

**Castle Acre Neighbourhood Plan Examination- Questions of clarification from the Examiner to Castle Acre Parish Council and Borough Council of King's Lynn & West Norfolk and the responses April 2021**

Questions of Clarification set by the examiner for Castle Acre Neighbourhood Plan (Dated 8 April 2021)	Who is responding? Borough Council of King's Lynn and West Norfolk or Castle Acre Parish Council	BCKLWN or Castle Acre PC response (Dated 19 April 2021)
1. The Consultation Statement <sup>1</sup> indicates that the period of pre-submission consultation took place between 12 March – 27 April 2020, but was extended to 22 May “and included an additional consultation focused solely on the proposed sites”. Please could this be clarified? The pre-submission period of consultation should be a minimum of six weeks and be focused on the draft Plan which should contain all the draft policies and proposals (and not options).	<b>Castle Acre Parish Council</b>	Reg 14 Consultation was scheduled between 12 March – 27 April 2020 and it began on time. Due to Covid 19, the period was extended until 22 May. It was also clear from early responses that local people were finding it difficult to focus on the site allocations within the full draft plan document, although full documentation (i.e. the full REG 14 Plan and a summary) regarding objectives, policies and site allocations had been made available from 12th March. In order to reassure people that detailed feedback on the site allocations within the Plan was being sought additional information and guidance was provided to help.
2. Both the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA) refer to the pre-submission version of the Plan. Are these the most recent SEA and HRA assessments? Please could I be sent/emailed/provided with a link to, a copy of the SEA Scoping Report?	<b>Castle Acre Parish Council</b>	Yes, these are the most recent SEA and HRA reports.  <b><i>The SEA Scoping Report is attached.</i></b>
3. Please briefly explain how the non-designated heritage assets (Map HE.1, Appendix 2 etc.) have been identified?	<b>Castle Acre Parish Council</b>	Non-designated heritage assets have been identified using the Norfolk Heritage Explorer data base and the Castle Acre Conservation Area Character Statement. Additionally, the NPSG conducted a Castle Acre Character Assessment (contained within the Plan) for focussing on vernacular architecture which highlighted particular buildings that contribute greatly to the character of the village but are to date currently non-designated.
4. The Plan indicates that the development boundary will be amended to include the land known as Site G22.1; am I correct that this is the intention?	<b>Castle Acre Parish Council</b>	No, site G22.1 is not an allocation within the Neighbourhood Plan. The development boundary has already been extended to include site G.22.1.

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		under the SAMDP process of the BCKLWN Local Plan. Construction has already commenced on the site (Jan 2021). <b><i>The map on Page 53 within the Plan can be amended to help clarify this misconception.</i></b>
5. The proposed site allocation, Site CA.3, appears only to partly fall within a proposed change to the development boundary on Map HD.1; am I correct? It would appear the area for the proposed car park remains outside the revised development boundary? Neither element appears contiguous with the current development boundary, but would be a separate(d) development boundary? Is this the intention?	<b>Castle Acre Parish Council</b>	Yes, it is proposed to extend the development boundary to include only the residential aspect of the site.
6. Please send me information or a copy of the 1998 Local Plan map which the Plan indicates included residential properties to the south west of the village on Chimney Street (paragraph 7.19 of the Plan refers).	<b>Borough Council of King's Lynn and West Norfolk</b>	We have attached two JPEG Images of the Local Plan 1998 which shows the map for Inset 29 Castle Acre and the Legend Key. Inset 29 shows the residential properties to the south west of the village on Chimney Street.
7. Is the housing development proposed on Site CA.3 co-dependent on the car parking provision? In other words, is it the intention that both elements must come forward?	<b>Castle Acre Parish Council</b>	Yes, it is intended that both elements come forward within the Plan.
8. Is the BC satisfied that future amendments to the development boundary should only be made through reviews of the NDP (please see paragraph 7.18 on page 55 of the Plan)?	<b>Borough Council of King's Lynn and West Norfolk</b>	No, it will be useful to add clarity to explain that if reviews of the neighbourhood plan take place they can suggest changes or changes could be made through a Local Plan Review involving consultation with the community of Castle Acre.
9. Policy HD.3 refers to small sites of five dwellings; how has this threshold been derived?	<b>Castle Acre Parish Council</b>	Consultation via the village questionnaire concluded this was the most desired option by the local community (see Consultation Statement, page 46, section b) summary and response data.) Size responding to need, based on the population projection and housing need figures for Castle Acre provided by BCKLWN and factored into their Local Plan allocations, alongside the significant considerations of the impact of development size and density on the historic rural location and the Castle Acre Conservation Area.

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<p>10. In relation to the “support” given in the Plan for new visitor parking off Priory Road is this intended to be “support” or an allocation?</p>	<p><b>Castle Acre Parish Council</b></p>	<p>Yes, this is an allocation. and is based on the significant evidence of parking need in the village provided by various consultations. Should the site not be delivered at the planning application stage then the Plan seeks to support the process to identify and deliver an alternative site to meet the need by way of a community project led by the Parish Council. CAPC already has agreement in writing from the landowner who is prepared to lease part of its field to the PC as a visitor car park, subject to Borough Council's granting of change of use.</p>
<p>11. Please direct me to any evidence (other than Appendix 6) supporting the proposed Local Green Spaces, subject of Policy NE.3, which is already within the public domain.</p>	<p><b>Castle Acre Parish Council</b></p>	<p>Information regarding the LGS allocation sites were sourced from;</p> <ul style="list-style-type: none"> <li>• The DEFRA Magic resource</li> <li>• The Norfolk Heritage Explorer resource</li> <li>• Records for Barn Owl nesting and ringing held by British Trust for Ornithology and the Hawk and Owl Trust although not in the public domain via the NP process. The NBN Atlas also provides information regarding species within 500 metres of allocations</li> </ul> <p><b><i>There are attachments to help target the information within these resources.</i></b>  <b><i>Further evidence is supplied on attachments to demonstrate the local demand for LGS allocations.</i></b></p>
<p>12. Please could I be provided with an update on planning application 20/00573/FM, Further Pond Close, or any other applications which are relevant to the proposed Local Green Spaces?</p>	<p><b>Borough Council of King's Lynn &amp; West Norfolk and Castle Acre Parish Council</b></p>	<p>There are no other planning applications related to Local Green Space allocations within the Plan.  The update on application 20/00573/FM is still awaiting a decision as of the 19/04/2021. Attached is the weblink to view the application and proposing documents if you wish- <a href="#">View and track planning applications   View and track planning applications   Borough Council of King's Lynn &amp; West Norfolk (west-norfolk.gov.uk)</a></p>

Borough Council of King's Lynn & West Norfolk

Castle Acre Parish Council

19 April 2021