draft North Wootton Neighbourhood Plan has been amended, taking into account these modifications. The Borough Council has reached the decision that the North Wootton Neighbourhood Development Plan 2022-2036 should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area was designated on 22 June 2021. This corresponds with administrative boundaries for North Wootton Parish. The North Wootton Neighbourhood Plan has been prepared by North Wootton Parish Council, the Qualifying Body. Work on the production of the plan has undertaken by members of the Parish Council and the local community, since 2021.
- 2.2 The first draft Plan was published by the Parish Council for Regulation 14 consultation in March 2023. The Regulation 14 consultation took place from 13

March – 8 May 2023, inclusive. Further details are set out in the Consultation Statement¹.

- 2.3 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk in September 2023, with the Regulation 15 legal check signed off on 19 September 2023. A consultation under Regulation 16 took place between 13 October – 24 November 2023, inviting comments from the public and stakeholders. Late/ additional feedback was accepted up until late-January 2024.
- 2.4 In April 2024, an independent examiner Mr Tim Jones was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the North Wootton Neighbourhood Development Plan 2022-2036. The examination took place from April – July 2024, reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum. This culminated in the Examiner's Report being issued on 23 July 2024.
- 2.5 The Examiner's Report concludes that subject to making the modifications recommended by the examiner, the plan meets the basic conditions as set out in legislation and should proceed to a Neighbourhood Planning Referendum. North Wootton Parish Council has accepted all the Examiner's recommended material modifications; also recognising that it may be necessary to include factual updates (minor modifications of a non-material nature), in accordance with paragraph 76 of the Examiner's Report. The draft Examiner's Report was received, for fact-checking, on 15 July 2024. This was then reviewed by the Parish Council and Borough Council; both organisations providing feedback (factual corrections regarding the draft Report). On 1 August 2024, the Parish Council's appointed consultant (CCP) circulated a draft referendum version of the Plan, indicating acceptance of all the Examiner's recommended modifications.
- 2.6 Minor consequential, editorial and/ or grammatical changes to the Neighbourhood Plan are not included in this Decision Statement, except where these are incidental to recommended modifications directed by the Examiner. However, these are expected to be incorporated into the draft referendum version Neighbourhood Plan.
- 2.7 The Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are set out in Appendix 1 alongside the Council's decision in response to each recommendation and the reasons for them.

3.0 Reasons for Decision

¹ https://www.west-norfolk.gov.uk/download/downloads/id/8053/04_north_wootton_np_consultation_statement_2023.pdf

- 3.1 The North Wootton Neighbourhood Plan 2022-2036 (the Plan) as modified by the Examiner's recommendations and the Borough Council (working with the Parish Council), has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A Neighbourhood Plan must not constrain the delivery of important national policy objectives.
- 3.2 The Neighbourhood Plan was examined in accordance with the December 2023 version of the National Planning Policy Framework (NPPF). Shortly before the end of the Examination the updated NPPF was published (5 September 2023). The Examiner explained: "*The main document in which national planning policy is contained is the National Planning Policy Framework December 2023...and I have borne that in mind.*" (Examiner's Report, paragraph 22). Advice within National Planning Practice Guidance (NPPG) has also been borne in mind in reaching this conclusion.
- 3.3 Paragraph 13 of the NPPF is clear that Neighbourhood Plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. Specifically, NPPF paragraph 29 states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (December 2023 version NPPF). The Examiner has also observed: "*A consultation draft of a new NPPF is expected soon*" (Examiner's Report, paragraph 22); the consultation draft NPPF being published on 30 July 2024, shortly after publication of the Examiner's Report.
- 3.4 Beyond this, the content of a draft Neighbourhood Plan will determine which other aspects of national policy are or are not a relevant consideration to be considered. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
- 3.5 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan sets out a range of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. The Examiner concluded; "*I commend the Draft NDP for being clear, intelligible and well written, and for the thought and effort that has gone into its creation. It has struck the right balance between intelligibility to a lay person and the use of technical words that ensure precision*" (Examiner's Report, paragraph 75).
- 3.6 There is a very clear focus on North Wootton's location within the National Landscape area (formerly Area of Outstanding Natural Beauty); with a focus upon design, green infrastructure, meeting local housing needs, protecting and enhancing local services, sustainable transport, managing flood risk and

protecting heritage. The overarching Plan outcomes (as set out in the Vision) are summarised as follows:

- Retaining rural village identity;
- Natural beauty, within the National Landscape area;
- Future development sensitive to the village's historic character and location; and
- High quality design to meet the needs of the community.

- 3.7 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, the Borough Council (in accordance with the 1990 Act; Schedule 48 paragraph 12) has decided to make the modifications to the draft plan referred to in Appendix 1 (below) to ensure that the draft plan meets the basic conditions set out in legislation. These, together with other non-material changes, will be used in preparing the referendum version Neighbourhood Plan document.
- 3.8 As set out in Appendix 1, it has been decided by the Borough Council and Parish Council to split up the modifications made within the Examiner's report. This has been separated into appropriate columns. As stated by the examiner in the final examination report (July 2024) and left apparent in the table: Areas that need modification are expressed in the 2nd column. Appendix 2 shows Minor Modifications to the Plan text proposed unilaterally by the local planning authority in light of the current statement of the replacement Local Plan (as of August/ September 2024); i.e. factual corrections and updates, and Appendix 3 shows amendments to inset Policy Maps and Figure maps, arising from the Examiner's recommended modifications.
- 3.9 To comply with the basic conditions on the European Union legislation, Strategic Environmental Assessment and Habitat Regulations Assessment screening was undertaken and signed off by the Borough Council on 10 March 2023², prior to publication of the first draft Plan for consultation under Regulation 14. The Strategic Environmental Assessment sets out the introduction and background in sections 1, 2 and 3. Section 4 sets out the application of SEA Directive to plans and programmes. Section 5 sets out the framework for Habitats Regulation Assessment. Section 6 sets out the screening outcome, summary and monitoring of the assessment.
- 3.10 The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1998. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 3.11 The Plan, as modified by the Examiner's recommendations, complies with the definition of a Neighbourhood Plan/ NDP and the provisions that can be made by a Neighbourhood Plan. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it

² https://www.west-norfolk.gov.uk/download/downloads/id/8051/06_north_wootton_np_sea-hra_screening_bcklwn_sign_off_march_2023.pdf

specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development'.

4.0 Decision

- 4.1 The Neighbourhood Planning (General) Regulations 2012 (Regulation 18(1)) require the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Plan.
- 4.2 King's Lynn and West Norfolk Borough Council have carefully considered each of the recommendations made in the Examiner's Report and the reasons for them and have decided to accept all material modifications to the draft plan proposed by the Examiner, together with non-material minor and consequential changes that do not materially affect the Neighbourhood Plan's content.
- 4.3 Following the modifications made, the North Wootton Neighbourhood Development Plan 2022-2036 meets the basic conditions:
1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
 2. The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 3. The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016);
 4. The making of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations; and;
 5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.
- 4.4 It is recommended that the North Wootton Neighbourhood Plan 2022-2036 progresses to referendum.

Decision made by:

Stuart Ashworth

Stuart Ashworth
Assistant Director, Environment and Planning (on behalf of the Cabinet
Member for Development and Regeneration) 3 September 2024

Appendix 1: Examiner’s Recommended Modifications and responses to these

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final North Wootton NP Examination Report July 2024 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed North Wootton Neighbourhood Development Plan.					
Housing (page 9, para 23)	<p>Paragraph 41: <u>Recommended modification 1</u> Page 9 paragraph 23</p> <p>Replace the first two indents with:</p> <p><i>“• Two of the permissions had been granted but not started;</i></p> <p><i>• One of the permissions had started but not completed;”</i></p>	QB	YES – Factual correction	Textual amendments	<p>23. As detailed in the evidence base, there have been 8 planning permissions which have been granted, started, or completed in the last 10 years (2012-2022) according to housing data by the BCKLWN (2022) presented in figure 4.</p> <ul style="list-style-type: none"> • Two of the permissions have been granted but not started; • One of the permissions have had started but not completed; • Five were completed between March 2014 and April 2022. 					
Housing (page 10, final row)	<p>Paragraph 42: <u>Recommended modification 2</u> Page 10, final row</p> <p>Replace “STARTED with: <i>“ONE DWELLING COMPLETED AND ONE DWELLING NEARING COMPLETION”</i></p>	QB	YES – Factual correction	Textual amendments	<table border="1"> <tr> <td data-bbox="1467 1090 1565 1393">19 /00 331 / RM</td> <td data-bbox="1565 1090 1715 1393">The Red Cat Hotel Station Road North Wootton</td> <td data-bbox="1715 1090 1928 1393">RESERVED MATTERS: Erection of two dwellings 5 bedrooms per dwelling</td> <td data-bbox="1928 1090 1980 1393">2</td> <td data-bbox="1980 1090 2159 1393">STARTED ONE DWELLING COMPLETED AND ONE DWELLING NEARING COMPLETION</td> </tr> </table>	19 /00 331 / RM	The Red Cat Hotel Station Road North Wootton	RESERVED MATTERS: Erection of two dwellings 5 bedrooms per dwelling	2	STARTED ONE DWELLING COMPLETED AND ONE DWELLING NEARING COMPLETION
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Housing growth (page 11, para 25)	<p>Paragraph 43: <u>Recommended modification 3</u></p> <p>Page 11 paragraph 25</p> <p>Replace “identified as suitable in rural areas by other policies of the local plan.””, with: <i>“identified as suitable in rural areas by other policies of the local plan” including seven specific categories of development</i>”.</p>	QB	YES – Factual correction	Textual amendments	25. The Local Plan includes a development boundary around the main settlement area of North Wootton, as shown in Figure 1. In general, development proposals outside of this development boundary will not be supported. This is made very clear in the Local Plan SADMP (2016). Policy DM 2 – Development Boundaries – explains that, “Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan. The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan” including seven specific categories of development .
Housing growth (pages 11-12 para 27)	<p>Paragraph 44: <u>Recommended modification 4</u></p> <p>Pages 11 and 12</p> <p>Delete “For clarity, this neighbourhood plan once ‘made’ will not allow LP31 to apply to North Wootton.”</p>	LPA	NO – Factual correction; whereby Policy LP31 is proposed for deletion through Main Modifications to the Local Plan (August	Textual amendments	27. The emerging Local Plan currently includes LP31- Residential Development Reasonably Related to Existing Settlement Policy, which allows for small scale residential development outside the development boundary that is reasonably related to the settlement. The emerging LP31 states that will not apply within the North Norfolk Coast AONB, which excludes development in much of North Wootton, leaving only a small area adjacent the boundary it could apply. For clarity, this neighbourhood plan once ‘made’ will not allow LP31 to apply to North Wootton, due

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			2024). Replacement text will be more generic, to “future-proof” the Neighbourhood Plan		to be adopted by spring 2025, will include new policies for managing windfall developments at the periphery of settlements (Schedule of Main Modifications, August 2024). When adopted, policies in the replacement Local Plan will need to be considered in decision making, alongside those in the Neighbourhood Plan.
Housing Mix (page 17 Policy 1)	<p>Paragraph 45: <u>Recommended modification 5</u></p> <p>Pages 17, policy 1</p> <p>Replace “90% of homes” with “90% of open-market homes”.</p>	QB	YES	Textual addition	<p>Policy 1: Housing Mix</p> <p>Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The North Wootton Housing Need Assessment (2022) will be acceptable evidence.</p> <p>Except for developments comprising self-build, custom housebuilding, changes of use, and conversions where justified, new build residential development should offer a housing mix whereby at least 90% of open-market homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable.</p> <p>New housing should maximise accessibility for all end-users and occupants. Development coming forward for specialist housing to meet local needs will be supported in principle where these accord with relevant development plan policies.</p>

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Affordable Housing (page 20, Policy 2)	<p>Paragraph 47:</p> <p><u>Recommended modification 6</u></p> <p>Page 20, policy 2</p> <p>Replace the first two indents with:</p> <p>“• 75% Affordable Rented Housing</p> <p>• 20% First Homes (at a 30% discount)</p> <p>• 5% shared ownership homes.”</p> <p>Add at the end of the policy: “<i>This local connection requirement does not apply to active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the Armed Forces (if their death was wholly or partly caused by their service) or veterans within 5 years of leaving the Armed Forces.</i>”</p>	QB	YES	Textual additions	<p>Policy 2: Affordable Housing</p> <p>Affordable Housing delivered within North Wootton should comprise:</p> <ul style="list-style-type: none"> • 75% Affordable Rented Housing • 25% 20% First Homes (at a 30% discount) • 5% shared ownership homes. <p>In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as a preference, will be applied to First Homes via a S.106 agreement [footnote 10: If no one meets the local connection test requirements within 3 months of the new home being marketed, then the national criteria will apply], with the requirement to meet at least one of these:</p> <ol style="list-style-type: none"> i. Current residents of the Parish who are renting or living with other family members; ii. Ex -residents of the Parish who are renting or living with other family members and who moved away within the last three years; or iii. People who are renting or living with other family members outside of the Parish but who have caring responsibilities in the Parish.

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					<p>iv. People who are work ing in local employment within North Wootton.</p> <p>Individuals can demonstrate they meet at least one of the above local connection requirements through proof of address or being in local employment. This local connection requirement does not apply to active members of the Armed Forces, divorced/ separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the Armed Forces (if their death was wholly or partly caused by their service) or veterans within 5 years of leaving the Armed Forces.</p>
Design (page 22, footnote 12)	<p>Paragraph 48: <u>Recommended modification 7</u> Pages 22, footnote 12 Replace “National Planning Policy Framework (2021)” with “<i>National Planning Policy Framework (December 2023)</i>”.</p>	QB	YES – Factual correction; acknowledge the version of the NPPF against which the Plan was examined	Textual amendments	[Footnote 12] National Planning Policy Framework (2024 December 2023), National Design Guide (2021), National Model Design Code (2021), Building for a Healthy Life (2020), Manual for Streets (2007)
Design (page 23, para 56)	<p>Paragraph 49: <u>Recommended modification 8</u> Pages 23, paragraph 56, 1st sentence Replace “are used” with “<i>being used</i>”.</p>	QB	YES – Grammatical correction	Textual amendments	The parish would also welcome more sustainable design and construction methods are being used to achieve high quality development to support our need to be more climate friendly. Examples of how low carbon homes could be approached is shown in Figure 14, taken from the North Wootton Design Guide. Other recently

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					published actions by the Government include the Environment Improvement Plan ¹³ this sets ten actions in the roadmap to Water Efficiency in new developments, including a new standard for new homes in England of 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need, such as in areas of serious water stress. The parish council would welcome new homes planning to meet water efficiency standards of 100 l/p/d through a fixtures and fittings approach.
Natural Environment (page 29, para 64)	Paragraph 50: Recommended modification 9 Pages 29, paragraph 64, 2nd sentence Insert “ <i>part of</i> ” before “two County Wildlife Sites”.	QB	YES – clarification	Textual amendments	64. In addition to the statutory wildlife designations within the neighbourhood plan area, there are also some non-statutory wildlife designations. This includes part of two County Wildlife Sites (CWS) within the Neighbourhood Development Plan (NDP) area and one adjacent: <ul style="list-style-type: none"> • Wootton Carr • Ling Common • Lynn Point (adjacent)
Norfolk Coast AONB (page 35, Policy 5)	Paragraph 51: Recommended modification 10 Pages 35, policy 5, 3 rd paragraph Replace “Subdividing” with “ <i>Within the Norfolk Coast AONB and, where this would harm the</i> ”	QB	YES	Textual amendments	Policy 5: North Wootton Norfolk Coast AONB Policy 1. Planning applications which fall within or immediately adjacent to the Norfolk Coast AONB designation should demonstrate how they have had due regard to the Integrated Landscape Guidance (2021) for Drained Coastal Marshes [footnote 20].

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	<i>AONB, immediately adjacent to the Norfolk Coast AONB, subdividing</i> ".				<ol style="list-style-type: none"> 2. All new build development within the Norfolk Coast AONB that will result in a change to the local character or distinctive features of the built and natural environment, as detailed in the relevant AONB character areas, will not generally be supported. 3. Subdividing Within the Norfolk Coast AONB and, where this would harm the AONB, immediately adjacent to the Norfolk Coast AONB, subdividing larger gardens or selling off open fields to create small plots for housing or extensions resulting to a loss of historic open landscape, buildings, and mature trees will not generally be supported. 4. All new build development proposed within the Norfolk Coast AONB should state in their application how they plan to protect and enhance the character of the AONB area.
Biodiversity improvement (page 39, para 82)	<p>Paragraph 52: <u>Recommended modification 11</u> Page 39, paragraph 82 Replace "174" with "185". Replace "96 - 101" with "102 - 107".</p>	LPA	NO – The NPPF was updated in September 2023, December 2023 with further	Textual amendments	82. Legislation and the NPPF (chapter 15) afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This includes the need for biodiversity net gain (BNG) as part of developments. Para 174 The NPPF (Habitats and Biodiversity) supports the mapping of ecological assets and networks, including for enhancement or creation. The NPPF para 96 - 101 also covers protecting existing

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			updated anticipated late-2024; therefore, best to remove specific NPPF para references		green open spaces and creation of new ones. The NPPF also and makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined.
Biodiversity improvement (page 39, para 83)	<p>Paragraph 53: <u>Recommended modification 12</u></p> <p>Page 39 paragraph 83</p> <p>Delete “The small sites metric is coming forward in April 2024 and other qualifying development from November 2023.”</p> <p>Replace “There will be three” with “<i>There are three</i>”.</p> <p>Delete “Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within the Borough Council area.”</p>	QB	YES – factual updates	Textual amendments	83. The Environment Act (2021) [footnote 27] Schedule 14 sets the requirement for mandatory biodiversity net gain (BNG) of at least 10% on development proposals which should be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Proposals must ‘leave biodiversity in a better state than before’. The small sites metric is coming forward in April 2024 and other qualifying development from November 2023. There will be are three ways to deliver BNG, onsite within the red line, off-site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain approach, though the requirement to measure

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					this or meet a particular level of BNG is not yet mandatory nationally or within the Borough Council area.
Important Local Views (pages 44-45, para 92)	Paragraph 54: <u>Recommended modification 13</u> Pages 44 - 45, paragraph 92 Delete all of this paragraph other than its first sentence.	QB/ LPA	YES – clarification, but addition of text to explain that a number of sites were considered as Local Green Spaces but not ultimately taken forward	Textual amendments	92. As well as this, a number of green spaces, were also suggested in the initial consultation survey and considered at the steering group meetings as to whether they would meet the set requirements for designation as Local Green Spaces, although none has been taken forward into this Plan. Local Green Spaces should follow the criteria set in the NPPF Para 101-103 to ensure they are suitable. This includes being: a) Reasonably close to the community it serves; b) Demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife; and c) Local in character and is not an extensive tract of land.
Important Local Views (pages 45-46, para 93-95/ Policy 8)	Paragraph 59: <u>Recommended modification 14</u> Page 45, paragraph 93 Delete the final sentence of this paragraph.	QB	YES – clarification; reflecting proposed deletion	Textual amendments/ cartographic changes (Figure 21)	93. Some of the green spaces suggested have been protected through Policy 10 which focuses on community assets, this includes the West Norfolk Rugby Club and North Wootton Park. One green space, land west of Nursery Lane, was initially considered to meet the criteria for Local Green Space, however the landowner was not

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	<p>Page 45, paragraph 95 Replace “8 public views” with “7 public views”.</p> <p>Page 45 policy 8 Replace “Nursey” with “Nursery” in the first indent.</p> <p>Pages 45 and 46 Delete the indent relating to view 3 in policy 8 and such of figure 21 as relates to view 3 and renumber subsequent views accordingly.</p> <p>Replace “South gate” with “North gate” in policy 8 and Figure 21.</p>				<p>supportive, and it was decided not to proceed with the designation. A view of this land has been included as a key view and protected through Policy 8.</p> <p>94. Each of the views suggested were considered by the NDP steering group, with further evidence and photos gathered to determine whether they should be included.</p> <p>95. Overall, the Neighbourhood Plan seeks to protect 8⁷ public views, many of which include local features of the landscape, key buildings, and landmarks in the Parish. Justification for each of the views is provided in North Wootton’s Neighbourhood Plan Views Assessment document. The intention is not to stop development within these views, but to ensure that their distinct character is retained. Development within the views listed in Policy 8 that is overly intrusive or prominent will not be supported. Any proposals within these views will need to demonstrate that they are sited, designed and of a scale that does not significantly harm them.</p> <p>Policy 8: Protection of important local views</p> <p>The following eight views (shown in Figure 21 and described in North Wootton’s Neighbourhood Plan Views Assessment) are identified as important public local views:</p>

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					<ul style="list-style-type: none"> • View 1- View on Nursey Nursery Lane on the approach to The Church • View 2 - West door beyond the main vehicular gate at junction of Station Road, Nursery Lane, and Manor Road • View 3 - Views of the fields beyond Nursery Lane • View 4 3 - From South-gate North-gate of the church next to the care home on Manor Road • View 5 4 - Looking North along Priory Lane over the green • View 6 5 - Looking North along Priory Lane from the junction with Manor Road • View 7 6 - Widespread views from Gatehouse Ln looking along the Green, towards the village sign and over the junction • View 8 7- Multiple views of the Marshes/ Gongs and behind the Rugby Club <p>Development proposals that would adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views.</p>

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					<p>New development should avoid impinging on open skyline views within the Norfolk Coast AONB which will affect the panoramic landscape across the area.</p> <p>Figure 21 – Important Local Views [amendments to key]</p> <ul style="list-style-type: none"> • View 1- View on Nursey Nursery Lane on the approach to The Church • View 2 - West door beyond the main vehicular gate at junction of Station Road, Nursery Lane, and Manor Road • View 3 - Views of the fields beyond Nursery Lane • View 4 3 - From South-gate North-gate of the church next to the care home on Manor Road • View 5 4 - Looking North along Priory Lane over the green • View 6 5 - Looking North along Priory Lane from the junction with Manor Road • View 7 6 - Widespread views from Gatehouse Ln looking along the Green, towards the village sign and over the junction • View 8 7- Multiple views of the Marshes/ Gongs and behind the Rugby Club

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Surface Water Management (page 47, para 96 and 1 st page, Contents)	Paragraph 60: <u>Recommended modification 15</u> Page 47 and contents Replace “Surface Water Management” with “ <i>Flood Risk</i> ”.	QB	YES – clarification	Textual amendments	[Contents] SURFACE WATER MANAGEMENT FLOOD RISK [Page 47] Surface Water Management Flood Risk 96. Flooding can cause serious damage...
Flood Risk (page 50, para 102)	Paragraph 61: <u>Recommended modification 16</u> Page 50, paragraph 102 Replace “102. It is the Government’s intention to implement Schedule Three of The Flood and Water Management Act (2010) to make SuDS mandatory in all new developments in England in 2024” with “ <i>Schedule Three of The Flood and Water Management Act (2010) is intended to encourage the construction of sustainable drainage systems- (SUDS) for new developments and redevelopments</i> ”	QB	YES – clarification	Textual amendments	102. It is the Government’s intention to implement Schedule Three of The Flood and Water Management Act (2010) to make SuDS mandatory in all new developments in England in 2024. Schedule Three of The Flood and Water Management Act (2010) is intended to encourage the construction of sustainable drainage systems- (SUDS) for new developments and redevelopments. Drainage systems can contribute towards sustainable development and improve places where people live and work. Approaches to manage surface water that take account of water quantity, quality, biodiversity, and amenity are collectively known as SuDS. Traditionally piped drainage networks convey water much more quickly than natural processes. Flooding can occur when housing and other development such as paving increases the volume and speed of run-off. SuDS seek to manage rainfall in a similar way to natural processes, by using the landscape to control the flow and volume of surface water, prevent or reduce pollution downstream of development and promote recharging of groundwater.

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					Natural vegetation, including trees, in SuDS helps attenuate flows, traps silts and pollutants and promotes infiltration. From 15 April 2015 Norfolk County Council as the Lead Local Flood Authority became a statutory consultee on all planning applications for major developments requiring comment to applications in respect to surface water drainage. From the 6 April 2015 planning policies and decisions relating to major development are required to ensure that SuDS are used for the management of surface water [footnote 36].
Surface Water Flood Risk and Management (page 50, Policy 9)	<p>Paragraph 62: <u>Recommended modification 17</u> Pages 50 -51 policy 9</p> <p>Replace “All development proposals (with the exception of householder extensions) relating to a site with surface water flood risk, as identified by Figure 24 or more up to date Environment Agency Flood Risk mapping, should be accompanied by an appropriate flood risk assessment to ensure development will be safe and take account of potential climate change impacts” with “<i>All development proposals (with the exception minor developments) within an area of surface water flood risk, as identified by the current Strategic Flood Risk Assessment</i>”</p>	QB	YES – amendments to policy, in accordance with Environment Agency advice	Textual amendments	<p>Policy 9: Surface Water Flood Risk and Management</p> <p>Development proposals should be designed to take account of surface water flood risk.</p> <p>All development proposals (with the exception of householder extensions) relating to a site with surface water flood risk, as identified by Figure 24 or more up to date Environment Agency Flood Risk mapping, should be accompanied by an appropriate flood risk assessment to ensure development will be safe and take account of potential climate change impacts All development proposals (with the exception minor developments) within an area of surface water flood risk, as identified by the current Strategic Flood Risk Assessment (SFRA) or the Flood Map for Surface on gov.uk should be accompanied by an appropriate flood risk assessment to ensure development will be safe and take account of potential</p>

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	<i>(SFRA) or the Flood Map for Surface on gov.uk should be accompanied by an appropriate flood risk assessment to ensure development will be safe and take account of potential climate change impacts.”</i>				<p>climate change impacts. Proposals resulting in property or highway access being within an area of high flood risk will not be supported in principle.</p> <p>Development proposals should be designed to manage flood risk effectively and not increase, and wherever possible reduce, the overall level of flood risk both to the site and elsewhere. Proposals specifically to improve surface water drainage, such as works to reinstate an effective drainage scheme, are encouraged.</p> <p>Proposals should incorporate Sustainable Drainage Systems (SuDS) that are appropriate to the scale and nature of the development and designed to be an integral part of the green infrastructure. These may include:</p> <ul style="list-style-type: none"> • Attenuation ponds; • Planting; • Introduction of permeable driveways or parking areas; • Rainwater harvesting and storage features; • Green roofs. <p>Such measures will be required except where this is not technically feasible or where it can be demonstrated that other factors preclude their use.</p>

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					To mitigate against the creation of additional impermeable surfaces, there should be attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. These measures will be required unless the developer can provide justification to demonstrate that it is not practicable or feasible within the constraints or configuration of the site.
Community Services and Facilities (page 53 paragraph 106, page 55 Policy 10 and page 56 Figure 27)	<p>Paragraph 64: <u>Recommended modification 18</u></p> <p>Page 53 paragraph 106 Delete “village shop,”</p> <p>Page 55, policy 10 Delete “6. Meadow stores (Village Shop)” and renumber subsequent entries.</p> <p>Page 56, Figure 27 Delete “6. Meadow stores (Village Shop)” and the red circle that relates to it renumber subsequent entries.</p>	QB	YES – clarification	Textual amendments/ cartographic changes (Figure 27)	<p>106. North Wootton has a good range of services and facilities locally. There is a village shop, primary school, GP surgery, church, village hall, Red Cat pub, West Norfolk Rugby Club, local garage, and a large park shared with South Wootton [footnote 38]. Information provided by the Borough Council also shows that North Wootton is on a mobile library route. These services will contribute to the employment base for locals. The village hall is situated on the green, in the centre of the village, off Priory Lane. It offers a hall and meeting space for locals to use. There is a monthly village market held at the hall where people can purchase local produce. There are other activities including regular police surgeries, community activities, parent and child activities, health and wellbeing classes and drop in coffee mornings.</p> <p>Policy 10: Protection of community facilities</p>

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					<p>Local Plan policies for the protection of community facilities should be applied to protect community facilities within North Wootton. These include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Doctor's Surgery 2. Village Hall 3. North Wootton Primary School 4. Wootton Park and Pavilion (within North Wootton boundary) 5. All Saints Church 6. Meadow Stores (Village Shop) 7. 6. Guides & Scouts Hall 8. 7. West Norfolk Rugby Club 9. 8. Wyndham House Care Home 10. 9. Red Cat Pub 11. 10. House on the Green Pub <p>Figure 27- Community facilities protected in Policy 10 [changes to Key]</p> <ol style="list-style-type: none"> 1. Doctor's Surgery 2. Village Hall

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					<ul style="list-style-type: none"> 3. North Wootton Primary School 4. Wootton Park and Pavilion (within North Wootton boundary) 5. All Saints Church 6. Meadow Stores (Village Shop) 6. Guides & Scouts Hall 7. West Norfolk Rugby Club 8. Wyndham House Care Home 9. Red Cat Pub 10. House on the Green Pub
Historic Environment (pages 65-66, para 125-126)	<p>Paragraph 67: <u>Recommended modification 19</u> Page 65, paragraph 125, second indent page 66 paragraph 126 Replace “Church Cottage” with “<i>Priory Cottage (formerly Church Cottage)</i>”.</p> <p>Page 66 paragraph 126 and page 67 Figure 31 Replace “Church Cottage” with “<i>Priory Cottage</i>”.</p>	QB	YES – clarification	Textual amendments	<p>125. The neighbourhood plan area does not have a conservation area. There are three listed buildings in North Wootton as shown in Figure 31, this includes:</p> <ul style="list-style-type: none"> • All Saints Church... • Priory Cottage (formerly Church Cottage)... • The Priory... <p>126. All Saints Church was built in 1852 and replaced a medieval church which had stood on the same site and fallen into disrepair. The church has an Early English style; the tower has a southwest turret capped in Scottish baronial style popular at the time. Inside is a 19th century font with stylised foliage decoration, and decorative choir stalls. The windows have later 19th century-stained glass, including a rare figure of St Francis. The building is lit internally by Art Nouveau lamp standards. 43 The</p>

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					earliest post-medieval building to have survived in the village is The Priory. This is a two storey carstone and brick house with a date plaque of 1718, though the front of the building is late 16th or early 17th century. Church Priory Cottage on Nursery Lane is a small carstone building from around 1600, extended in the 19th century, and restored in the late 20th century.
Historic Environment (page 67, para 127)	Paragraph 68: <u>Recommended modification 20</u> Page 67, paragraph 127 Replace “189” with “195”	LPA	NO – The NPPF was updated in September 2023, December 2023 with further updated anticipated late-2024; therefore, best to remove specific NPPF para references	Textual amendments	127. Chapter 16 of the NPPF, ‘Conserving and enhancing the historic environment’, recognises that the nation’s heritage assets comprise an irreplaceable resource. Paragraph 189 of the The Framework (Conserving and enhancing the historic environment) requires all heritage assets to: “... <i>be conserved in a manner appropriate to their significance...</i> ”. It goes on to set out a detailed and carefully nuanced approach to the conservation of heritage assets. The current local plan policy CS12 sets out that development should avoid, mitigate, or compensate from any adverse impacts on heritage.
Historic Environment	Paragraph 69: <u>Recommended modification 21</u>	QB	YES – removal of final part of paragraph 130, in the	Textual amendments	130. The assets determined to have historic significance are identified as non-designated heritage assets in Figure 32 and on the Policies Map in Appendix A. Further details of how each of the assets meets the criteria for

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(page 68, para 130)	Page 68, paragraph 130 Delete the fourth and fifth sentences of this paragraph.		interests of clarity		identification is set out in North Wootton Neighbourhood Plan Evidence Base. They will receive protection in accordance with Policy 14: Non-Designated Heritage Assets. Owners of these assets will have an opportunity to respond to the Regulation 14 consultation on the draft plan. Should an owner wish for their asset to be removed from the list subsequently they should contact the Parish Council for consideration. It should be noted that these are not the only non-designated heritage assets in North Wootton, just those considered of local importance when developing this plan.
Non-Designated Heritage Assets (pages 69-70, Policy 14/ Figure 32)	Paragraph 70: <u>Recommended modification 22</u> Policy 14 and Figure 32 Delete “NDHA5- Scout/Guide Headquarters”.	QB	YES	Textual amendments/ cartographic changes (Figure 32)	Policy 14: Non-Designated Heritage Assets All heritage assets will be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in Figure 32 and on the Policies Map in Appendix A): <ul style="list-style-type: none"> • NDHA1- Village Hall • NDHA2- House on the Green • NDHA3- Red Cat • NDHA4- Doctors Surgery • NDHA5- Scout/Guide Headquarters

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					<p>Proposals that are adjacent to non-designated assets should demonstrate that consideration has been given to preserving:...</p> <p>Figure 32 [Key]: NDHA1- Village Hall NDHA2- House on the Green NDHA3- Red Cat NDHA4- Doctors Surgery NDHA5- Scout/Guide Headquarters</p>
Appendix A: Policies Map (page 73)	<p>Paragraph 71: Recommended modification 23</p> <p>Page 73: Policies Map (both maps)</p> <p>Delete: the lines relating to view three, the red circle relating to the former village shop and the blue circle (but not the red circle) relating to the Scout/Guide Headquarters (NDHA5).</p>	QB	YES – Plus addition of National Landscape/AONB designation to village inset map	Cartographic changes (Appendix A)	[Appendix A (p73) – Remove view three lines, the red circle relating to the former village shop and the blue circle (but not the red circle) relating to the Scout/Guide Headquarters (NDHA5)]

Appendix 2: Minor Modifications proposed by the Borough Council (LPA)

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to section 10/ para 72-73 of Examiner's Report)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed North Wootton Neighbourhood Development Plan.
<p>Overview of Neighbourhood Planning (page 1, para 4)</p>	<p>References to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to "future-proof" the Neighbourhood Plan as far as possible.</p>	LPA	N/A	Textual amendments	<p>4. North Wootton is in the borough of King's Lynn and West Norfolk and so the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council has the adopted 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) document over the plan period to 2026. The Borough Council is also working on an emerging a replacement local plan review which is anticipated to be adopted by spring 2025 and looks ahead 15 years to 2039 from adoption.</p>
<p>Overview of Neighbourhood Planning (page 2, para 7-9)</p>	<p>The Neighbourhood Plan makes repeated references to the Area of Outstanding Natural Beauty (AONB) throughout. The Examiner's Report addresses this: "<i>I have not considered it necessary to recommend more than two modifications in respect of "Area of Outstanding Natural Beauty" despite the rebranding. This remains the correct term in law.</i>" (paragraph 72).</p> <p>This principle is accepted, but in the interests of clarity an amendment to paragraph 8 of the Plan (first AONB reference) is recommended, to explicit clarification and explanation for the retention of AONB references within the body text of the Plan.</p> <p>Furthermore, references to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are</p>	LPA	N/A	Textual amendments	<p>7. Within the adopted Local Plan Core Strategy (2011) North Wootton is a settlement adjacent to King's Lynn and the main towns under policy CS02, it considers the area to be a larger village providing significant local facilities, but because of their proximity to the main towns and particularly areas with potential for urban expansion, their importance as rural service centres is very much modified. North Wootton functions as a separate community with a range of facilities, but also supports the adjacent larger settlements. It has a close functional relationship with South Wootton and shares a number of facilities, including the park which is jointly managed. North Wootton benefits from public transport linkages to King's Lynn and other settlements. Being designated as the above makes North Wootton an appropriate area for limited growth to secure the sustainability of the settlement. This designation is also being carried forward</p>

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to section 10/ para 72-73 of Examiner's Report)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed North Wootton Neighbourhood Development Plan.
	expected to change when the new Local Plan is adopted (anticipated spring 2025).				<p>in the emerging Local Plan LP02 expected to be retained in the replacement Local Plan.</p> <p>8. The current local plan (2016 Site Allocations and Development Management Policies Plan, para E5.4) sets out that there are no suitable sites for significant growth in North Wootton, due to constraints. These include its location within the Area of Outstanding Natural Beauty (AONB) and coastal flood zone. In November 2023, the Government re-branded AONBs as National Landscape areas. The reference to AONBs is, however, retained within this Plan, as it remains the correct term in law. As stated in para 4.1.22-4.1.23 of the emerging local plan review (2016-2039) under LP02 Settlement Hierarchy, the Borough Council does not seek to make specific allocations for those areas who are preparing or have adopted a neighbourhood plan within the review period. This is because there is no absolute need for further allocations to meet the local housing need at this moment in time, instead they The replacement Local Plan (anticipated adoption, spring 2025) seeks to encourage neighbourhood plans to promote site allocations in their plan area if appropriate sites come forward. If neighbourhood plans choose to do this, new homes will be treated as additional flexibility or windfall rather than figures to be relied upon for calculating the local housing need [footnote 1].</p> <p>9. The King's Lynn and West Norfolk Local Plan, Sites and Allocations Development Management Plan (SADMP) 2016, did not allocated any land for development in North Wootton (Figure 1). There and there is no allocation proposed for the emerging in the</p>

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to section 10/ para 72-73 of Examiner's Report)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed North Wootton Neighbourhood Development Plan.
					draft replacement local plan review (2016-2039) either. Whilst North Wootton is encouraged in the local plan review to consider appropriate allocations regarding its status in the settlement hierarchy, the parish has chosen not to do so since there is no absolute need.
Policy Context (page 8, para 17)	References to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025). Accordingly, specific cross references are proposed for deletion, to "future-proof" the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	17. There is already in place a policy framework which applicants must have regard to when applying for planning permission in North Wootton. This includes national and local plan policies. The Borough Council of King's Lynn & West Norfolk has an adopted Local Plan which is split into two parts, Part 1: The Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (SADMP) (2016). The borough has an emerging replacement Local Plan Review (2016-2039) which is currently at examination. It includes new policies on Climate Change and the Norfolk Coast AONB. The review reflects updates to national policy and local circumstances, such as a change in emphasis on protecting the environment and how we design greener homes.
Affordable Housing (page 18, para 43)	References to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025). Accordingly, specific cross references are proposed for deletion, to "future-proof" the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	43. The NPPF sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. The Local Plan (policy CS09) sets out the affordable housing threshold for development in rural areas as being sites of 0.165 ha or 5 or more dwellings [footnote 6]. Policy on Rural Exception Sites [footnote 7] for affordable housing is also covered in the NPPF, the adopted Local Plan, and within the emerging is expected to be carried forward into the replacement Local Plan (LP28) as the policy currently

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to section 10/ para 72-73 of Examiner's Report)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed North Wootton Neighbourhood Development Plan.
					stands. LP28 supports, supporting schemes for affordable housing on rural exception sites where:...
Design (page 22, para 53)	References to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025). Accordingly, specific cross references are proposed for deletion, to "future-proof" the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	53. In the The emerging replacement Local Plan, Policy LP06 and LP18 set out expected is expected to include sustainability criteria for new development, including construction techniques to improve energy efficiency and good access by walking and cycling. LP06 also introduces a These will introduce new sustainability and climate change statement requirements to support planning applications which aims to encourage applicants to focus more on the design aspects of development.
Residential Parking (page 26, para 59)	References to the emerging Local Plan review are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025). Accordingly, specific cross references are proposed for deletion, to "future-proof" the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	59. As set out in the NPPF maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network. The Local Plan SADMP (2016) Policy DM17 and emerging plan LP14 sets out which are likely to be carried forward into the replacement Local Plan. These are the same minimum standards as set out in Policy 4. Both policies also set out how garages under 7m x 3m (internal dimensions) will not be counted. This policy also supports the emerging replacement Local Plan Review Policy LP14 which goes further to provide detail on each dwelling needing to provide a minimum of one secure and covered cycle space per dwelling and supports the provision of a minimum of one secure electric vehicle charging point wherever possible on site, which similarly provides Borough-wide standards for parking provision in new development.

Appendix 3: Changes to map insets and Policies Map (Appendix A) arising from Examiner’s Recommended Modifications

Figure 21 – Important Local Views (p46)

[Corrections to Key text and deletion of View 3- Views of the fields beyond Nursery Lane, in accordance with Examiner’s Recommendations]

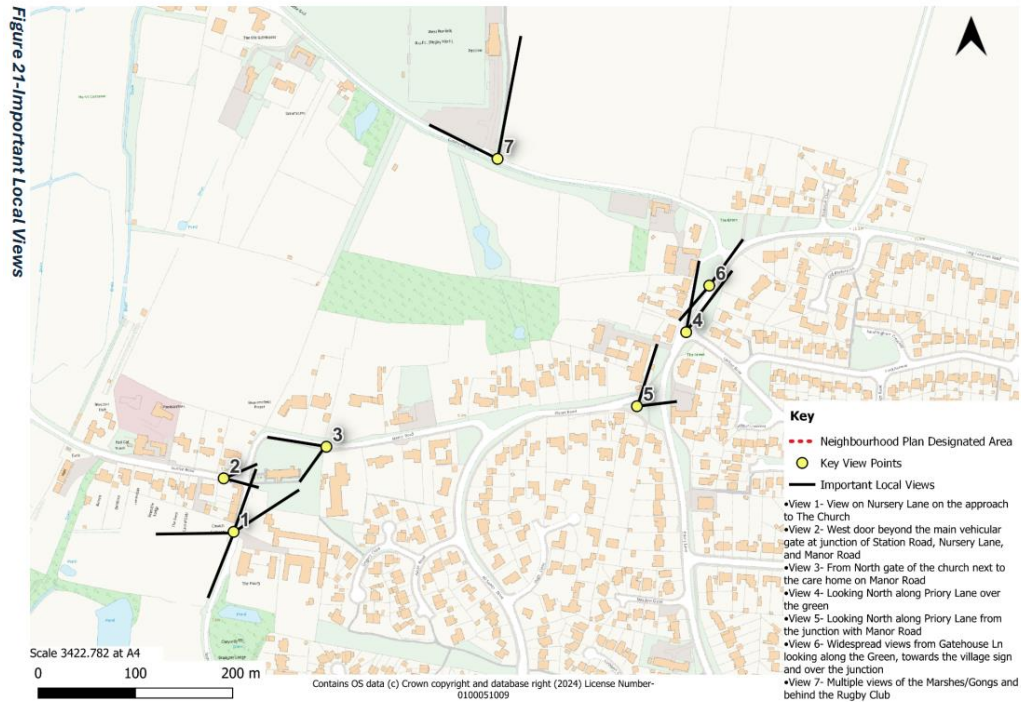


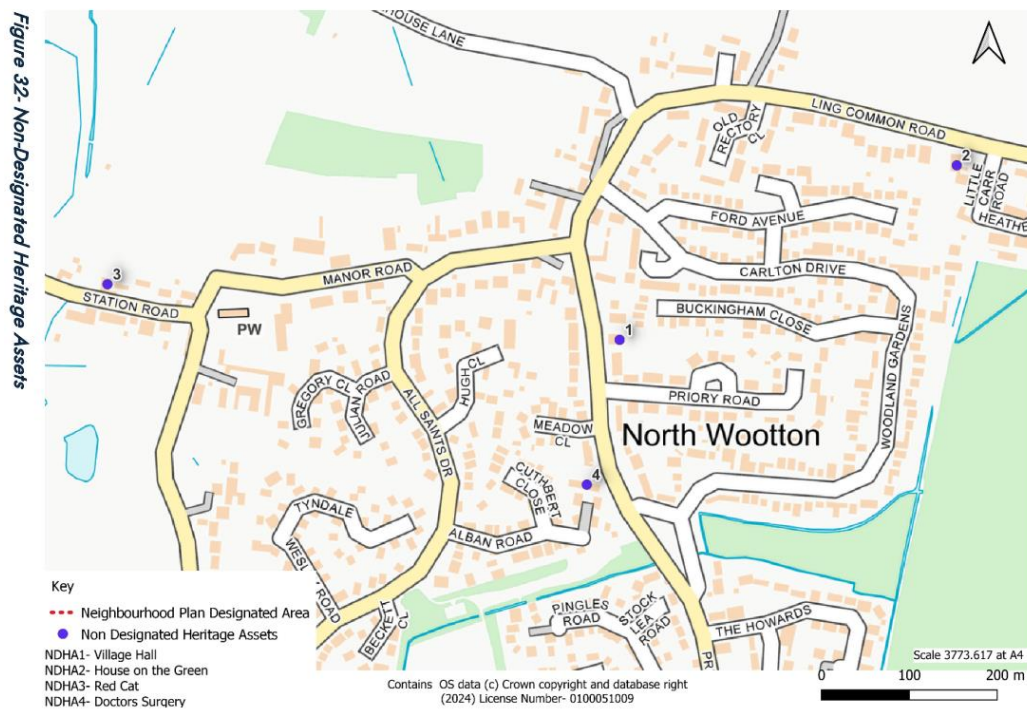
Figure 27 – Community facilities protected in Policy 10 (p56)

[Deletion of 6. Meadow stores (Village Shop), in accordance with Examiner’s Recommendations]



Figure 32 – Non-Designated Heritage Assets (p70)

[Deletion of NDHA5 – Scout/Guide Headquarters, in accordance with Examiner’s Recommendations]



Appendix A – Policies Map (p73)

[Remove view three lines, the red circle relating to the former village shop and the blue circle (but not the red circle) relating to the Scout/Guide Headquarters (NDHA5)]

