

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

**Heacham Neighbourhood Plan – Decision on
Examiner's recommendations**

5 April 2022

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



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

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Heacham Neighbourhood Area
Parish Council	Heacham Parish Council
Submission Plan (Regulation 16) consultation	6 April – 1 June 2021
Examination	March – September 2021
Examiner’s Report Received	17 September 2021
Consultation on the Proposed Modifications of the Examiners Report	29 October– 10 December 2021

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 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 in the Examiner's Report, on the whole, have been accepted. Accordingly, the draft Heacham Neighbourhood Plan has been amended, taking into account these modifications, The Borough Council has now reached the decision that the Heacham Neighbourhood Development Plan should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area of Heacham was designated on 19 May 2017. The Neighbourhood Area corresponds with Parish boundaries for Heacham Parish Council. The Heacham Neighbourhood Plan has been prepared by Heacham 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 2017.
- 2.2 The first draft Plan was published by the Town Council for Regulation 14 consultation in November 2019. The Regulation 14 consultation took place over 6 weeks, from 6 November 2019 – 17 December 2019, inclusive. Further details are set out in the Consultation Statement¹.

¹ <https://west-norfolk-consult.objective.co.uk/kse/event/36111>

- 2.3 The Plan was submitted to the Borough Council of King’s Lynn and West Norfolk. A consultation under Regulation 16 took place between 6 April – 1 June 2021, inviting comments from the public and stakeholders. The plan was publicised for an eight-week period (as opposed to the normal statutory 6-weeks requirement) due to Covid-19, to allow further extension for representation invited.
- 2.4 In March 2021 an independent examiner, Mr Andrew Ashcroft, was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Heacham Neighbourhood Plan. The examination took place between March and September 2021; 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 17 September 2021.
- 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. A small number of modifications were not accepted by the Borough Council and Heacham Parish Council, and these were duly subject to further “Consultation on the Proposed Modifications of the Examiners Report”, from 29 October – 10 December 2021.
- 2.6 The Borough Council is required to consider the recommendations made by the Independent Examiner. Individual modifications proposed by the Examiner are set out in Appendix 1 (below) alongside the council’s decision in response to each recommendation and the reasons for them.

3.0 Reasons for Decision

- 3.1 The Heacham Neighbourhood Development Plan (the Plan) as modified by the Examiner’s recommendations and the Borough 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. The principal document in which national planning policy is contained is the National Planning Policy Framework (July 2021) (NPPF) and this conclusion is reached bearing this in mind. The advice within National Planning Practice Guidance (NPPG)² has also been borne in mind in reaching this conclusion.
- 3.2 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 polices. More specifically paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

² <https://www.gov.uk/guidance/neighbourhood-planning--2>

- 3.3 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 take into account. 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.
- 3.4 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 has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on safeguarding its local character and green spaces whilst encouraging appropriate development to come forward.
- 3.5 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. Heacham Parish Council and the Borough Council accepted nearly all the proposed modifications. However, a small number of Examiner's modifications regarding Policies 11, 15 and 17 were not accepted.
- 3.6 The Borough Council have decided to deviate from the Examiner's recommendations in relation to Policies 11, 15, 17. Consequently, these were subject to a further "Consultation on the Proposed Modifications of the Examiners Report", from 29 October – 10 December 2021.
- 3.7 The Borough Council notes the proposed further amendments to the Heacham Neighbourhood Plan put forward by Broadland Housing Association and the RSPB through the [Proposed Modifications to Examiner's Recommendations](#) consultation (October – December 2021). These proposed changes would represent significant material deviations from the Examiner's recommendations so cannot be considered at present, although these could be considered as part of a future Neighbourhood Plan review.
- 3.8 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, and feedback from the subsequent (October – December 2021) consultation, the Borough Council (in accordance with the 1990 Act; Schedule 48 paragraph 12) has decided to make most of the modifications to the draft plan referred to in Appendix 1 (below) and Appendix 2 to ensure that the draft plan meets the basic conditions set out in legislation.
- 3.9 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 (2021) and left apparent in the table: Areas that need modification are expressed in column 2.

- 3.10 In order to comply with the basic conditions on the European Union legislation, the Qualifying Body produced a Strategic Environmental Assessment. 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.
- 3.11 The Plan, as modified by the Examiner's recommendations and the Borough Council, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. 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.
- 3.12 The Plan, as modified by the Examiner's recommendations, complies with the definition of a Neighbourhood Development Plan (NDP) and the provisions that can be made by a NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it 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 requires 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 development 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. The Borough Council have decided to accept most of the modifications to the draft plan, with the exception of Policies 11, 15 and 17, which were subject to further focused consultation (29 October – 10 December 2021).
- 4.3 Objections by Broadland Housing Association and the RSPB through the [Proposed Modifications to Examiner's Recommendations](#) consultation (October – December 2021) did not object to the direction of these further proposed modifications. Instead, they each suggested amendments that they considered could strengthen one or more of the policies. However, these were considered to represent significant further material changes to the Plan, such that these could not be considered further at this late (post-examination) stage in the process.
- 4.4 Following the modifications made, the Heacham Neighbourhood Development Plan meets the basic conditions:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;

- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- 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);
- The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations; and;
- 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.

4.5 It is recommended that the Heacham Neighbourhood Plan progresses to referendum.

Decision made by:

Cllr Richard Blunt
Cabinet Member for Development and Regeneration 5 April 2022

Geoff Hall
Executive Director Environment and Planning 5 April 2022

Appendix 1: Examiner’s Recommendations

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
<p>Section 7 – Neighbourhood Plan Policies</p>					
<p>Policy 1: Development of two sites allocated at Cheney Hill</p>	<p>Delete the policy</p> <p>Supporting text: <i>In paragraph 8.34 replace the final sentence with: ‘The making of the neighbourhood plan will ensure that its policies will be used by the Borough Council in the determination of any future reserved matters applications’</i></p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy deleted</p> <p>Policy 1 : Development of two sites allocated at Cheney Hill</p> <p>As required under Policy G47.1 of the King's Lynn and West Norfolk Local Plan – Site Allocations & Development Management Policies (SADMP) Plan, development will be subject to compliance with all of the detailed conditions set down by the Borough Council for this site in their Local Plan.</p> <p>This Policy supports Policy G47.1 of the Local Plan and subject to reserved matters complying with all the detailed conditions set down by the Borough Council, the proposals will be supported where they meet the following planning policies contained within this Neighbourhood Plan.</p>

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					<p>8.34 The reserved matters for the site at Cheney Hill have not been determined at the time this plan is being drafted. There is therefore an opportunity for the Neighbourhood Plan to influence the final form of development. The making of the neighbourhood plan will ensure that its policies will be used by the Borough Council in the determination of any future reserved matters applications.</p>
<p>Policy 2: Small scale (windfall and infill) development</p>	<p>Replace the opening element of the policy with: ‘Proposals for infill residential development within the development boundary of Heacham village will be supported on their merits taking account of the scale of the proposal in relation to the size and location of the proposed site, the character of the immediate area, the size of the village as a whole and any</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy-2 1: Small scale (windfall and infill) development New small scale developments will be supported on their merits with regard to the scale of the proposal in relation to the: 1 size and location of the proposed site 2 character of the immediate area 3 the size of the village as a whole 4 relative to other current and recent infill proposals; and</p>

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	<p>current and recent infill proposals in the immediate locality. In particular development proposals should comply with the following criteria insofar as they are relevant to the site concerned:</p> <p>Treat the various criteria (points 5 to 13) as bullet points rather than numbered points.</p> <p>Delete criteria 5 and 6.</p> <p>Replace criterion 11 with: ‘Where practicable based on the scale, nature and location of the proposed development, provide access to local services and facilities in the village by walking and cycling via a safe and secure route.’</p>				<p>Proposals for infill residential development within the development boundary of Heacham village will be supported on their merits taking account of the scale of the proposal in relation to the size and location of the proposed site, the character of the immediate area, the size of the village as a whole and any current and recent infill proposals in the immediate locality. In particular development proposals should comply with the following criteria insofar as they are relevant to the site concerned:</p> <p>and provided that it is within the existing development boundary of Heacham village, is consistent with the SADMP and meets all the following criteria:</p> <p>5 Where the development is submitted as a ‘self-build’ development a copy of the ‘Self Build Exemption Form – Part 1’ is supplied, self-certifying: <ul style="list-style-type: none"> • The name and address of person(s) claiming liability • That the project is a ‘self-build’ project </p>

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	<p>In criteria 12 and 13 delete the initial 'That'</p> <p><i>Supporting text:</i> <i>At the end of paragraph 8.41 add the deleted fifth criterion of the policy.</i></p>				<ul style="list-style-type: none"> • That the premises will be occupied as the applicants principal premises for a period of 3 years from completion That the applicant will provide the required supporting documentation on project completion to confirm the development qualifies for relief 6 That the development is in line with other Policies contained in this Neighbourhood Plan • 7 The proposed development does not impact on identified Mineral Safeguarding areas for sand and gravel, carstone and silica sand located in the Parish • 8 The proposed development does not cause an unacceptable impact on the residential amenities of adjacent residential properties • 9 The proposed development provides appropriate access, parking and turning arrangements

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					<ul style="list-style-type: none"> • 40 The proposed development does not adversely affect the free and safe flow of traffic on the local highway network • 41 The Provision of access by walking and cycling to Where practicable based on the scale, nature and location of the proposed development, provide access to local services and facilities in the village by walking and cycling via a safe and secure route. • 42 That The proposal will not result in a reduction of the existing outdoor sport or recreational space, or children's play space in the village; and • 43 That The proposal would not result in the loss of a local business sites unless the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use could not continue to provide local employment opportunities and also meet other local needs <p>8.41 However, it is becoming increasingly common for some developers to sell on plots to</p>

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					<p>individuals who then complete a Transfer of Assumed Liability form as a self-build applicant and submit this to the collecting authority. The developer then continues to build on the site with the new owner having a say in design, effectively exempting them from paying any Community Infrastructure Levy (CIL). Where the development is submitted as a 'self-build' development a copy of the 'Self Build Exemption Form – Part 1' is supplied, self-certifying:</p> <ul style="list-style-type: none"> • The name and address of person(s) claiming liability • That the project is a 'self-build' project • That the premises will be occupied as the applicants principal premises for a period of 3 years from completion • That the applicant will provide the required supporting documentation on project completion to confirm the development qualifies for relief

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<p>Policy 3 Housing Mix</p>	<p>Replace the first part of the policy with: ‘Proposals for residential development should demonstrate how their housing mix reflects the identified need for two and three-bedroom dwellings for family occupation’</p> <p>Delete the second part of the policy.</p> <p>Replace the third part of the policy with: ‘Where practicable development proposals should contribute to the provision of housing local people can afford, and incorporate a housing mix to reflect the most up-to-date evidence of housing need’</p> <p>In the opening part of the fourth part of the policy replace ‘encourage’ with ‘facilitate’</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 3-2: Housing Mix</p> <p>1 Proposals for residential development should demonstrate how their housing mix reflects the identified need for two and three-bedroom dwellings for family occupation.</p> <p>All new development proposals will be required to demonstrate how the housing mix reflects the identified need for two and three-bedroom dwellings for family occupation, that are affordable to people on average local wages, to help address the needs of the community, in order to encourage younger people and families to remain in, or move to the area</p> <p>2 All new development proposals will be required to demonstrate how the housing mix reflects the identified need for two and three-bedroom dwellings for family occupation, that are affordable to people on average local wages, to help address the needs of the community, in order to encourage younger people and families to remain in, or move to the area.</p>

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					<p>2 Where smaller dwellings are provided the layout should aim to limit the potential for large extensions or the amalgamation of dwellings which would erode the supply of smaller dwellings. This restriction will also apply to the size and height of garages to prevent them adding to the house size in the future.</p> <p>3 Where practicable development proposals should contribute to the provision of housing local people can afford, and incorporate a housing mix to reflect the most up-to-date evidence of housing need Proposals should also, where possible, contribute to the provision of housing local people can afford, and encourage the housing mix to reflect the most up to date evidence of housing need.</p> <p>4 Proposals should facilitate encourage the development of accessible housing and accommodation for older people and people with disabilities, by:</p>

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					<p>a. supporting forms of housing which would encourage households to downsize while staying in the neighbourhood, such as co-housing and supported housing; and</p> <p>b. encouraging designs for new housing to provide for accessibility for older people and people with disabilities enabling them to live independently in their own home</p>
<p>Policy 4: Residential extensions</p>	<p>Replace the opening element of the policy with: ‘Insofar as planning permission is required extensions to existing dwellings will be supported where they:’</p> <p>Replace the first criterion with: ‘Respect the character of the original dwelling and neighbouring development, and are of an appropriate scale, bulk and mass,</p>	<p>QB</p>	<p>Yes HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 4 3: Residential extensions</p> <p>Extensions to existing dwellings will be supported where they: Insofar as planning permission is required extensions to existing dwellings will be supported where they:</p> <p>1 Respect the character of the original dwelling and neighbouring development, and are of an appropriate scale, bulk and mass, having regard to the size of the existing property;</p> <p>2 Do not reduce the gaps between existing dwellings in a way which leads to a cramped appearance or undermines the character of the village</p>

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	<p>having regard to the size of the existing property;</p> <p>Delete the third criterion.</p> <p>Replace the fourth criterion of the policy with: ‘Retain a sensitive relationship between the size of the plot and built development and, as appropriate, have regard to historic plot boundaries, hedgerows and enclosure walls’</p>				<p>3 Are subordinate to the original dwelling and do not increase the total internal floor space of the dwelling by more than 50%</p> <p>4 Do not, taking account of any existing outbuildings and garages, result in a plot coverage of more than 50% 3 Retain a sensitive relationship between the size of the plot and built development and, as appropriate, have regard to historic plot boundaries, hedgerows and enclosure walls</p> <p>5-4 Retain sufficient space for off street parking for the expanded dwelling in accordance with Norfolk County Council parking standards.</p>
<p>Policy 5: Principal Residency requirement</p>	<p>No change</p>				

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<p>Policy 6: Design principles</p>	<p>Replace the opening element of the policy with: ‘Development proposals should deliver high quality design. As appropriate to their scale, nature and location development proposals should:’</p> <p>In C1 replace ‘preserves or enhances’ with ‘preserve and where practicable enhance’</p> <p>In C2 replace ‘Recognising...local character’ with ‘recognise and reinforce the character of the local area’</p> <p>In C3 delete ‘so that it is.... or rented’</p> <p>In C6 delete ‘New and impending developments’</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 6 5: Design principles</p> <p>Proposals will be supported where they meet overarching national and local planning policies, where they meet the following development principles: Development proposals should deliver high quality design. As appropriate to their scale, nature and location development proposals should:</p> <p>1 Preserves or enhances Preserves and where practicable enhance the village of Heacham, be sensitive to its surroundings, and demonstrate that it minimises adverse impacts on neighbouring residences.</p> <p>2 Recognising and reinforcing the local character Recognise and reinforce the character of the local area in relation to height, scale, spacing, layout, orientation, design, and materials of neighbouring buildings</p>

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	<p>In C8 replace ‘Ensuring’ with ‘ensure’</p> <p>In C9 replace ‘Where appropriate respecting and protecting’ with ‘respect and protect’</p> <p>In C10 replace ‘significant adverse’ with ‘unacceptable’</p> <p>In C11 replace ‘Where appropriate incorporating’ with ‘incorporate’</p> <p>In C12 replace ‘For developments.... required to’ with ‘For major residential developments applicants should’</p> <p>In C13 delete ‘Developments should also’ and replace ‘possible’ with ‘practicable’</p>				<p>3 Homes and streets are designed to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented</p> <p>4 Streets are designed to provide sufficient resident and visitor parking that is well integrated and does not dominate the street. Street design should also encourage low vehicle speeds and allow them to function as social spaces</p> <p>5 Incorporate measures which increase energy efficiency and which reduce energy and resource loss, eg installation of solar panels, use of grey water, use of alternatives to plastic</p> <p>6 New and impending developments provide sufficient external space for:</p> <ul style="list-style-type: none"> • refuse and recycling storage • bicycle parking • child and disabled facilities where appropriate

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	<p>In C14 replace ‘possible’ with ‘practicable’</p> <p>In C15 delete ‘Seeking to’</p> <p>In C16 replace ‘Ensuring’ with ‘Ensure’</p> <p>In C17 replace ‘to the satisfaction of the highways authority’ with’ to highways authority standards’</p> <p>In C18 replace ‘have’ with ‘make’</p> <p><i>Supporting text:</i></p> <p><i>In paragraph 9.1 replace the extract from the NPPF with: ‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development</i></p>				<ul style="list-style-type: none"> • the integration of meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes, aerials and telephone lines <p>7 New dwellings should have gardens commensurate with the intended occupancy</p> <p>8 Ensuring Ensure that car parking provision is large enough to fit a modern family sized car (for example a VW Golf or Ford Focus) and allow the driver to get out of the car easily, and is positioned and designed to have minimal impact on the street scene.</p> <p>9 Where appropriate, respecting and protecting Respect and protect designated and non-designated local heritage assets and their settings</p> <p>10 There is no significant adverse unacceptable impact (visual or otherwise) on the area’s , landscape and proposals for development will be expected to demonstrate how they have</p>

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	<p><i>process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'</i></p> <p><i>At the end of paragraph 9.2 add: 'This approach is consistent with the design-led approach as captured in national planning policy. The Plan sets out the Council's approach towards a clear design vision and expectations for development sites. This will ensure that applicants have as much certainty as possible about what is likely to be acceptable.'</i></p>				<p>minimised landscape impacts on the open countryside and coastline</p> <p>11 Where appropriate, incorporating Incorporate adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where possible, sites are screened through the use of landform, native trees and locally appropriate planting</p> <p>12 For developments of more than 8 dwellings, applicants will be required to For major residential developments applicants should produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent)</p> <p>13 Developments should also seek to, where possible practicable, provide adaptable homes through the lifetime homes standard in order to cater for a changing demographic</p>

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					<p>14 Where possible practicable, make better connections to other areas of the parish, including access to local services and public open spaces.</p> <p>15 Seeking to Retain mature or important trees (NPPF 2019 Section 175 applies)</p> <p>16 Ensuring Ensure new boundary treatments reflect the distinct local character and incorporate semi-mature street planting and hedges to boundaries with open countryside.</p> <p>17 Access to the site is provided/improved to the satisfaction of the Highway Authority. highways authority standards.</p> <p>18 Where appropriate, proposals have make a positive contribution towards open spaces, whether respecting the amenity, recreational and wider environmental value of existing spaces or, especially for developments of more than 8 dwellings, provide additional public open space to meet the needs of new residents</p>

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					<p>9.1 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'</p> <p><i>'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process'</i></p>

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					<p>9.2 The aim of the Design Principles is to ensure that all of the developments reflect the unique character, and characteristics, of the village. The principles have been derived through responses to the residents' questionnaire and other elements of the consultation process, and give consideration to national standards and best practice. This approach is consistent with the design-led approach as captured in national planning policy. The Plan sets out the Council's approach towards a clear design vision and expectations for development sites. This will ensure that applicants have as much certainty as possible about what is likely to be acceptable.</p>
<p>Policy 7: Residential car parking</p>	<p>Delete the second section of the policy (on car sizes)</p> <p>Replace the third section of the policy with: 'New streets should be designed to accommodate</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 76: Residential car parking</p> <p>Off-street car parking should be provided for each new dwelling based on the minimum standards in the table below:</p>

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	<p>unallocated on-street parking in a safe and attractive fashion and in a way which will minimise indiscriminate parking and the obstruction of footways and carriageways'</p>				<table border="1"> <tr> <td>Number of bedrooms</td> <td>Minimum number of off-road car parking spaces</td> </tr> <tr> <td>One</td> <td>Two</td> </tr> <tr> <td>Two</td> <td>Two</td> </tr> <tr> <td>Three</td> <td>Two</td> </tr> <tr> <td>More than three</td> <td>Three</td> </tr> </table>	Number of bedrooms	Minimum number of off-road car parking spaces	One	Two	Two	Two	Three	Two	More than three	Three	
Number of bedrooms	Minimum number of off-road car parking spaces															
One	Two															
Two	Two															
Three	Two															
More than three	Three															
<p>Car parking provision is large enough to fit a modern family sized car (for example a VW Golf or Ford Focus) and allow the driver to get out of the car easily.</p> <p>Additionally, streets should be designed safely to accommodate unallocated on-street parking. The level of provision should be such that indiscriminate parking and the obstruction of footways and carriageways is avoided. New streets should be designed to accommodate unallocated on-street parking in a safe and attractive fashion and in a way which will</p>																

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					<p>minimise indiscriminate parking and the obstruction of footways and carriageways.</p>
<p>Policy 8: Garage provision</p>	<p>Replace the fourth criterion with: ‘Is well-related to the host property and the wider street scene’</p> <p>Delete the final part of the policy</p> <p>Supporting text:</p> <p><i>Reposition the deleted final part of the policy to the end of paragraph 9.17.</i></p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 8 7: Garage provision</p> <p>Applications for garage provision, whether new development or addition to an existing dwelling will only be supported provided that the proposed building:</p> <ol style="list-style-type: none"> 1 Is accessible by a car 2 Is large enough to fit a modern family sized car (for example VW Golf or Ford Focus) and allow the driver to get out of the car easily 3 Does not cause an unacceptable impact on the amenities of nearby residential properties; and 4 Is not in close proximity to the front street, or other boundary. Is well-related to the host property and the wider street scene. <p>Any application that does not meet items 1 and 2 above should be considered as an application for an annexe in which case Policy DM-7 of BCKLWN SADMP will apply.</p>

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					<p>9.17 The following policy is included specifically to address some of these concerns and issues. Any application that does not meet items 1 and 2 above should be considered as an application for an annexe in which case Policy DM-7 of BCKLWN SADMP will apply.</p>
<p>Policy 9: Enabling employment opportunities</p>	<p>Delete the policy.</p>	<p>QB</p>	<p>Yes HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy deleted</p> <p>Policy 9 : Enabling employment opportunities Proposals to develop shops, workshops and business units will be encouraged and supported, where the following criteria are met:</p> <p>1 The proposal does not result in traffic generation that would be harmful to highway safety; and</p> <p>2 The proposal makes provision to connect to the internet by 'Fibre to the Premises', where available, and a minimum symmetrical speed of 25Mbps and have the potential to be upgraded to</p>

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					<p>higher specifications. This should be demonstrated through a Connectivity Statement provided with the planning application</p> <p>3 The proposal provides adequate parking, servicing and access arrangements; and</p> <p>4 The proposal includes measures to reduce energy usage and conserve other resources such as water.</p>
<p>Policy 10: Living and small-scale employment</p>	<p>Replace ‘small scale’ with ‘modest’</p> <p>In the first bullet point replace ‘adverse’ with ‘unacceptable’</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 10 8: New business developments combining living and small scale modest employment</p> <p>Proposals for new business developments which combine living and small scale employment will be supported, provided there is</p> <ul style="list-style-type: none"> • no adverse unacceptable impact on the character and amenity of neighbouring occupiers • adequate parking, servicing and access arrangements are provided

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<p>Policy 11: Holiday accommodation</p>	<p>Delete the policy</p> <p><i>Supporting text: Replace paragraph 10.18: with ‘The Neighbourhood Plan, supports this controlled approach in general terms, and the way in which it addresses the need for high-quality development, the Coastal Hazard Zone and the Norfolk Coast Area of Outstanding Natural Beauty in particular’</i></p>	<p>QB</p>	<p>Yes</p> <p>HPC - No</p>	<p>Textual amendments</p>	<p>The Independent Examiner commented that:</p> <p><i>‘I have considered the appropriateness or otherwise of the suggestions from the holiday industry in general, and the revised policy from Ken Hill Estates. In their different ways they would have merit and would ensure that the policy is in general conformity with the strategic policies in the development plan.’</i></p> <p>Given the strength of feeling of the local community Heacham Parish Council have replaced the current policy wording with that suggested by Ken Hill Estates as shown.</p> <p>The Borough Council has accepted this change as a pragmatic and appropriate solution, given that the Examiner has specifically confirmed that the Ken Hill Estates proposed policy would fulfil the basic conditions.</p>

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<p>Current wording of Policy 11 in submitted Neighbourhood Plan</p> <p>1. Policy 11 : Holiday accommodation</p> <p>In order to maintain and improve Heacham’s attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, including, but not exclusively, static caravans, lodges, glamping pods, tents etc, will not be supported for the following reasons:</p> <ol style="list-style-type: none"> 1 To minimise the physical and visual impact on the village 2 The desire to retain the existing peaceful and quiet nature of Heacham’s holiday area 3 Infrastructure constraints limit further large-scale holiday development <p>To maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton</p>	<p>Wording of Policy 11 proposed by Ken Hill Estates</p> <p>2. Policy 11: Holiday accommodation</p> <p>In order to maintain and improve Heacham’s attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:</p> <ol style="list-style-type: none"> 1 Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and, 2 Do not have any unacceptable impact on local infrastructure, including green infrastructure; and, 3 Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting ; and, 4 Are not directly adjacent to any residential areas; and, 5 Do not need to be accessed through the village centre of Heacham; and 				

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				<p>6 Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and</p> <p>7 Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area (See Appendix 4 of this Decision Statement for Figure 10 which shows the defined Tourist sites)</p>	
<p>Policy 12 Public recreation open space</p>	<p>Replace the opening element of the introductory part of the policy with: ‘The following sites (and as shown on Figure 10) are identified as green open spaces:’</p> <p>Replace the first part of the policy with: ‘Proposals to redevelop an identified green open space for non-recreational purpose (other than ancillary developments such as changing rooms, pavilions, car parking, lighting, surfacing, play</p>	<p>QB make the textual amendments ✓ LPA sort out map changes</p>	<p>Yes HPC - Yes</p>	<p>Textual and map amendments</p>	<p>Policy 12: Public recreational open space</p> <p>The following sites (and as shown on Figure 10) are those that are identified as green open spaces within Heacham. The following spaces are considered to be green open spaces:</p> <p>Site 1: All Amenity Green Space Site 2: Churchyard at St Mary’s Church Site 3: Millennium Wood, north of A149 Site 4: Children’s play area and amenity space at Lodge Road Site 5: The Saltings nature reserve Site 6: Brays Pit</p>

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	<p>or sports equipment) will not be supported'</p> <p>In the second part of the policy delete 'in principle'</p> <p>Delete the third part of the policy.</p> <p>Supporting text:</p> <p><i>At the end of paragraph 11.12 add: It also offers support for proposals to enhance or to provide new open green space. Proposals which would involve the provision of areas of green open space should include site-specific arrangements for the management and future maintenance of the space concerned'</i></p> <p><i>Ensure that Policy 12 and Figure 10 are more closely-aligned. In</i></p>				<p>Site 7: Long pond (between Lodge Road and Station Road)</p> <p>1 Proposals that seek to redevelop these sites for non-recreational purpose Proposals to redevelop an identified green open space for non-recreational purpose (other than ancillary developments such as changing rooms, pavilions, car parking, lighting, surfacing, play or sports equipment) will be resisted.</p> <p>2 Proposals to enhance or provide new green open space within new developments will be supported in principle.</p> <p>3 Proposals involving the provision of areas of green open space must include robust arrangements for the management and future maintenance of that open space</p> <p>11.12 11.13 Paragraph 96 of the NPPF states that 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being</p>

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	<p><i>particular this would involve the preparation of clearer open space maps (of an appropriate scale) to link to the sites 1 to 7 (annotated) and Site 1 'All amenity green space' being broken down into its component sites.</i></p>				<p>of communities.' The following policy is designed to protect existing green open space, sports and recreational buildings and playing fields. It also offers support for proposals to enhance or to provide new open green space. Proposals which would involve the provision of areas of green open space should include site-specific arrangements for the management and future maintenance of the space concerned.</p> <p>Figure 10 amended. See appendix XX</p>
<p>Policy 13 Green infrastructure</p>	<p>In the opening element of the first part of the policy replace the first sentence with 'As appropriate to their scale, nature and location development proposals should protect and where practicable enhance existing green infrastructure and where practicable provide new green infrastructure facilities'</p>	<p>QB</p>	<p>Yes HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 13 11: Green Infrastructure</p> <p>Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces, where appropriate, and linkages. As appropriate to their scale, nature and location development proposals should</p>

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	<p>In the second part of the policy delete 'in order to.... the parish' and replace 'Where possible' with 'Where practicable and as appropriate to their location'</p> <p>Reposition the penultimate bullet point of the second part of the policy so that it appears as a freestanding third part of the policy.</p> <p>Delete the whole of the final (incomplete) bullet point in the second part of the policy.</p>				<p>protect and where practicable enhance existing green infrastructure and where practicable provide new green infrastructure facilities. In particular, support will be given to proposals that further enhance:</p> <ol style="list-style-type: none"> 1 The quality, accessibility and usage of public open spaces, allotment provision and areas of sport provision 2 Existing public rights of way within the parish, and to seek opportunities to create new public rights of way to create linkages to the beaches, and into the wider countryside locally 3 The preservation and enhancement of Area of Natural Beauty and local habitats 4 Increasing the number of trees in the village and enriching green areas with wild flower planting 5 Maintain existing grass verges where possible, eg where there is a footpath on the opposite side of the road

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					<p>Green infrastructure and development proposals that seek to improve the connectivity between the beaches, wildlife areas and green spaces will be supported, in order to enhance the green infrastructure of the parish. Where practicable and as appropriate to their location possible, new routes should:</p> <ul style="list-style-type: none"> • Be traffic free and/ or pedestrian and cycle friendly; • Be safe and inspire confidence in visitors; • Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters; • Have the potential for future upgrading to use by cyclists (where not already possible); Have designated, safe crossing points over motorised routes and suitable street furniture; • Provide connections between where people live and where they want to travel (for recreational or employment purposes); • Be clearly signed;

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					<ul style="list-style-type: none"> • Require very little time, money, or effort to look after them; • Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations; • Where appropriate provide safe access for horses, particularly links to existing bridleways; • Cause no harm to, or loss of, the significance of a designated heritage asset or archaeological site (from its alteration or destruction, or from development within its setting), • Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides; and • Respect, protect and enhance local biodiversity. • Developments that propose a loss of existing Green Infrastructure nodes and spaces will only be supported where alternative open space can be provided on site or via a contribution towards public open space facilities and their maintenance within in the village.

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					<p>is compensated for elsewhere in the village, and it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact.</p>
<p>Policy 14: Provision of electric vehicle infrastructure</p>	<p>Replace the policy with: ‘Development proposals for the provision of accessible charging facilities for electric vehicles will be supported where they do not create unacceptable harm to the built or the natural environment of the neighbourhood area and to the amenities of residential properties in the immediate locality’</p> <p><i>Supporting text: At the end of paragraph 11.23 add: ‘Any provision of such infrastructure should include arrangements for the future</i></p>	<p>QB</p>	<p>Yes HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 14-12: Provision of electric vehicle charging</p> <p>In order to recognise a greater role for electric/hybrid vehicles the Council will support proposals, both residential and business, that support the use of electric/hybrid vehicles through the provision of accessible charging facilities.</p> <p>Development proposals for the provision of accessible charging facilities for electric vehicles will be supported where they do not create unacceptable harm to the built or the natural environment of the neighbourhood area and to</p>

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	<p><i>operation and maintenance of the facility'</i></p>				<p>the amenities of residential properties in the immediate locality</p> <p>Any provision of infrastructure must also include arrangements for the future operation and maintenance of the facility.</p> <p>41.23 11.25 The following policy is intended to promote a greater role for electric vehicles through the provision of the necessary infrastructure. Any provision of such infrastructure should include arrangements for the future operation and maintenance of the facility.</p>
<p>Policy 15: Dark skies</p>	<p>Replace the policy with: 'External lighting associated with development proposals should be sensitively-designed to safeguard the dark skies environment of the neighbourhood area and minimise</p>	<p>QB</p>	<p>Yes</p> <p>HPC – Yes, subject to amendment shown in column 6</p>	<p>Textual amendments</p>	<p>HPC have incorporated most of the suggested textual amendments, but have retained the wording '<i>and be in keeping with the existing LED lighting stock</i>' at the end of the second bullet point. This is considered a minor textual amendment.</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p>the extent of any light pollution. In particular:</p> <ul style="list-style-type: none"> • external lighting should be designed to minimise the risk of light spillage beyond the development site boundary; and • light-emitting diode down lighting, including lights at lower levels, should be used wherever practicable' <p><i>Supporting text: Combine paragraphs 11.28 and 11.29 into a single paragraph.</i></p> <p><i>Insert a replacement paragraph 11.29 to read: 'Policy 15 addresses this important matter. As appropriate to the scale, nature and location of the development proposal concerned planning applications</i></p>				<p>Heacham Parish Council are responsible for the management street lighting services in the village, including the contract for repair and maintenance, and payment of bills. The lighting stock was upgraded in 2017 when the Council invested in replacing all lighting stock with LED bulbs, which are focussed downwards and cause little light pollution. They also dim between at midnight.</p> <p>The Borough Council accepted that this change is a detailed wording amendment (in the interest of clarity) that does not materially affect the overall direction of the Policy.</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p><i>should include an external lighting impact assessment regarding any proposed external lighting. This should include, but not be limited to, the effect of the proposed lighting on bats and moths’.</i></p>				
<p>Policy 16 Community facilities</p>	<p>No change</p>				
<p>Policy 17: Settlement breaks</p>	<p>Replace the policy with: ‘Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they do not cause unacceptable harm the landscape setting and distinct identity of Heacham and will not unacceptably detract from the visual separation of</p>	<p>QB</p>	<p>Yes</p> <p>HPC – Yes, subject to amendment shown in column 6</p>	<p>Textual amendments</p>	<p>There remains significant concern among residents about the continued risk from Developers on the School Road site, between School Road and the A149. While accepting most of the Independent Examiners comments we consider it is important, given residents concern, to retain para 13.5.</p> <p><i>‘However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further ‘buffer zone’ on eastern</i></p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p>Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB.</p> <p>New development should not result in the coalescence of Heacham with Hunstanton to the north'</p> <p>Supporting text:</p> <p><i>Delete Figure 13.</i></p> <p><i>In paragraph 13.4 delete '(see map at Figure 13 on following page)'. Replace paragraphs 13.5 to 13.9 with:</i></p> <p><i>'Development outside the defined development boundaries is already controlled by Policy CS06 of the Core Strategy and Policy DM2 of the SADMP. The latter comments that 'areas outside development boundaries (excepting specific</i></p>				<p><i>boundary of the village bordering the edge of the AoNB.'</i></p> <p>To support this we also consider it is important to amend the proposed rewording to include separate bullet points:</p> <p><i>'Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they</i></p> <ul style="list-style-type: none"> <i>• do not cause unacceptable harm to the landscape setting and distinct identity of Heacham</i> <i>• do not detract from the visual separation of Heacham from Hunstanton</i> <i>• do not detract from the views or settings of the Norfolk Coast AONB, , specifically the eastern boundary of the village bordering the edge of the AoNB</i>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p><i>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 farm diversification (under Core Strategy Policy CS06); small scale employment (under Core Strategy Policy CS10); tourism facilities (under Core Strategy Policy CS10); community facilities, development in support (under Core Strategy Policy CS13); renewable energy generation (under Policy DM20 of the rural economy or to this Plan); rural workers' housing (under Policy DM6 of this Plan); and affordable housing (under Core Strategy Policy CS09).</i></p> <p><i>Nevertheless, these development plan policies do not directly</i></p>				<p><i>New development must not result in the coalescence of Heacham with Hunstanton to the north.'</i></p> <p>The same amendments will be made to the proposed wording for paras 13.6 to 13.9.</p> <p>The Borough Council has considered Heacham Parish Council's proposals for departing from the Examiner's recommendations. In response, the Borough Council has determined:</p> <ul style="list-style-type: none"> • The editorial changes to Policy 17 by the addition of bullet points for individual criterion represents an appropriate minor/ editorial amendment which will improve readability • With regards to the 3rd bullet point in the Parish Council's proposed revision to Policy 17, the final part of the proposed text revision: "...specifically the eastern boundary of the village bordering the edge

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p><i>comment about the importance of the potential for coalescence between elements of built development in the neighbourhood area and its adjoining parishes. This potential is most significant in the Butterfield Meadow area (to the immediate north of the neighbourhood area) and the development boundary based on Heacham Manor.</i></p> <p><i>The potential for coalescence is an important and distinctive matter in the neighbourhood area. Both its character and appearance are significantly defined by the arrangement of built development in general terms, and the open and rural character of the landscape between Heacham and Hunstanton to the north in particular. Policy 17 captures this matter. It requires that</i></p>				<p><i>of the AoNB” would represent a substantive material change to the policy, insofar as this prioritises a particular location. Given that there has been no objective assessment of evidence for the particular sensitivity of the eastern boundary of the village, officers did not consider that we could support this change, which would represent a material and substantive addition to Policy 17, such that the proposed wording above should not be taken forward into the referendum version Plan.</i></p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p><i>new developments should not cause unacceptable harm to the landscape setting and distinct identity of Heacham and should not unacceptably detract from the visual separation of Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB. In addition, it addresses the importance of avoiding the potential coalescence of settlements.'</i></p>				
<p>Policy 18: Heritage assets</p>	<p>Replace the first part of the policy with: 'The heritage assets identified on Figure 14 should be sustained and where practicable enhanced as part of development proposals'</p> <p>Replace the second part of the policy with:</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 18 16: Heritage Assets</p> <p>The heritage assets identified on Figure 14 should be sustained and enhanced as part of development proposals which should seek to preserve and enhance heritage assets as identified. where practicable enhanced as part of development proposals.</p> <p>There will be a presumption against developments that have an adverse impact on the heritage assets within Heacham unless they</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p>'Development proposals should preserve or enhance the character or appearance of the Heacham Conservation Area</p> <p>Development proposals should respect the importance of listed buildings. When considering the impact of a proposed development on the significance of a listed building as included in paragraph 14.5 of the Plan, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a listed building (from its alteration or destruction, or from development within its setting) will require clear and convincing justification</p> <p>Delete the third part of the policy.</p>				<p>can demonstrate that they: Development proposals should preserve or enhance the character or appearance of the Heacham Conservation Area</p> <p>-1 do not adversely impact the character, integrity, or visual amenity of the designated Conservation Area; and 2 do not lead to an inappropriate alteration or extension to a listed building or undermine the wider setting of a listed building.</p> <p>Any applications proposing demolition of buildings or structures will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it should be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition. Development proposals should respect the importance of listed buildings.</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p>Supporting text:</p> <p><i>At the end of paragraph 14.7 add: 'Policy 18 provides a context for the protection of heritage assets in the neighbourhood area. It provides a local iteration of the national approach as set out in the NPPF. The second part of the policy provides a policy approach for the conservation area and for the listed buildings identified in Figure 14. Where demolition is unavoidable, provision should be made for an appropriate level of archaeological recording to take place prior to demolition'</i></p>				<p>When considering the impact of a proposed development on the significance of a listed building as included in paragraph 14.5 of the Plan, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a listed building (from its alteration or destruction, or from development within its setting) will require clear and convincing justification</p> <p>14.7 Section 16 of the NPPF specifically deals with policies to conserve and enhance the historic environment, specifically requiring that 'plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats' Policy 18 provides a context for the protection of heritage assets in the neighbourhood area. It provides a local iteration of the national approach as set out in the NPPF. The second part of the policy provides a policy approach for the conservation area and for the listed buildings</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
					<p>identified in Figure 14. Where demolition is unavoidable, provision should be made for an appropriate level of archaeological recording to take place prior to demolition.</p>
<p>Policy 19: Reducing flood risks</p>	<p>Delete the first part of the policy.</p> <p>Replace the second part of the policy with: ‘As appropriate to their scale, nature and location development proposals in the neighbourhood area which are located in the Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) should be accompanied by a flood risk assessment to address any increased risk of flooding from an existing flood source and any mitigation measures which are required to address the disposal of water within the development site’</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy-19-17: Reducing flood risk</p> <p>This policy fully supports BCKLWN Site Allocations & Development Management Policies Plan section DM18 Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham), relating to new developments, replacement dwellings, extensions, change of use and seasonal occupancy.</p> <p>Any future development (or redevelopment) proposals are supported by a flood risk assessment which demonstrate there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address flooding arising within the development site. As appropriate to their scale, nature and location development</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p>In the third part of the policy replace ‘will be’ with ‘should be’</p> <p>Supporting text: <i>At the end of paragraph 15.9 add: ‘It has been designed to provide a local supplement to the existing approach on this important matter to the neighbourhood area in the existing development plan’</i></p>				<p>proposals in the neighbourhood area which are located in the Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) should be accompanied by a flood risk assessment to address any increased risk of flooding from an existing flood source and any mitigation measures which are required to address the disposal of water within the development site.</p> <p>All developments in flood risk areas and those which feed into flood zones will be should be designed and constructed to reduce the overall level of flood risk on the site and the surrounding areas.</p> <p>15.9 BCKLWN Site Development Management Policies Plan Section DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) seeks to prevent any inappropriate development in this area. Policy 19 of the Heacham Neighbourhood Plan fully supports the requirements of this Policy. It has been designed to provide a local supplement to the existing</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
					<p>approach on this important matter to the neighbourhood area in the existing development plan.</p>
<p>Policy 20: Water and waste</p>	<p>Delete the policy</p> <p>Supporting text:</p> <p><i>At the end of paragraph 15.21 add: 'In the context of the information in this section of the Plan developers should submit information with planning applications to demonstrate that there is capacity within the water supply network or that it can be made available, both on and off the site to serve the development, prior to occupation, and that it would not lead to unacceptable impacts for existing, or new users. Developers should also submit information to demonstrate that there is capacity within the foul sewerage treatment and that disposal is available or that</i></p>		<p>HPC – qualified yes</p>	<p>Textual amendments</p>	<p>HPC have deleted the policy, as recommended, but the proposed addition to supporting text has been added as a separate paragraph.</p> <p>Policy 20 : Water and waste</p> <p>-Developers will be required to demonstrate that there is capacity within the water supply network or that it can be made available, both on and off the site to serve the development, prior to occupation, and that it would not lead to unacceptable impacts for existing, or new users. Developers will be required to demonstrate that there is capacity within the foul sewerage treatment and disposal is available or that it can be provided prior to the occupation of development, and that it would not lead to problems for existing or new users.</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
	<p><i>it can be provided prior to the occupation of development’.</i></p>				<p>15.23 In the context of the information in this section of the Plan developers should submit information with planning applications to demonstrate that there is capacity within the water supply network or that it can be made available, both on and off the site to serve the development, prior to occupation, and that it would not lead to unacceptable impacts for existing, or new users. Developers should also submit information to demonstrate that there is capacity within the foul sewerage treatment and that disposal is available or that it can be provided prior to the occupation of development.</p>
<p>Policy 21: Road up grades and improvements</p>	<p>In the first part of the policy replace ‘Proposals that seek’ with ‘Insofar as planning permission is required proposals’</p> <p>Replace the second part of the policy with: ‘Where practicable any such road improvements should maintain any associated existing grass verges’</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 24 18: Road up-grades and improvements</p> <p>1. Proposals that seek Insofar as planning permission is required proposals that seek to upgrade and enhance the junctions onto the A149, specifically, but not exclusively, at Lamsey Lane and Church Lane/A149/Ringstead Road will be supported.</p>

	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Heacham NP Examination Report 17 September 2021</p> <p>Where modifications are recommended, they appear in bold text. Supporting text changes are shown in italics.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Heacham neighbourhood plan.</p>
					<p>2. Road improvements will be cognisant of, and wherever possible maintain, existing wide grass verges. Where practicable any such road improvements should maintain any associated existing grass verges</p>
<p>Policy 22: Cycleways</p>	<p>Replace the policy with: 'Proposals to create safe cycle connections to minimise car trips will be supported</p>	<p>QB</p>	<p>Yes</p> <p>HPC - Yes</p>	<p>Textual amendments</p>	<p>Policy 22 19: Cycleways</p> <p>Proposals that seek to create safe cycle connections to minimise car trips will be looked upon favourably. supported.</p>

Appendix 2

Heacham Neighbourhood Plan: Proposed Plan Modifications: policies 11, 15 and 17 (with supporting text)

[Deleted text shown as ~~strikethrough~~; replacement text shown in **bold**; departures from Examiner's Modifications shown in ***italic/ bold/ underlining/ yellow highlighting***. Paragraph/ policy numbering is shown as per the submission plan, in the interests of clarity, although these may vary in the final published referendum version of the document]

Policy 11: Holiday accommodation

10.18 ***[Examiner's Modification]*** ~~This Plan, supports this controlled approach, and further aims to maintain Heacham's attraction as a quiet, non-commercial holiday centre, which complements the neighbouring holiday resort of Hunstanton~~ **The Neighbourhood Plan, supports this controlled approach in general terms, and the way in which it addresses the need for high-quality development, the Coastal Hazard Zone and the Norfolk Coast Area of Outstanding Natural Beauty in particular.**

Policy 11: Holiday accommodation

[Examiner's Modification] ~~In order to maintain and improve Heacham's attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, including, but not exclusively, static caravans, lodges, glamping pods, tents etc, will not be supported for the following reasons:~~

- ~~1. To minimise the physical and visual impact on the village~~
- ~~2. The desire to retain the existing peaceful and quiet nature of Heacham's holiday area~~
- ~~3. Infrastructure constraints limit further large scale holiday development~~
- ~~4. To maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton~~

[Departure from Examiner's Modification] ***In order to maintain and improve Heacham's attraction as a quiet un-commercialised holiday centre, applications for further holiday accommodation beyond existing defined holiday areas, will only be supported where the proposals:***

- 1. Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and,**
- 2. Do not have any unacceptable impact on local infrastructure, including green infrastructure; and,**
- 3. Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting; and,**
- 4. Are not directly adjacent to any residential areas; and,**
- 5. Do not need to be accessed through the village centre of Heacham; and**
- 6. Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and**
- 7. Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.**



Borough Council of
**King's Lynn &
West Norfolk**
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Figure 10: Tourist sites



16/03/2022

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Policy 15: Dark skies

- 11.28 Although Heacham does have street lighting, they have recently invested in replacing all lighting stock with LED bulbs, which are focussed downwards and cause little light pollution. **[Examiner's Modification]** The CPRE Dark Skies Map, figure 11 below, shows that the village itself has relative dark skies and in the surrounding countryside there is very little light pollution. Currently, timers are set so that most street lights dim between midnight and 5.00am. Additional street lights or intrusive external lighting associated with new development would be detrimental to the character of the village. Although in many cases external lighting is permitted development, it is possible to influence external lighting associated with new development and the evidence of the benefits of sensitive lighting may influence the choices of others.
- 11.29 ~~**[Examiner's Modification]** The CPRE Dark Skies Map, figure 11 below, shows that the village itself has relative dark skies and in the surrounding countryside there is very little light pollution. Currently, timers are set so that most street lights dim between midnight and 5.00am. Additional street lights or intrusive external lighting associated with new development would be detrimental to the character of the village. Although in many cases external lighting is permitted development, it is possible to influence external lighting associated with new development and the evidence of the benefits of sensitive lighting may influence the choices of others.~~ **Policy 15 addresses this important matter. As appropriate to the scale, nature and location of the development proposal concerned planning applications should include an external lighting impact assessment regarding any proposed external lighting. This should include, but not be limited to, the effect of the proposed lighting on bats and moths.**

Policy 15: Dark skies

~~**[Examiner's Modification]** Development proposals will be supported that include sensitive external lighting that will minimise the extent of any light pollution that could be harmful to the dark skies, and night active wildlife, that characterise this part of Norfolk, subject to conformity with other development plan policies. Specifically;~~

- ~~1. Design lighting to minimise the risk of light spillage beyond the development site boundary.~~

2. ~~Light-emitting diode (LED) down lighting, including lights at lower levels, should be used wherever appropriate, and be in keeping with the existing light stock.~~
3. ~~Planning applications should include an External Lighting Impact Assessment regarding any proposed external lighting. This to include, but not be limited to, bats and moths.~~

External lighting associated with development proposals should be sensitively-designed to safeguard the dark skies environment of the neighbourhood area and minimise the extent of any light pollution. In particular:

- external lighting should be designed to minimise the risk of light spillage beyond the development site boundary; and
- light-emitting diode down lighting, including lights at lower levels, should be used wherever practicable ***[Departure from Examiner's Modification] and be in keeping with the existing LED lighting stock.***

Policy 17: Settlement breaks

- 13.4 The western boundary of Heacham is predominantly flat, low-lying open coastal marsh which fringes the eastern edge of The Wash. Most of this area falls into the Environment Agencies identified Flood zones 2 and 3. Much of the eastern boundary of the village falls within the Area of Outstanding Natural Beauty (AoNB) ***[Examiner's Modification]*** (see map at Figure 13 on following page). For this reason both boundaries have some protection from future development
- 13.5 ***[Examiner's Modification]*** However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further 'buffer zone' on eastern boundary of the village bordering the edge of the AoNB. ***[Departure from Examiner's Modification] However, as opposition to the previous School Road planning application identified, residents of Heacham believe it is important to maintain a further 'buffer zone' on eastern boundary of the village bordering the edge of the AoNB. The application was refused following a public enquiry***
<https://online.west-norfolk.gov.uk/online-applications/appealDetails.do?previousCaseType=Application&keyVal=N8P8WOIV05900&previousCaseNumber=13%2F01541%2FOM&activeTab=summary&previousKeyVal=MV0B0YIV39000>

13.6 **[Examiner's Modification]** Responses to the Residents Questionnaire also showed strong concerns about the Hopkins Homes development at Butterfield Meadow on the outskirts Hunstanton, which is beginning to encroach on the open spaces which currently provide a natural gap between the two settlements. The draft Hunstanton Neighbourhood Plan, which is currently out for consultation, specifies that;

'It is intended that Hunstanton Town Council will work with Old Hunstanton Parish Council and Heacham Parish Council to incorporate separation zones into this and their neighbourhood plans'

Development outside the defined development boundaries is already controlled by Policy CS06 of the Core Strategy and Policy DM2 of the SADMP. The latter comments that '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 farm diversification (under Core Strategy Policy CS06); small scale employment (under Core Strategy Policy CS10); tourism facilities (under Core Strategy Policy CS10); community facilities, development in support (under Core Strategy Policy CS13); renewable energy generation (under Policy DM20 of the rural economy or to this Plan); rural workers' housing (under Policy DM6 of this Plan); and affordable housing (under Core Strategy Policy CS09).

13.7 **[Examiner's Modification(s)]** It is noted, however, that the separation zones Hunstanton Town Council have identified, lie within the Heacham Parish boundary, with none being identified within their own boundary. Notwithstanding Heacham support this policy **Nevertheless, these development plan policies do not directly comment about the importance of the potential for coalescence between elements of built development in the neighbourhood area and its adjoining parishes. This potential is most significant in the Butterfield Meadow area (to the immediate north of the neighbourhood area) and the development boundary based on Heacham Manor.**

13.8 The purpose of this policy is to formally identify new Local Gaps at the village edges, specifically (in line with the NPPF para 134) to:

- prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment; and
- to preserve the setting and special character of historic towns'.

The potential for coalescence is an important and distinctive matter in the neighbourhood area. Both its character and appearance are significantly defined by the arrangement of built development in general terms, and the open and rural character of the landscape between Heacham and Hunstanton to the north in particular. Policy 17 captures this matter. It requires that new developments should not cause unacceptable harm to the landscape setting and distinct identity of Heacham and should not unacceptably detract from the visual separation of Heacham from Hunstanton or the views or settings of the Norfolk Coast AONB. In addition, it addresses the importance of avoiding the potential coalescence of settlements.

~~13.9 For this reason there will be a presumption against developments that have an adverse impact on the existing physical local gaps between Heacham and Hunstanton and Heacham and its neighbouring Parishes.~~

Policy 17: Settlement breaks

~~**[Examiner's Modification]** Future sustainable development in Heacham will be expected to retain the visual and physical local gaps which currently exist (as shown in Figure 13 map of settlement boundaries to be retained) where agricultural land and privately owned woodland currently create wildlife and biodiversity land corridors between Heacham and its neighbouring villages~~

[Departure from Examiner's Modification] Development proposals outside the development boundaries of Heacham (and as shown in Inset G47 of the SADMP) will only be supported where they:

- do not cause unacceptable harm to the landscape setting and distinct identity of Heacham**
- do not detract from the visual separation of Heacham from Hunstanton**
- do not detract from the views or settings of the Norfolk Coast AONB**

New development must not result in the coalescence of Heacham with Hunstanton to the north.

Appendix 3: Consultation email sent out for Heacham NP on the proposed modifications of the Examiner's Report



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1 | 29/10/2021

Heacham Neighbourhood Plan: Proposed Modifications to Examiner's Recommendations, October 2021

BCKLWN DS Table - Modifications to Examiner's recommendations.docx
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Dear Sir/Madam,

The Heacham Neighbourhood Plan recently has gone through its examination stage. The Examiner's report was published on 17th September 2021 and includes a number of recommendations for modifications that need to be made to the Plan to fulfil the "basic conditions" (the tests that a Neighbourhood Plan needs to pass) in order for the Neighbourhood Plan to move forward to referendum. The Examiner's report, submission draft Plan and other supporting documents may be viewed through the following link: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/885/heacham_neighbourhood_plan.

Currently the Heacham Neighbourhood Plan is at the decision stage with the Local Planning Authority deciding on what action to take in response to each of the Examiner's recommendations. The majority of these are accepted by the Borough Council and Parish Council (statutory Qualifying Body). However, through discussions with the Parish Council and representatives of the Neighbourhood Plan steering group, there are a small number of modifications regarding policies 11, 15 and 17 for which the local planning authority (in agreement with Heacham Parish Council) wishes to propose a different way forward.

1. **Policy 11: Holiday accommodation** – Proposed for deletion by the Neighbourhood Plan examiner. Agreement was reached between the Parish Council and Borough Council to replace the submission version of Policy 11 with an alternative wording put forward by Ken Hill Estates. The latter (revised) version of Policy 11 was accepted by the Examiner as fulfilling the basic conditions.
2. **Policy 15: Dark skies** – Heacham Parish Council recommended that reference to existing LED street lighting stock be retained in the revised version of Policy 15 (which the Parish Council is responsible for maintaining) and the Borough Council accepted that this is a minor deviation from the Examiner's recommendations with no material consequence for the overall direction of the policy.
3. **Policy 17: Settlement breaks and supporting text** – The Parish Council recommended some modifications to the revised Policy 17 put forward by the Examiner (e.g. showing individual criterion as bullet points), most of which were accepted by the Borough Council as minor amendments in the interests of clarity.

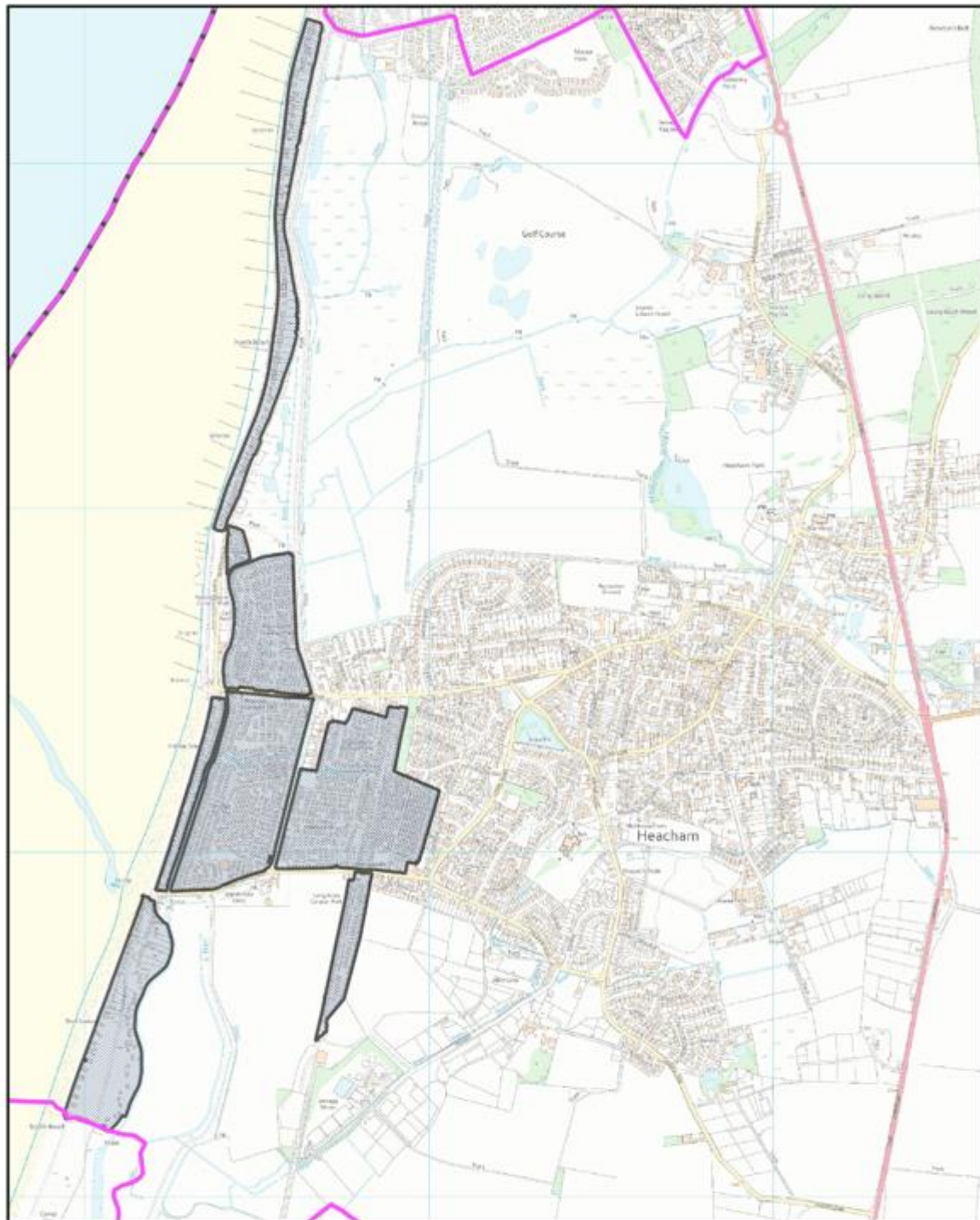
A schedule (attached), explaining the discussions and deliberations of Heacham Parish Council and the Borough Council in respect of policies 11, 15 and 17 is attached, for reference. This is supplemented by a ~~strike through~~ extract of policies 11, 15, 17 and supporting text, showing consequent changes arising from the Examiner's modifications and the Proposed Modifications to Examiner's Recommendations. The latter, for which responses are invited, are shown as **highlighted** text in the attached schedule.

Action proposed in respect of the above proposals

In line with the Planning Practice Guidance, [Para 092 & Para 093 41-092-20161116/41-093-20161116](#), we are notifying you today for this focused consultation as a representative for the Heacham Neighbourhood Plan as being either the qualifying body or an individual who made representation at Regulation 16.

Any representation being made regarding the proposal to go against the modifications proposed by the Examiner (shown as **highlighted** text in the attached schedule) must be received within 6 weeks. **The deadline for representation being made will be 5pm on Friday, 10th December 2021.** Provided that no substantive objections to the proposal are received, this would allow the Heacham Neighbourhood Plan to proceed to referendum early in 2022.

Appendix 4 - Figure 10: Tourist Sites



Borough Council of
**King's Lynn &
West Norfolk**
Tel. 01553 616200

Figure 10: Tourist sites

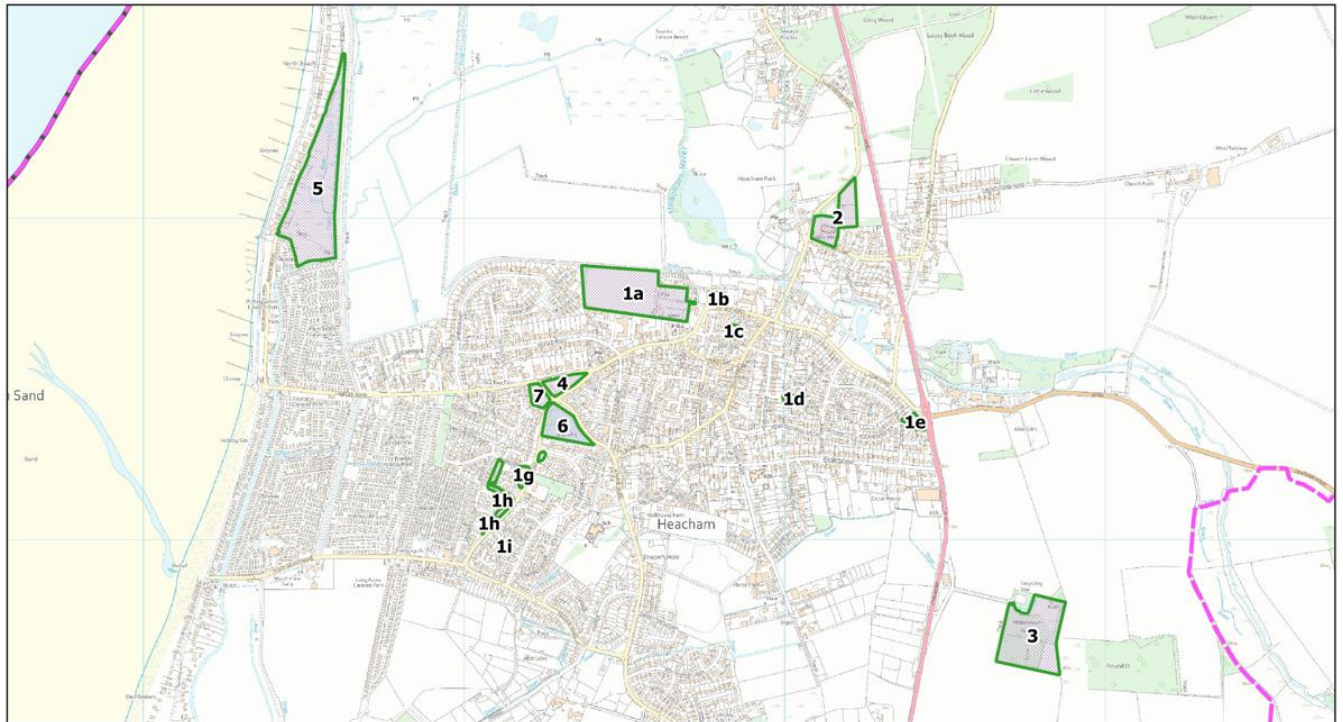


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Appendix 5 – Figure 11: Map of Heacham’s green open spaces



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Figure 11: Map of Heacham’s green open spaces



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Key for Figure 11: Map of Heacham's green open spaces

Site Number	Sub-reference	Name of site
1	a	Heacham Recreation Ground
	b	Heacham Bowling Green
	c	Heacham Parish Church Green
	d	Ruskin Close Green
	e	Lavender Corner
	f	College Drive Green (Lodge End)
	g	Gymkhana Green
	h	Lodge Road Green
	i	College Drive Green (Cameron Close)
2		Churchyard at St Mary's Church
3		Millennium Wood, north of A149
4		Children's play area and amenity space at Lodge Road
5		<i>The Saltings nature reserve</i>
6		Brays Pit
7		Long pond (between Lodge Road and Station Road)