

# Walpole Cross Keys Neighbourhood Plan Review 2022- 2038

Statement of Modifications January 2025

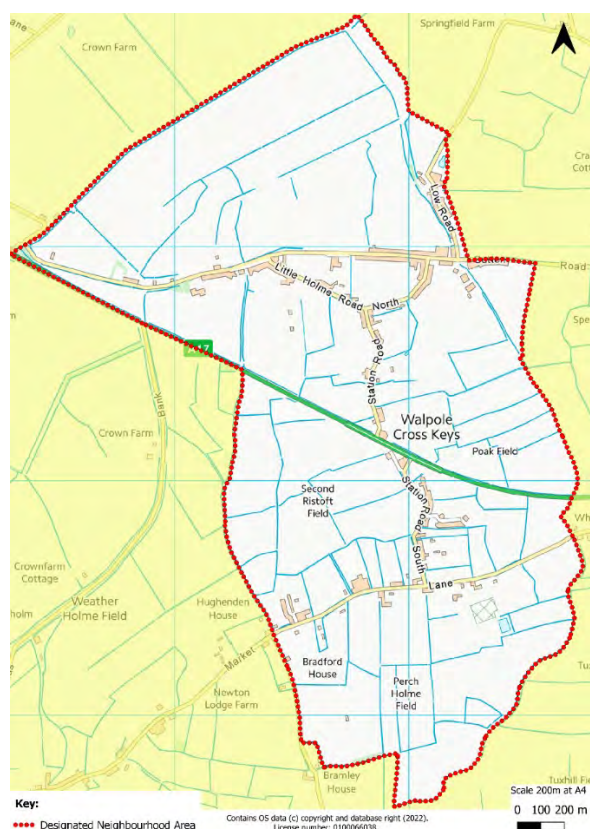


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## Introduction

1. Walpole Cross Keys parish (**Figure 1**) was designated as the Neighbourhood Development Plan (NDP) Area in November 2013. Originally work on the current plan started in 2012 and a successful referendum took place in September 2017 allowing the plan to be adopted. The plan period for the adopted Walpole Cross Keys NDP is 2015 to 2026. Working on behalf of the community, a steering group including members of the parish council, was set up to review the Walpole Cross Keys Neighbourhood Plan in 2022 which is used to shape and influence future development across the Parish.



**Figure 1: Designated Neighbourhood Development Plan Area**

2. The Neighbourhood Planning Act 2017 (Schedule A2) identifies the circumstances that can arise as qualifying bodies seek to review made neighbourhood plans. This new Schedule to the Planning and Compulsory Purchase Act 2004 Section 38A (11A) introduces a process for the modification of neighbourhood areas where a neighbourhood plan has already been made in relation to that area.
3. The Neighbourhood Planning, Planning Practice Guidance (PPG) Para 106<sup>1</sup> states that when updating a neighbourhood plan there are three types of modification which can be made which will then determine the process the neighbourhood plan will follow. The

<sup>1</sup> [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

process itself will depend on the degree of change to the reviewed plan. The modifications are:

*1) Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*

*2) Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*

*3) Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*

4. The modifications to the Walpole Cross Keys NDP which are proposed in the review are generally considered to be material as explained in **Table 2**. A broad range of evidence has been reviewed to determine current issues that need to be addressed in the revised plan. This includes population data from the recent Census 2021, housing permissions, design codes, a review of environmental designations and historical records. Further work to gather new evidence has also been undertaken, including an assessment of important local views supported by consultation activities with the community.

5. For qualifying bodies (such as parish councils) that wish to make modifications that do materially affect the policies in their plan they should follow the process set out in the PPG with the following additional requirements detailed in PPG Para 085:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons*
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.*
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.*

6. This Statement of Modifications sets out the scope and materiality of the modifications which are proposed to the made NDP, and the view of the Parish Council as to whether the modifications are so significant or substantial as to change the nature of the plan.

## **Modifications to the current Walpole Cross Keys NDP**

- The modifications which are proposed to the Vision and objectives of the made NDP are set out in Table 1.
- The modifications which are proposed to the planning policies of the made NDP are set out in Table 2.

### **New and replacement policies**

New and replacement planning policies are set out in Table 3. New policies have been added to provide guidance on topics not covered in the made plan, such as residential parking standards, protection of important local views and a dark skies policy.

Replacement policies provide greater detail or focus on respect of matters previously addressed in the made plan, such as housing mix, affordable housing, design, and flood risk. The majority of the modifications involved are considered to materially affect the NDP with commissioned reports to support the updated policies including the AECOM Housing Needs Assessment and AECOM Design Codes and Guidance Document (2023).

### **Other modifications to the made NDP**

A number of minor (non- material/inconsequential) modifications have been made to the made NDP:

- Revision of the Front Cover, Contents page, Foreword, and other formatting changes including additional pictures and maps.
- Revisions and updates to the introduction and context sections including a section on the overview of neighbourhood planning, the process of reviewing a NDP and consultation with the community.
- Re-ordering of policies consequent upon modifications and the introduction of new policies through the supporting text.
- Updating references
- Updates to the NDP evidence base, such as the Census 2021 data.

**Table 1: Modifications to the Visions and Objectives**

Made WCK NDP Policy Wording	Modifications of the WCK NDP policy wording	Does the modification materially affect the NDP?
<p>Vision- <i>The local community wish Walpole Cross Keys to continue to thrive as a small rural community where new development in keeping with the village is supported, comprising mixed residential development, further employment uses, new community facilities and improvements to infrastructure.</i></p>	<p>No change</p>	<p>No change.</p>
<p>Objectives</p> <p>i. Walpole Cross Keys will continue to be a small parish made up predominantly of a mixed variety of dwellings mainly built in ribbon development.</p> <p>ii. New housing development comprising a range of house sizes including smaller 1 and 2 bedroom dwellings providing opportunities for older people to stay in the village and younger adults looking for their own home to stay in the village</p> <p>iii. New housing will be sensitively designed and will be appropriately</p>	<ol style="list-style-type: none"> <li>1. Ensure future housing development meets the needs of the local population and comprises a range of house sizes including smaller to medium sized dwellings providing opportunities for all age groups to stay in the village such as the elderly, younger adults looking for their first home and couples wishing to start or expand their families.</li> <li>2. New housing will be sensitively designed in line with the Walpole Cross Keys Design Codes 2022 and will be appropriately located in existing built-up areas both north of the A17 and south of the A17.</li> <li>3. Walpole Cross Keys will continue to be a small parish made up predominantly of a mixed variety of dwellings mainly built in ribbon</li> </ol>	<p>The objectives order has been changed to align with the order of the policies in the plan.</p> <p>The modifications materially affect the NDP and relate to more detailed evidence to support policies from commissioned reports by AECOM including design codes and the need for medium sized houses to support the local population as identified in the AECOM Housing Needs Assessment and consultation feedback.</p> <p>As well as this a new objective has been added No.4 which is to protect and enhance the natural environment and protect local important views.</p>

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<p>located in existing built up areas both north of the A17 and south of the A17</p> <p>iv. Any traffic impacts associated with new development will be acceptable and distributed more evenly throughout the built up areas.</p> <p>v. Problems associated with existing drainage in the Neighbourhood Plan area will have been addressed and any new development will where possible contribute towards improvements and otherwise not exacerbate existing drainage problems.</p> <p>vi. The next generation of this village's inhabitants will inherit a community that has its own integrity, and continues to offer facilities, and a strong sense of community spirit, all of which have been important vestiges found here in both the past and present.</p>	<p>development.</p> <p>4. Protect and enhance Walpole Cross Keys natural environment including important local views.</p> <p>5. Reduce the impact of flooding and ensure that surface water flood risk is not exacerbated by new development.</p> <p>6. Any traffic impacts associated with new development will be acceptable and distributed more evenly throughout the built-up areas.</p> <p>7. The next generation of this village's inhabitants will inherit a community that has its own integrity, and continues to offer facilities, and a strong sense of community spirit, all of which have been important vestiges found here in both the past and present.</p>	



**Table 2: Modifications to the NDP policies**

Made WCK NDP Policy Wording	Modifications of the WCK NDP policy wording	Does the modification materially affect the NDP?
<p>Policy 1 – New Residential Development in the Neighbourhood Plan Area</p> <p>Proposals for new residential development in the NP area will be approved where they score positively when assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>a) it is adjacent or well related to the existing pattern of development and is within the boundaries shown on map 1 and explained further in Table 5.1</li> <li>b) it takes account of “Development Considerations” set out under Table 5.1 and other relevant policies in the Neighbourhood Plan</li> <li>c) it comprises a form of ribbon development close to the existing building line</li> <li>d) it complies with policies in the Local Plan</li> </ul>	<p>Policy 1 – New Residential Development in the Neighbourhood Plan Area</p> <p>Proposals for new residential development in the NDP will need to meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) it is within or adjacent to the development boundaries shown on Figure 4 and explained further in Table 1; and</li> <li>b) it takes account of the “Development Considerations” set out under Table 1 and other relevant policies in the Neighbourhood Plan; and</li> <li>c) it comprises a form of infill<sup>2</sup> between existing dwellings close to the existing building line.</li> </ul> <p>The development of small-scale starter homes that would meet specific local housing needs and are aimed at first time buyers is encouraged. These should be for homes of 1 to 3 bedrooms and in locations where necessary amenities can be met such as within safe</p>	<p>Yes. This policy has been revised slightly as well as Table 1 (previous 5.1) of the NDP to reflect recent development changes in the parish within the development boundary.</p> <p>Criteria C has included a footnote to provide further clarification as to what is meant by infill and replaced the wording of the made NDP.</p> <p>The made NDP para 2 and 3 have been revised and reworded to just one paragraph in the modified NDP addressing smaller scale housing.</p> <p>A new paragraph has been included stating that new residential development on viable agricultural land would not be supported (which would be land in active use by farmers with no proof there are viability issues for food production).</p>

<sup>2</sup> Infill Development is the development of a relatively small gap between existing buildings. Source: [Glossary - Planning Portal](#)



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<p>and the National Planning Policy Framework</p> <p>Small scale first-home housing is encouraged, particularly in locations where necessary amenities can be met such as within safe walking distance to a bus stop.</p> <p>For the purposes of this policy small scale first-time housing is defined as developments of less than five in number of 1 and 2 bedroom dwellings.</p>	<p>walking distance to a bus stop.</p> <p>Proposals for new residential development on viable agricultural land<sup>3</sup> or sites of existing business will not be supported.</p>	
<p>Policy 2 - Extensions and Conversions to form Residential (including from commercial uses)</p> <p>Extensions to current dwellings should be sympathetic to the property in terms of shape, size, and material, and consider the visual impact on the immediate area.</p> <p>Extensions will be constructed in such a way as to blend with the materials used in the existing building.</p> <p>Conversions of non-residential properties to dwellings should be sympathetic to the existing</p>	<p>Policy 2 – Extensions, Outbuildings and Conversions (including residential and commercial uses)</p> <ol style="list-style-type: none"> <li>1. All extensions and outbuildings must be sympathetic to the property in terms of shape, size, and material, and consider the visual impact on the immediate area.</li> <li>2. With regard to Walpole Cross Keys Design Code 4, materials for alterations and extensions should be high quality and retain or, if possible, enhance the character and appearance of the host building and the surrounding area.</li> </ol>	<p>Yes.</p> <p>This policy has been revised to reference Design Code 4 specifically from the Walpole Cross Keys AECOM Design Codes and Guidance document 2022.</p> <p>It has also wished to increase the strength of the policy wording from should to must to ensure effectiveness.</p>

<sup>3</sup> Viable agricultural land can include land which is in active use for farming. The viability of agricultural land will be considered where there is proof that the land cannot be used for production anymore due to a lack of trade or no expressed interest in the land being used for agricultural purpose anymore.

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<p>design, materials, and character of the immediate area, except where these are of poor amenity value and a departure from this requirement would result in a clear improvement to the appearance of the area.</p>	<p>3. Conversions of non-residential properties to dwellings must be sympathetic to the existing design, materials, and character of the immediate area, except where these are of poor amenity value and a departure from this requirement would result in a clear improvement to the area.</p>	
<p>Policy 3 - Housing Mix</p> <p>Residential proposals comprising three or more homes will be expected to include smaller (1 – 3 bedroom) properties unless otherwise justified on site specific grounds or demonstration of a different need</p> <p>The development of small scale ‘starter’ homes will be encouraged, in order to retain and increase the proportion of young people in the parish.</p>	<p>Policy 3: Housing Mix</p> <p>Housing proposals will need to reflect local housing need using the best available and proportionate evidence such as the Walpole Cross Keys Housing Needs Assessment 2022.</p> <p>Except for conversions, new residential development for open market housing, should offer a housing mix whereby at least 90% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is to be made unviable by the delivery of this housing mix. In cases where schemes are stated to be unviable, applicants are required to provide a detailed viability assessment to support their position.</p> <p>The development of smaller unit housing that would be</p>	<p>Yes.</p> <p>This policy has been revised so applications have to have due regard to the latest local housing need such as the Walpole Cross Keys Housing Needs Assessment 2023 and aims for 90% of homes being three bedrooms or less aligned with the Walpole Cross Keys Housing Needs Assessment.</p>

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	appropriate for first time buyers <sup>4</sup> will be supported in accordance with policy 1.	
<p>Policy 4 - Rural Exceptions: Affordable Housing for Local People</p> <p>Where necessary to meet local affordable housing needs, development schemes for affordable housing may be permitted on small sites which would not otherwise be appropriate for housing within the Neighbourhood Plan area.</p> <p>The tenure split and housing mix must be reflective of the most up to date housing needs information. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable for people with a local connection in perpetuity. Affordable housing for local people will be secured as such for its longevity through a Section 106 Agreement.</p> <p>Schemes must:</p> <p>Comprise development that respects the</p>	<p>Policy 4 – Affordable Housing</p> <ol style="list-style-type: none"> <li>1. Housing proposals should reflect local housing need using the best available and proportionate evidence. Where it is practicable to do so based on the size and location of the development concerned affordable housing delivered within Walpole Cross Keys should comprise: <ul style="list-style-type: none"> <li>• 70% Affordable Rented Housing</li> <li>• 25% First Homes</li> <li>• 5% Rent to Buy</li> </ul> </li> <li>2. Development schemes for affordable housing on rural exception sites may be permitted on small sites which would not otherwise be appropriate for housing within the Neighbourhood Plan area.</li> <li>3. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable for people in perpetuity. Preference is for affordable housing to be made available</li> </ol>	<p>Yes.</p> <p>This policy has been revised with a more specific break down of affordable housing models which has been taken from the Walpole Cross Keys Housing Needs Assessment 2023. The policy also gives a preference for affordable housing being for those with a local connection to the parish.</p>

<sup>4</sup> Defined as 3 bedrooms or below.

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<p>pattern, form and character of development in the site's context and ribbon development close to the existing building line or otherwise be in keeping with the form and character of surrounding buildings and landscape; and</p> <p>ensure ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area; and be supported by an up to date housing needs assessment.</p>	<p>for people with a local connection in the first instance as defined in Paragraph 55 for First Homes.</p>	
<p>Policy 5 - Development Design (all developments)</p> <p>All developments will be sympathetic to neighbouring properties in terms of size, general design features, and materials. These sympathies will be greater depending on their proximity.</p> <p>Where an area is already a mix of building styles there can be more leeway for further variety.</p> <p>Where one building style predominates, this should inform the size, material, and design of newer properties.</p>	<p>Policy 5: Design</p> <p>As appropriate to their scale, nature and location development proposals should be consistent with the Walpole Cross Keys Neighbourhood Plan Design Guidance and Codes in general.</p> <p>The Design Codes and the Checklist set out in <b>Appendix B</b> will be used to help assess planning applications for new development to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:</p> <p>a) Any new development, except for incidental or ancillary uses, should have due regard to Design</p>	<p>Yes.</p> <p>This policy has been revised with more detailed design criteria which has been taken from the Walpole Cross Keys AECOM Design Codes and Guidance document 2022.</p>

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<p>Development will ensure maintenance of a good standard of residential amenity for nearby occupiers.</p> <p>Developments will be carried out in such a way that is mindful of the safety of road users.</p>	<p>Code 1 and respect the historic linear settlement pattern and building layouts present in the parish.</p> <ul style="list-style-type: none"> <li>b) Except for incidental or ancillary uses <u>b</u>uildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.</li> <li>c) New development should have due regard to Design Code 2 and the heights and rooflines of other buildings in the area which are no higher than two storeys.</li> <li>d) Materials and colours should respect the local vernacular and adjacent built environment in line with Design Code 3 and Design Code 4.</li> <li>e) New or existing development proposing boundary treatments should have regard to Design Code 5 and may include hedgerows, trees, low walls, or fences of high-quality local materials.</li> <li>f) Provide front and back gardens in new developments which respect the surrounding built character regarding garden space to built form within the overall plot as set out in Design Code 5. Front gardens should also be well planted to create an attractive environment and sense of openness.</li> <li>g) Ensure new development is not visually intrusive</li> </ul>	

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	<p>and is of an appropriate scale to preserve the natural character of the village including long-distance views (Design Code 7).</p> <p>h) Where possible, new developments should integrate new trees and vegetation to deliver Biodiversity New Gain, In accordance with the legal requirements without blocking future views, particularly those identified in Policy 8.</p> <p>Schemes should ensure ancillary works such as access, outbuildings and curtilage boundaries do not have an unacceptable impact on the visual and landscape amenity of the area.</p> <p>Development should ensure of a good standard of residential amenity.</p> <p>Developments will be carried out in such a way that is mindful of the safety of road users.</p> <p>Support will be given to developments which go above the target water efficiency standard of 100 litres per person per day where these conform with other policies.</p>	
	<p>New Policy 6: Residential Parking Standards</p> <p>Development proposals should respond positively to</p>	<p>Yes.</p> <p>This is a new policy for applicants to have</p>

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	<p>all appropriate points made under Design Code 6- Parking and Utilities and Section 5.6- Car Parking and Utilities of the Design Guidance and Codes Checklist in <b>Appendix C</b>.</p> <p>All new development schemes should provide either off road, garage, or courtyard parking with consideration given to the layout of parking in the adjacent built-up area. Parking should be designed to minimise visual Impact from the streetscape such as to the side of properties.</p> <p>All parking areas and driveways should be designed to improve impervious surfaces such as permeable paving.</p>	<p>regard to parking standards and specifically the detail set out in the AECOM Design Codes and Guidance document.</p>
<p>Policy 6 – Managing and Reducing Flood Risk</p> <p>All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to):</p> <p>the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation</p>	<p>Policy 7: Flood Risk and Water Management</p> <p>Development proposals must demonstrate and ensure that any new development does not have a detrimental impact on our water infrastructure, including sewers, surface water and other flooding. Also taking account of climate change.</p> <p>Proposals should respond positively to flood mitigation as set out in Walpole Cross Keys Design Guidance- Design Code 9- Water Management (SuDS) and incorporate design features to reduce risk of surface</p>	<p>Yes.</p> <p>This is a revised policy including further detail from the AECOM Design Codes and Guidance document, so applicants have due regard to Design Code 10- Water Management. Further wording has also been added in considering points shared at the Regulation 14 stage by Anglian Water.</p>



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<p>rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes</p> <p>proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area</p> <p>Planning applications designed specifically to improve surface water drainage such as works to reinstate an effective drainage scheme are encouraged.</p>	<p>water flooding.</p> <p>All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>a) the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation.</li> <li>b) rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes.</li> <li>c) proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area.</li> </ul> <p>Proposals which specifically improve surface water</p>	

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	<p>drainage, such as works to reinstate an effective drainage scheme, will be supported.</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"> <li>• Introduction of permeable driveways or parking areas;</li> <li>• Attenuation ponds;</li> <li>• Planting;</li> <li>• Rainwater harvesting and storage features;</li> </ul> <p>Community Action 1: Maintenance of Drainage Ditches</p> <p>The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.</p>	
	<p>New policy: Policy 8: Protection of Important Local Views</p> <p>The following 8 views, shown in Figure 20 and</p>	<p>Yes.</p> <p>This is a new policy for applicants to have regard to the important local views which</p>

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	<p>described in Walpole Cross Keys Neighbourhood Plan Views Assessment are identified as important public local views:</p> <ul style="list-style-type: none"> <li>• View 1- Looking north towards Jephson Hall and beyond</li> <li>• View 2- Looking north of Sutton Road</li> <li>• View 3- Looking east along Low Road</li> <li>• View 4- Looking north of Little Holme Rd</li> <li>• View 5- Looking south of Little Holme Rd</li> <li>• View 6- Looking north of Station Road North</li> <li>• View 7- Looking west on Station Road North</li> <li>• View 8- Looking southwest on Station Road South</li> </ul> <p>New development should not be visually intrusive where appropriate should include appropriate screening.</p> <p>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. Development proposals that would unacceptably affect these key views will not be supported.</p>	<p>have been identified in the plan area.</p>
	<p>New Policy 9: Dark Skies</p> <p>New development proposals involving the use of</p>	<p>Yes.</p> <p>This is a new policy for applicants to have</p>

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	<p>external lighting should demonstrate the way in which they have addressed the following principles:</p> <ul style="list-style-type: none"> <li>• Fully shielded (enclosed in full cut-off flat glass fitments).</li> <li>• Directed downwards (mounted horizontally to the ground and not tilted upwards).</li> <li>• Avoid dusk to dawn lighting by introducing timed motion detectors; and</li> <li>• Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas.</li> <li>• Use low-energy lamps such as LED, metal halide or fluorescent sources.</li> <li>• For developments including new street lighting, the extent should be limited to within settlements and should be sensitive to local biodiversity whilst providing adequate safety in line with Design Code 6 (AECOM 2022).</li> </ul> <p>Where internal lighting would have an impact on residential amenity or wildlife, development proposals should incorporate suitable mitigation measures. Development proposals which would have an unacceptable impact on the natural or the built environment, residential amenity, or wildlife by virtue of their lighting will not be supported.</p>	<p>regard to minimising light pollution in the area.</p>

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<p>Policy 7 – Employment Related or Agriculture and Horticulture Related Development</p> <p>Employment related uses and development related to the agricultural and horticultural sector are encouraged on suitable sites (buildings and land) in the Parish.</p> <p>In deciding whether a site is suitable for such development including the expansion or redevelopment of existing employment sites, consideration will be given to the effect on the character and appearance of the area from any new buildings or related infrastructure, the effect on the amenity of nearby occupiers and the benefits brought by the proposal in terms of new jobs and services.</p> <p><b>Employment</b></p> <p>The development and redevelopment of existing business sites for employment uses is encouraged.</p> <p><b>Agriculture/ Horticulture</b></p> <p>Development to support the agricultural and horticultural purposes of sites is encouraged.</p>	<p>Now Policy 10</p> <p>Employment related uses and development related to the agricultural and horticultural sector are encouraged on suitable sites (buildings and land) in the parish. In deciding whether a site is suitable for such development including the expansion or redevelopment of existing employment sites, consideration will be given to the effect on the character and appearance of the area from any new buildings or related infrastructure, the effect on the amenity of nearby occupiers and the benefits brought by the proposal in terms of new jobs and services.</p> <p>The development and redevelopment of existing business sites for employment uses will be supported.</p> <p>Development to support the agricultural and horticultural purposes of sites will be supported.</p>	<p>No.</p> <p>The scope and intention of the policy are unchanged.</p>

Made WCK NDP Policy Wording	Modifications of the WCK NDP policy wording	Does the modification materially affect the NDP?
<p>Policy 8 – Site at Old Station</p> <p>The enhancement or redevelopment of the Site at Old Station identified on Map 1 will be supported where a proposal accords with Policy 7 of the Neighbourhood Plan and other relevant policies of the development plan.</p>	<p>Now Policy 11- Brownfield Sites</p> <p>The enhancement or redevelopment of the Site at Old Station identified in Figure 23 will be supported for industrial development where a proposal accords with the relevant policies of the development plan.</p>	<p>No.</p> <p>The scope and intention of the policy are unchanged. Changes refer to figure relating to the brownfield site east of Station Road North of the A17.</p>
<p>Policy 9 – Protection of Community Facilities</p> <p>The village school and the Jephson Hall are identified as community facilities essential to the longer-term viability of the community.</p> <p>Development Proposals which would result in the loss of these facilities or otherwise prejudice their continued use will not be permitted. This protection should only be relaxed under the criteria mentioned in the Borough Council’s Policy DM9 and supporting text in the Site Allocations and Development Management Policies Plan.</p> <p>New or enhanced community facilities and infrastructure will be supported where proposals comply with other policies of the development plan.</p>	<p>Now Policy 12 – Protection of Community Facilities</p> <p>The village school and the Jephson Hall are identified in Figure 26 as community facilities essential to the longer-term viability of the community. Development Proposals which would result in the loss of these facilities or otherwise prejudice their continued use will not be permitted.</p> <p>New or enhanced community facilities and infrastructure will be supported where proposals comply with other policies of the development plan.</p> <p>Community Action 2: Community Playing Area or Field</p> <p>The parish council will work proactively with local landowners and appropriate bodies to try and reinstate land for a local playing field or children’s play area for the community.</p>	<p>No.</p> <p>The scope and intention of the policy are unchanged. Changes refer to an additional figure identifying where the community facilities are.</p> <p>There is an additional community action for this section. However, this is not a land use policy.</p>

Made WCK NDP Policy Wording	Modifications of the WCK NDP policy wording	Does the modification materially affect the NDP?
<p>Policy 10 – Transport and Access</p> <p>Improvements to the road network in the Parish are encouraged provided that the rural character and appearance of the area is respected.</p> <p>Proposals should ensure that any requirements generated by the proposed development do not harm the highway network, verges, or dykes.</p>	<p>Now Policy 13</p> <p>Improvements to the road network in the Parish are encouraged provided that access to existing public transport and footpaths are not compromised and that the rural character and appearance of the area is respected.</p> <p>Proposals should ensure that any requirements generated by the proposed development do not cause significant harm to the highway network, existing highway verges or dykes this includes to existing local wildlife, current traffic movements and existing flood management. Any harm caused should be mitigated appropriately.</p> <p>Development proposals for sites that include Public Rights of Way or are adjacent to them should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes that are convenient for users should be provided at the expense of the developer.</p> <p>Community Action 3: Transport and Access Improvements</p>	<p>Yes.</p> <p>The scope and intention of the policy are mainly unchanged. However further wording has been added to consider public rights of way and what is considered to be significant harm.</p> <p>There is an additional community action for this section. However, this is not a land use policy.</p>



Made WCK NDP Policy Wording	Modifications of the WCK NDP policy wording	Does the modification materially affect the NDP?
	<p>The Parish Council will work proactively liaise with relevant statutory bodies including Norfolk County Council on investigating safety concerns in the area such as reducing speed limits and maintaining existing public rights of way.</p>	

## **Do the modifications change the nature of the current Walpole Cross Keys plan?**

The Parish Council considers that the majority of the modifications materially affect the policies in the made NDP. This is because of the scope of the changes being proposed to those policies or the introduction of new policies. In these circumstances qualifying bodies are required to state whether they believe that the material modifications are so substantial as to change the nature of the plan and give reasons.

**The Parish Council considers that the material modifications taken as a whole are not significant or substantial enough to change the nature of the plan and believes this review would fall under modification 2.**

The reason being is the NDP vision and objectives are still similar to the current NDP. However, the parish council felt the NDP needed to be changed to reflect the latest data available from the census 2021, current viewpoints from the community, and also to take the opportunity to have more detailed policies with input from AECOM commissioned documents which have only been recently made available in neighbourhood plans.