

# **Gayton and Gayton Thorpe NEIGHBOURHOOD PLAN CONSULTATION STATEMENT**

**August 2022**

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## 1 Introduction

1.1.1 This Consultation Statement has been produced to accompany the Submission Draft of the Gayton and Gayton Thorpe Neighbourhood Plan (NP). The Consultation Statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include information on the following:

1. Details of the people and bodies who were consulted about the proposed NP
2. An explanation of how they were consulted
3. A summary of the main issues and concerns raised by the consultees
4. A description of how issues and concerns were considered and addressed in the proposed NP.

1.1.2 The consultation activity undertaken for the NP can be broken down into four key stages in the table below and provides an overview of the activity which took place at each stage.

	<b>NP Stage</b>	<b>Time</b>
<b>1</b>	Inception	March 2017 – June 2018
<b>2</b>	Initial plan development	June 2018 – June 2019
<b>3</b>	Advanced plan development	June 2019 – May 2021
<b>4</b>	Regulation 14 pre-submission consultation	May 2021 – October 2021

## 2 General overview of approach to consultation in Gayton and Gayton Thorpe NP area.

### 2.1 Neighbourhood Plan Organisation and Community Communication

A proposal to prepare a Neighbourhood Plan for Gayton village and the hamlet of Gayton Thorpe was approved by a clear majority by the Gayton Parish Council (PC) on 10 April 2017.

The Neighbourhood Plan Steering Group (NPSG) gave a presentation to the PC describing the full NP process and stages for production. Monthly updates were provided at Parish Council meetings and regular updates were provided in the monthly parish magazine, The Voice. The Voice is delivered to

every household and business and is available online <https://www.ggmbenefice.uk/our-village-magazines/the-voice/>. A formal update presentation of progress was given on 24 October 2019 with a useful question and answer exchange.

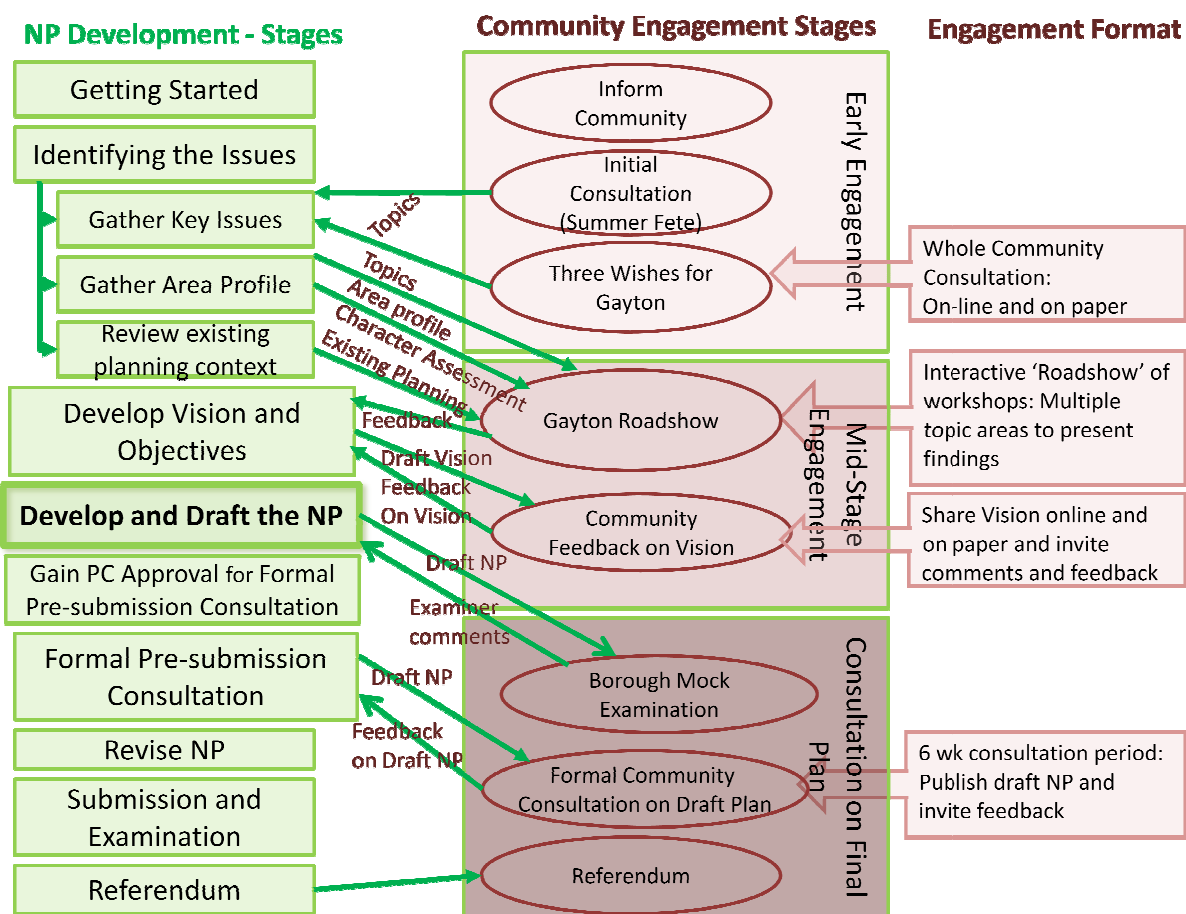
A website was set up for the community to follow progress and banners put up around the villages to advertise when a survey or community consultation was taking place. Consultation started with the Three Wishes Survey, followed by drop-in information sessions in both villages, a 'visions' flyer consultation and stalls at village fêtes and functions.

The NPSG ensured that consultation flyers were delivered to every house in the parish to enable hard to reach groups to be fully engaged. Local businesses were invited to engage in the preparation and consultation process.

**The consultees** included every household, local businesses, landowners, email subscribers, utility providers, the King's Lynn and West Norfolk Borough Council Planning Team, Borough Councillors, the Parish Council and neighbouring parishes.

**Methods of consultation** included deliveries to each property in the parish, posters and banners, the parish magazine, stalls at village fêtes, the local press and opportunities to speak to the NPSG at drop-in sessions held in the village hall and the two churches.

## 2.2 Community Engagement Strategy



### 3 Inception stage – 23 February 2017

#### 3.1 Context

In March 2017 a group of parishioners were concerned that Gayton Parish was missing the opportunity to prepare a Neighbourhood Plan. Following approval by the Parish Council in April 2017, a steering group of eight parishioners was formed to initiate the preparation of a NP.

#### 3.2 NP area designation process

The NP designation area is Gayton and Gayton Thorpe. The NPSG asked the nearby villages if they wanted to collaborate but they were ahead with their NP preparation so the designation area stayed as Gayton Parish. The Gayton NP area was formally designated by the Borough Council on 8 May 2017.

The NPSG approached the community to establish the scope of the NP via a survey delivered to every property called The Three Wishes Survey, as described in Item 3.1. This survey asked everyone what they wanted for their parish and their visions for the future. The NPSG felt strongly that the vision for the NP should reflect the voice of the community because this is a document for generations to come.

#### 3.3 Initial Consultation: Jubilee Hall Summer Fête, 19 August 2017

##### 3.3.1 Purpose

The consultation aimed to raise awareness of the NP and gain an initial understanding of the issues of concern in the villages from members of the community who visited the NP stall.

##### 3.3.2 Objective

The objective of the consultation was to direct the first stage of the consultation process

##### 3.3.3 Description

Visitors to the NP were invited to contribute to the following three questions on post-it notes:

- What do you like about Gayton and Gayton Thorpe?
- What don't you like about Gayton and Gayton Thorpe?
- If you had three wishes, what would you change in our two villages?

##### 3.3.4 Results

The post-it note comments were analysed and the results used to determine the themes. A total of 123 comments were received: 110 from the Fête, 4 via email and 9 in writing.

Question	Responses
What do you like?	27
What don't you like?	28
Wishes?	68
<b>Total</b>	<b>123</b>

Each person could comment on more than one issue and the combined responses fell into the following themes:

- Community atmosphere
- Housing development
- Green spaces
- Footpaths
- Physical activity
- Village Hall
- Car Parking
- Shops, Pub, Café
- School
- Lack of public transport
- Road safety

The full report is available in the Jubilee Hall Fair Consultation document [1].

<https://gaytonnp.wordpress.com/initial-consultation-jubilee-hall-fair-2017/>

These themes were used to inform the NP Visions and provided evidence for NP policies

## **4 Initial plan development**

The early stage consultation established and validated the Vision and Objectives for the NP and formed the basis of the initial plan development. The emerging Vision and Objectives were validated by a 'core visions consultation' survey of the entire parish in April 2019, which asked whether the community agreed with the Vision and Objectives of the draft NP. This enabled the results of the Three Wishes Survey and the supporting Drop-in sessions, provided by the community, to form the Vision and Objectives for the NP.

### **Three Wishes Survey and Drop-In sessions, January-June 2018**

#### **4.1.1 Introduction**

The methodologies, results and analysis of the three wishes consultation and drop-in session exercises are described below

#### **4.1.2 Three Wishes Survey Methodology**

Members of the community, including children, were invited to respond to the following three questions, in writing on the printed survey or an online 'SurveyMonkey':

- What do you like about Gayton and Gayton Thorpe?
- What don't you like about Gayton and Gayton Thorpe?
- If you had three wishes, what would you change in our two villages?

The demographic data also collected: length of time living in the village, age and post code

The paper survey, including a link to the online survey, was delivered 16 January 2018 to all households in the NP area and additional sheets were available in the village shop. The survey was advertised on the NP and Gayton village Facebook pages, in the Parish magazine, on banners

throughout the parish, on the NP website, via the NP email list, word of mouth and by handing out surveys at the school bus stop.

On 14 February 2018, 180 responses had been received. The papers and online responses were amalgamated onto a spreadsheet and coded into topics. Each member of the NPSG further analysed the topics and the results are presented below in [2]. A summary is provided in Sections 4.1.4 and 4.1.6. A broad cross-section of the community responded to the survey, although children under 10 and young adults (18-29) were under-represented and people over 45 were over-represented.

The Character Area of each respondent was determined by their Post Code and statistical tests were carried out to determine whether age, length of time in the villages or character area had any significant effect on the coded topics.

#### 4.1.3 Drop In Sessions Methodology

The Drop-in Forums were held to report the results of the Three Wishes Survey to the community. Attendees were given a further opportunity to provide details on issues raised in the survey by offering interactive activities concentrating on 'Community and Village Life', 'Housing, Development and Infrastructure' and 'Green Spaces and Footpaths'. The SWOT analysis was broken down into each of these three areas and displayed on each stand.

The Drop-in forums were held in Gayton in the Jubilee Hall on the evening of 30 May 2018 and the afternoon of Saturday 9 June 2018, and in the Gayton Thorpe Church on the afternoon of Saturday 30 June 2018. A log was kept of how many adults and children attended the drop-in sessions, which was a total of 58 (53 adults and 5 children). Demographic data was not collected from attendees, to avoid introducing any barriers to participation.

##### 4.1.3.1 Community, Village Life Methodology

Large, coloured, jigsaw puzzle pieces were used. Each one was labelled with the topics of interest, raised by the community in The Three Wishes Survey in 2018 and earlier consultations carried out by the Steering Group.

Participants were happy to provide suggestions and concerns and confirm areas which were of interest to them on post-it notes and stick them on the relevant jigsaw piece.



**Coloured jigsaw pieces showing community aspects: Amenities, Community Space, Facilities,**

##### 4.1.3.2 Housing Development and Infrastructure Methodology

Maps and large scale aerial photographs of Gayton and Gayton Thorpe and photographs of different types of housing (detached, semi-detached, bungalows, social housing etc.) were displayed. The

attendees were invited to share their opinions and indicate on maps where they would or would not prefer development to occur, using a simple system of ticks and crosses. The maps showed areas where planning has been granted, where development is in progress, sites under appeal and possible, proposed future sites. No constraint was placed on their preferences.

Attendees were invited to add any comments they wished on any aspect of housing, development or infrastructure and preferences for different types of housing were indicated against the photographs provided.

The results provided the percentage of people who are 'For' and 'Against' development for each area on the maps.

#### 4.1.3.3 Green Spaces Methodology

##### Stage 1

A3 photographs of each village were mounted onto separate display screens.

Photographs of areas which present views to the community and the sites within the villages whose significance is ecological, (see flower survey carried out on Vicarage Lane Meadow [3]) amenity use or other, were displayed. We outlined how the Neighbourhood Plan could protect some areas as recreation and amenity space and safeguard land for future open space. What the Neighbourhood Plan could do to protect some areas as recreation and amenity space and safeguard land for future open space was outlined.

##### Stage 2

Photographs were placed around the edges of the A3 colour photograph and coloured pins and string were used to distinguish locally 'known' use of green space. Script was added to each photograph to give context to area and usage.

Green	=	Grazing/Grassland/Woodland
Yellow	=	Green space with Amenity use
Red	=	Ecological interest
Blue	=	Agricultural use
Multi-Coloured	=	Archaeological interest





### Stage 3

Participants were invited to give their opinion by answering 4 questions:

- How do YOU value the open spaces?
- What views do YOU like?
- Do YOU have a preferred view?
- Which of these places are most important to YOU?

Each participant was given 6 coloured stickers and invited to place them on their chosen photograph 'view' for each community. They were also given an opportunity to make additional feedback by writing in a 'comments book' left open on the stand.

#### 4.1.3.4 Footpaths Methodology

Maps of Gayton, Gayton Thorpe and the surrounding parish with tracks, paths and rights of way marked on them were provided. Participants drew the walking or cycling routes that they used with a marker pen, on a transparent sheet and were encouraged to indicate where they would like to walk and cycle, where no paths or rights of way exist currently. A comment book was available for written remarks.

For each base map, the transparencies were laid on top of each other, building up a picture of the most heavily used paths. A base 'Living Routes Map' was created showing the usage of the network of routes used and routes desired by walkers and cyclists around Gayton and Gayton Thorpe.

The results were combined into Living Routes maps. These indicate the Living Routes on the rights of way and roads most used by residents, plus additional routes that comprise 'Wished-for Ways', which would complete circular walks and form connections between existing rights of way.

#### 4.1.4 Results

The drop-in forums proved to be an enjoyable, friendly and useful exchange of information. In general, there was a happy atmosphere, a hubbub of conversation and laughter and the inclusion of refreshments gave each drop-in forum a friendly and welcoming feel.

The aspirations and issues identified can be categorised into six broad themes as follows:

a) **Development and Housing:** the overwhelming response was that, although people recognised the need for ongoing development, they were adamantly against a continuation of the recent scale of developments. They were highly resistant to development on green spaces around the villages, and especially in the large green area within Gayton.

b) **Character and Location:** people described their strong appreciation for the peace and quiet and rural character of the modest sized villages, and their proximity to the countryside and views.

c) **Green spaces and outdoor activities:** respondents valued the publicly accessible amenity spaces in the villages and the less accessible green spaces in and around the villages and were opposed to development on them. The paths and footpaths in and around the villages are well used and much appreciated but there is clearly demand for walking and cycle routes to be further improved and extended.

d) **Infrastructure and Transport:** respondents were concerned about the speed and volume of traffic through the villages and the potential for increased pressure on the road infrastructure as a result of recent planning approvals for major development schemes. They also identified a need for traffic calming measures and road safety improvements and expressed a strong desire for an improved bus service. Residents were also concerned about the severe winter flooding issues experienced during the last few years in Gayton and Gayton Thorpe and the perceived inability of the existing waste water infrastructure to cope with further housing development.

e) **Village Amenities:** the respondents emphatically supported the current village facilities, particularly the school, shop, pub and village hall. They expressed a strong requirement for suitable car parking in the centre of the village and, specifically, parking provision for the village hall.

f) **Community and Village Life:** the majority of the respondents felt that Gayton was a friendly and safe village with a sense of community. Some respondents felt that this could be improved, especially with regard to young people and children.

The full results and analysis can be found in [2]

#### 4.1.5 Consideration of issues and concerns

The NPSG ensured that the concerns raised by the community were within the scope of the Neighbourhood Plan following consultation with Borough Council Planning. They subsequently became the golden threads of the Neighbourhood Plan to ensure that the Plan complies with community vision.

#### 4.1.6 Overview of aspirations and issues identified during the early stage consultation

<b>Aspirations and issues identified by residents during early engagement work in 2018</b>	<b>In scope of NP/Out of scope of NP</b>
<b>Village Growth</b>	
Preserve and protect the green centre of the village from development	In scope
Future development to be limited and sympathetic to retain the rural character of the village	Overall amount of development is determined by the Borough Plans. It is for the Neighbourhood Plan to define rural character as valued by local people.
Future development to be accompanied by infrastructure improvements (roads, drainage, sewerage) with developers making a contribution to the parish	Borough Plans will require all development to be accompanied by appropriate infrastructure and infrastructure providers themselves have a key role. An important role for the Neighbourhood Plan is to identify existing or projected shortages in infrastructure provision.
New builds that are affordable for younger people but there should be less social housing	Borough Plans provide strategic policy on how much of each market scheme should comprise affordable housing. National planning policy allows for affordable housing to be required on market schemes which are above ten units. Rural exception sites for housing could provide affordable housing for local people only.
Don't build really expensive houses that most Gayton people can't afford	Out of scope: The cost of housing in the private market cannot be influenced in the Neighbourhood Plan but it has a role to play in expressing which types of house (smaller homes, family homes, homes for the older generation etc) are most suitable in the plan area.
<b>Open Space</b>	
Green space in centre of Gayton to remain undeveloped	In scope: with supporting evidence this can be defined and protected in the Neighbourhood Plan
An aspiration to improve existing open space in Gayton. Suggestions were: <ul style="list-style-type: none"> <li>• wildflower meadow and footpaths in green centre</li> <li>• Central place to sit and connect with nature</li> <li>• Open field in centre of village</li> <li>• Community planting areas</li> <li>• Green area for recreation and wellbeing</li> <li>• Ponds in Gayton and Gayton Thorpe</li> </ul>	In scope: The maintenance of open space and footpaths is something that will only be considered if an applicable planning application comes forward. If there is no relevant development this would need to be looked at through other means (community planting project).  The Neighbourhood Plan has a role to play in expressing what type of open space is most needed as new development comes forward.
<b>Relocation of Gayton Primary School</b>	
Replacement school should be provided in accessible and central	Not in scope: Since 2018, the County Council has approved a scheme for a new primary school and

<b>Aspirations and issues identified by residents during early engagement work in 2018</b>	<b>In scope of NP/Out of scope of NP</b>
location in Gayton village	nursery school to be provided in Gayton village off Springvale.
<b>Village Hall</b>	
Improved village hall facilities. Adequate parking provided specifically for the village hall	In scope: Neighbourhood Plan has a role to play in expressing existing needs. The plan could allocate a new site.
<b>Parking</b>	
Better management of on-street parking to make it safer but also provide adequate provision	In scope: Planning policies would be limited to addressing off-street parking provision for new development.  If applicable the Neighbourhood Plan can safeguard existing car parks and allocate new car parks
<b>Pedestrian connectivity</b>	
Improve safety and maintenance of footpaths and pavements	Out of scope: Maintenance of footpaths cannot be implemented through planning policy unless a planning application comes forward so this is best addressed through other means.
More footpaths in Gayton, especially to the school	In scope: Creation of footpaths or links can be required as part of new development proposals. Opportunities will be limited without new development.
'Joined up' walking route or trail around the outside of Gayton avoiding roads	A route could be safeguarded in the plan.
Footpath along main lane in Gayton Thorpe	Out of scope: This could be identified as a community aspiration or project. Unlikely to be delivered through a planning policy.
Footpath and cycle track between Gayton and Gayton Thorpe.	In scope: It is difficult to see how this could be delivered off the back of development and therefore difficult to envisage a neighbourhood plan policy delivering this. However, a local landowner has been approached regarding a footpath and cycle track between Gayton and Gayton Thorpe. The landowner is unable to consider such proposals until the provisions and implications of the new Environmental Land Management Scheme have been fully explored – which is unlikely to happen before 2024. Other elements of this route may, however be safeguarded in anticipation of development.
<b>Amenity and facilities</b>	
Play area	In scope: A neighbourhood plan can identify areas to be protected perhaps as part of the Local Green Spaces identification
More picnic benches New equipment for toddlers and younger children	Out of scope: Furniture is not something that is delivered through a planning policy unless funding for it is required off the back of a relevant development (which necessitates the provision of a picnic bench)

<b>Aspirations and issues identified by residents during early engagement work in 2018</b>	<b>In scope of NP/Out of scope of NP</b>
Playing Field	Neighbourhood Plan could safeguard land for future playing field provision if evidence in place.
Outdoor gym, enlarge skate park and provide indoor sport facilities at the village hall	Out of scope: If this is a key infrastructure requirement, contributions towards this could be sought from new development but if new development is limited then funding will be limited. Probably best delivered through other means.
<b>Flood Risk</b>	
Ensure future development incorporates adequate sewerage. Improve the current sewerage infrastructure to prevent backflow	Out of scope: Normally this is a matter for infrastructure providers. However, new development should not make matters worse. Due to the number of incidents occurring in both villages involving sewage backflow, the NP does consider this a planning matter. This is the subject of on-going work by Anglian Water.
Improve maintenance of ditches and drains to prevent flooding	Out of scope: A matter for existing landowners but new development shouldn't make matters worse.
Development and flood risk management	In Scope: This is a serious issue in the parish in both villages and there is a role for the NP to address this.
<b>Communications and Lighting</b>	
Improve: <ul style="list-style-type: none"> <li>the broadband service</li> <li>the street lighting in Back Street</li> <li>the mobile phone coverage</li> </ul>	Out of scope: A matter for infrastructure providers but new development should not make matters worse
<b>Bus Services</b>	
<ul style="list-style-type: none"> <li>Provide earlier and later buses and buses on Sunday and Bank Holidays</li> <li>Provide a bus service to Gayton Thorpe</li> <li>Expand number of destinations served by the buses</li> </ul>	Out of scope: A matter for service providers but new development should not make matters worse
<b>Traffic and Road Safety</b>	
Introduce traffic calming measures to reduce speeding	Out of scope: unless traffic calming/road safety measures sought as part of specific development proposals. With limited development, opportunities through planning policy will be restricted. Best delivered through other means.
Reduce the amount of heavy traffic and HGVs using the village as a short cut and apply size and weight restrictions and time restrictions for non-local, heavy traffic	Out of scope: Cannot influence what through traffic vehicles use the roads via the Neighbourhood Plan
Reform of junctions	Out of scope: Junction reform is out of scope of the NP but could be taken up by the PC with Highways.

## 4.2 Core Visions Consultation, March and April 2019

### 4.2.1 Aim of Core Visions Consultation

The Core Visions were derived from the earlier Three Wishes Survey and the Drop-in forum consultations. As the NP development and land use policies are driven by the core visions, it is important to have the confidence that they are supported by the community.

### 4.2.2 Core Visions Methodology

A summary of the core visions from the Draft NP was converted into a feedback survey asking the community to indicate whether they agreed, disagreed or neither agreed nor disagreed with each core vision. Flyers were sent out to each house and the same survey was set up in Survey Monkey for people to fill in on-line and the full text of the core visions was made available on the NP website, the email list, NP and Gayton village Facebook pages and on the NP banners. Residents could return their paper surveys to the Shop and The Willows, or by post to The Willows. In total, 103 responses were received: 83 via paper flyer and 21 online.

### 4.2.3 Results

The results are shown in the bar chart below:

Overall, the responses were emphatically in agreement with the core visions in the Draft Neighbourhood Plan. In particular, there was less emphatic agreement with the visions to adapt to the increase in housing and population and to overcome existing shortfalls. It is clear from the early stage consultation process that there is community resistance to further development in Gayton but it is also clear that it is not possible to resist all future development. That the community agreed less emphatically with these core visions reflects this tension.



### 4.2.4 Conclusion

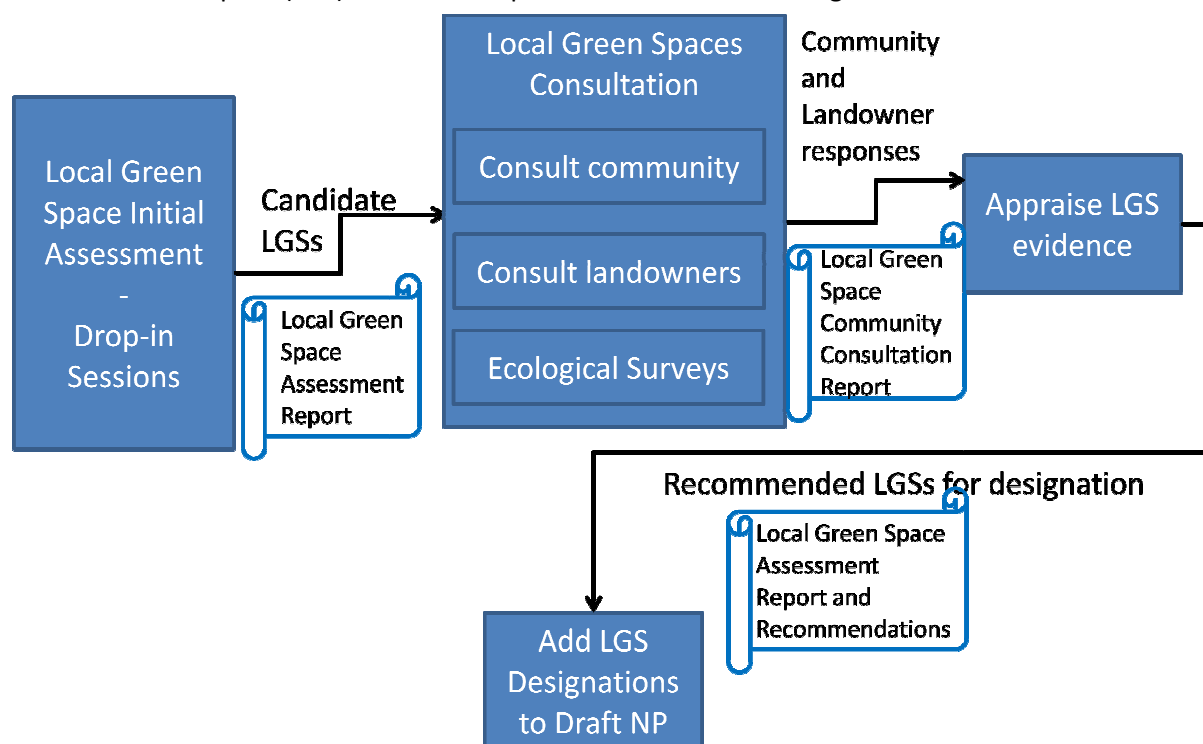
The core visions in the Draft NP had a significant degree of support and provided a secure basis for moving forward with the policy drafting stages of the Draft NP.

The full report can be found in [4]

## 5 Advanced plan development

### 5.1 Local Green Space Consultation

The Local Green Space (LGS) Consultation process is shown in the diagram below.



4

#### 5.1.1 Local Green Space Initial Assessment

A list of potential green spaces was derived from the Drop-in Forums, conducted as part of the early consultation work for the NP in 2018. A total of 23 green spaces were identified as potentially qualifying as Local Green Spaces. The detailed initial assessment can be found in [5] and [6]

#### 5.1.2 Local Green Spaces Consultation – June and July 2019

The next step after the initial identification of potential LGSs was to gather evidence to demonstrate that each Local Green Space conforms to the criteria for designating local green spaces, as described in National Planning Policy Framework (NPPF) paragraph 100. This is based on existing documentary evidence and further community consultation by means of the 'Local Green Spaces Consultation'. A final total of 20 green spaces were identified for community and landowner consultation.

##### 5.1.2.1 Aim of Local Green Spaces Community Consultation

The consultation notified the adjoining neighbours of each Local Green Spaces (LGS) under consideration

The significance of each LGS to the community in terms of its Beauty, History, Recreational value, Tranquillity and Wildlife was evidenced.

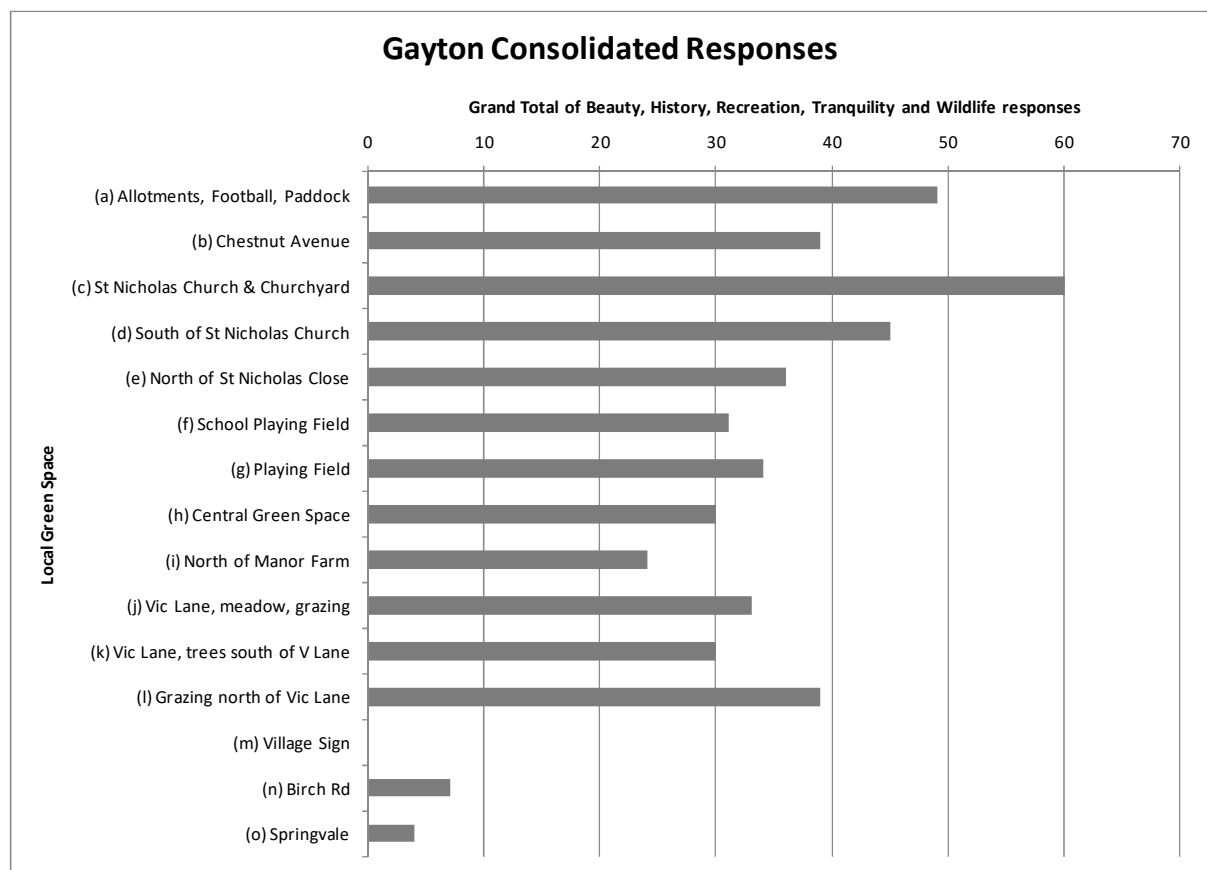
A related consultation was conducted with other stakeholders such as landowners (See section 5.2)

### 5.1.2.2 Local Green Spaces Methodology

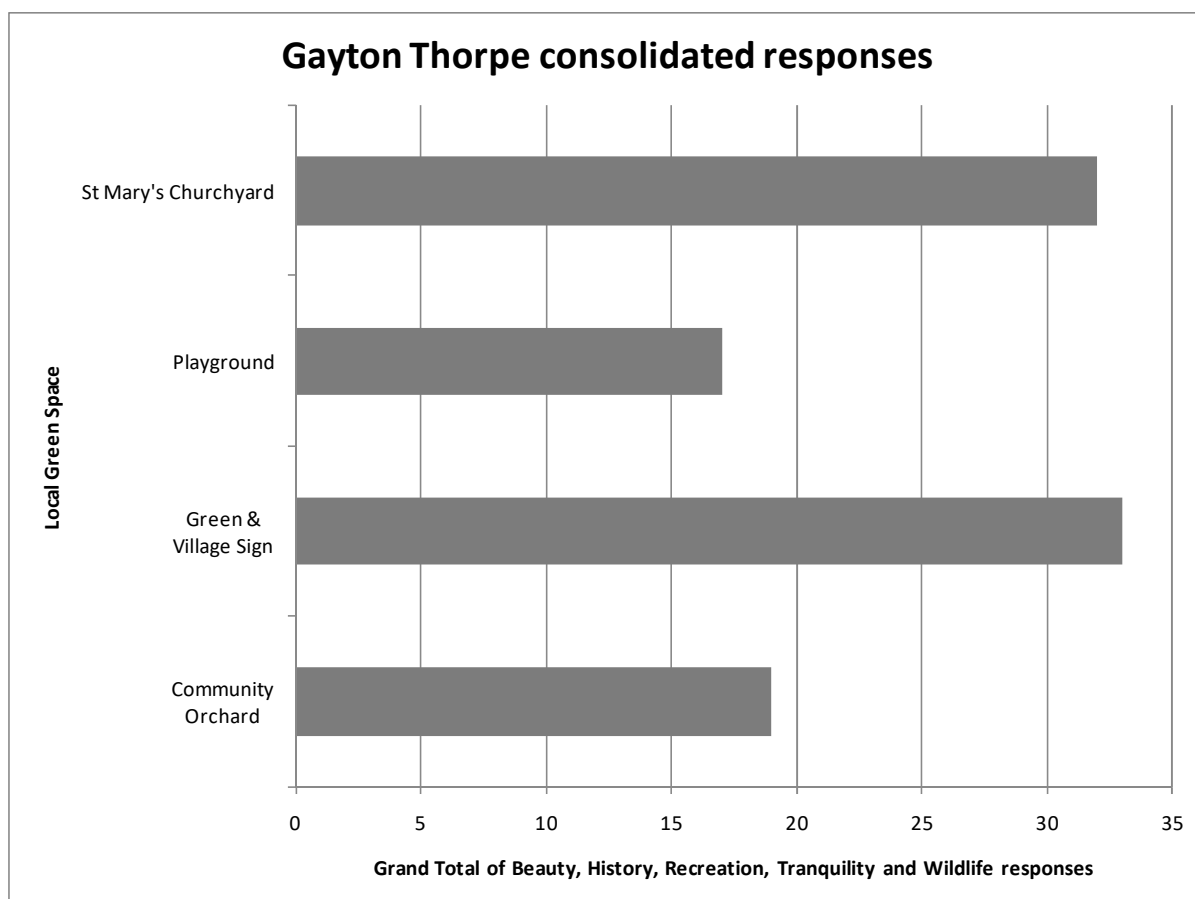
The LGS Community Consultation for the NP was conducted in June and July 2019. Separate surveys were created for Gayton and Gayton Thorpe, but the methodology was the same. A map of the village showing the green spaces under consideration was delivered to each household. Residents were asked to indicate how they felt about any or all of the green spaces in terms of their Beauty, History, Recreational value, Tranquillity and Wildlife. The survey was further publicised on the website, the email list, NP and Gayton village Facebook pages and the NP banners. Residents could return their surveys, as before. The survey flyers are included later in this document. In total, 43 responses were received: 33 from Gayton and 10 from Gayton Thorpe.

### 5.1.2.3 Results

The results were analysed for each village and are shown in the bar charts below:







#### 5.1.2.4 Discussion and Conclusion

The full results from this consultation can be found in [7] were used to inform the LGS Assessment and the discussion and conclusions are documented in the LGS Assessment Report and Recommendations [8]. A total of 12 green spaces were recommended for LGS designation:

##### **Gayton**

- LGS1 Crown Paddock
- LGS5 Vicarage Lane Meadow
- LGS6 School Playing Field
- LGS8 Church Paddock
- LGS9a County Council owned land to the north of Vicarage Lane
- LGS9b Grazing land owned by the Jubilee Hall Trust on Vicarage Lane (adjacent and east of LGS9a)
- LGS10 Vicarage Lane and Trees. This is a wide area of grass verges south of and adjacent to Vicarage Lane.
- LGS13 Green Centre
- LGS14 Manor Farm Field
- LGS20 Small Green on Back Street with Jubilee Bench

##### **Gayton Thorpe**

- LGS16 Playground (Gayton Thorpe)
- LGS17 Gayton Thorpe Green Centre in Hamlet and Village Sign

## 5.2 Local Green Spaces Consultation: Landowner Forum – July 2019-March 2020

Formal notification by letter and email dated 17 June 2019 was sent to all landowners advising them that the LGS assessment was taking place and invited their comments by 21 July 2019. Landowner responses are reported in the Local Green Spaces Assessment Report and Recommendations [8]. Their responses were used to inform the recommendations for LGS designation.

A Landowner Forum was held on 5 March 2020. All landowners were invited to the forum, at which the NPSG and the Consultant were present to discuss Local Green Space's and answer questions on the process.

## 5.3 PC Workshop

A workshop was held for the Parish Council on 24 October 2019 to provide a progress update on the NP. Councillors were given a PowerPoint presentation which confirmed the visions derived from the Surveys and Drop-in Forums. Consultation results were displayed on large presentation boards for the Parish Councillors to view.

The NP structure was illustrated:

- Vision
- Objectives
- Policies
- Context and Rationale
- Aspiration.

## 5.4 Housing Needs Consultation (HNS) February – May 2020

### 5.4.1 Purpose of the consultation

The consultation aimed to

- Capture local people's views on current and future housing needs in Gayton and Gayton Thorpe.
- Collect accurate, up to date housing needs information relating to the Parish
- Community Action Norfolk (CAN) generously supported the NPSG with this process and contributed their analysis to the report [9].

### 5.4.2 Objectives of the consultation

- To determine whether the Neighbourhood Plan needs to allocate sites for development to support local housing need, how many and what type of development is required
- To discover all types of housing need within Gayton and Gayton Thorpe

### 5.4.3 Description of the consultation:

The HNS was created by adapting a template provided by CAN. The HNS was distributed to 684 households in Gayton and Gayton Thorpe with an option complete the survey online.

The research questions for the HNS were:

- Are there current residents of Gayton and Gayton Thorpe whose homes are not suitable for one or more members of the household?
- If so, are they able to find suitable housing locally in Gayton and Gayton Thorpe?
- What are their current housing circumstances?
- What type of housing are they looking for?
- What are the barriers to them finding suitable housing?

#### 5.4.4 Analysis of Housing Need

This HNS identified 12 households with a housing need who want or need to stay in Gayton or Gayton Thorpe, the majority of whom (11) live in Gayton with the remaining household having parents in Gayton. The 11 households living in Gayton have lived in the area for at least a year (average = 14 years), with 5 having lived in the area for 20 or more years and are likely to have strong connections to the area.

9 out of these 12 households stated that their family circumstances are changing (6), their home is too small (overcrowded) (4) or a member(s) of the household needs their own home (3) or wants to move (3). The main other reason for housing need was the requirement for repairs / renovations (3), followed by unaffordable running costs (2) and unsuitability for physical needs (2). In 7 of these 12 households' the reason for needing to live in Gayton or Gayton Thorpe was to live close to relative/family and/or to live close to work.

The composition of these 12 households is predominantly families (8), followed by one retired household and one household with 2 adults in employment - 2 households did not provide their current or new household composition. Of the 8 households containing families 7 have adults in employment, 6 have children, 2 have Young Adult/Student's NOT in employment and 2 have Young Adults/Students who are in employment. It is these last 2 households, where the Young Adult/Student members of the household want to move, that form the new households.

Three households are looking for a house with an additional bedroom eg. from 3 to a 4 bed roomed house (2) and a 2-bed flat to a 3 bed roomed house (1). While the two forming new households are looking to decrease from a 3 to a 2 bed roomed house and the retired household is looking to move into a 2-bed bungalow from a 2-bed house. The remaining 3 (2 households did not provide this data) are looking for the same size and type of property.

The majority of those in housing need want to buy on the open market (7), all of whom are currently home-owners, followed by a 'starter home' (2 homeowners with new households). In terms of the timescale for moving the majority, 6 stated more than a year but within three years, with 2 stating within a year, both of whom are currently renting.

The main barrier to finding housing in Gayton and Gayton Thorpe by those in housing need was either no suitable homes available locally (3) or if suitable homes are available locally, they are too expensive to rent or buy (5). When looking at these households' financial circumstances there was a large spread in what the maximum monthly payment new households could afford for a mortgage or rent, with one household able to afford £200 - £399pcm. Two households were able to afford rent in excess of £1,000pcm. This spread and also the high level of home ownership is reflected in the maximum initial payment new households can afford as a mortgage deposit on a property (equity in current home included) which, for 4 households, was £50,000 or over but for 2 households was either none or £1,000 - £4,999. This is further supported by new household's combined annual income (before tax) which for the majority (4) is £40,000 - £59,999 but for one new household is £10,000 - £14,999 (starter home).

None of these households has been approved for Shared Ownership, or any other Low Cost Home Ownership scheme by the Help to Buy Agent (bpha). One household stated that they have been accepted onto the local Housing Register but they did not know what priority banding they had been given. According to the Borough Council of King's Lynn and West Norfolk there are currently 8

people with General Needs on the Housing Register from the parish of Gayton, half of whom are looking for 2-bedroomed properties. An additional 9 people are on the Housing Register from the adjoining parishes of East Winch, East Walton, Grimston, Great Massingham, Leziate and West Acre, the majority of whom (8) are looking for 1 or 3 bedroomed housing. There is greater demand for houses as opposed to flats, bungalows and bedsits, with an average of 25.55 bids received for 1, 2 or 3 bedroomed houses in Gayton, as advertised on the Housing Register since April 2017.

#### 5.4.5 Recommendations

The HNS identified 12 households with a housing need who want or need to live in Gayton or Gayton Thorpe, 8 of whom say there are no suitable homes available locally or, if there are, these are too expensive to rent or buy. In addition, data from the local Housing Register in July 2020 identified 8 people with General Needs from the parish of Gayton. The recommended number of affordable homes a parish may wish to provide is based generally on half of the overall need, as some respondents may withdraw, move away, may not be eligible, or be housed by other means, during the planning and building process of any future scheme.

The recommendation is that 8 affordable 2, 3 and 4 bedroomed homes should be considered, to address the housing need identified from within the parish of Gayton and Gayton Thorpe. (Note, the identified housing need is only the need arising from within the parish and should not be used as a cap on the provision of new affordable housing in the village.)

It is important to consider whether the housing needs identified in this survey will be met by current housing development or incorporated into planned developments before any proposals are made to address a lack of affordable housing stock. The exact size, type and tenure of dwellings will need to be agreed with the Parish Council, Local Authority and the appointed Registered Provider considering any current and planned housing development. The significant developments in relation to Covid-19 during and since this survey was circulated, which may have impacted local housing needs and affordable housing developments and/or completions has been recognised by the NPSG.

The HNS shows that there are people living in the parish of Gayton and Gayton Thorpe who are in housing need and are unable to compete in the general housing market (to rent or buy), due to the low income levels. Consequently, it may be advantageous to consider a Rural Exception Site as a way of meeting local needs, as local people would be prioritised, unlike general needs affordable housing which is allocated according to need.

### 5.5 Affordable Housing Consultation – January 2021

#### 5.5.1 Purpose

The purpose of the consultation was to explore the appetite of the community in Gayton and Gayton Thorpe for the development of a small amount of additional affordable housing with a local connection criteria in the Parish

#### 5.5.2 Objectives

The objectives of the consultation were to introduce and explain the concept of, and rationale for, a small development of affordable housing with a local connection criteria, delivered by a rural exception site, to all residents of Gayton Parish. In addition to:

- Discover the proportion of residents who would/would not, in principle, support a small, additional development of affordable housing with a local connection criteria

- Determine whether the responses of residents are dependent on the demographic status of respondents ie. age, length of time living in the Parish and whether they are tenants or homeowners

### 5.5.3 Affordable Housing Consultation Methodology

A questionnaire leaflet was delivered to throughout Gayton and Gayton Thorpe, using a professional leaflet distributor on 21 December 2021. At the same time an online version of the survey was available via a link or a QR code and. The survey was also promoted on the NP Website, NP and Gayton village Facebook pages and the NP mail group. Multiple drop-off points throughout the villages were offered including the shop. The survey was closed on 9 January 2021.

116 responses to the survey were received via the following channels: 60 responses via the NP webpage, 19 responses via the QR code and 37 paper responses, mainly collected at the shop and The Willows drop-off points.

Each paper response was transcribed to the online version of the survey to take advantage of the storage, analysis and reporting facilities offered by Smart Survey. Statistical tests were carried out to determine whether age, length of time in the villages or housing arrangements (homeowner or renting) had any significant effect on participants' response.

### 5.5.4 Results

The community response to the survey questionnaire asking whether the respondent would support a small, additional development of affordable housing with local connection criteria was 50%-50% for and against. Detailed results are available in [10]

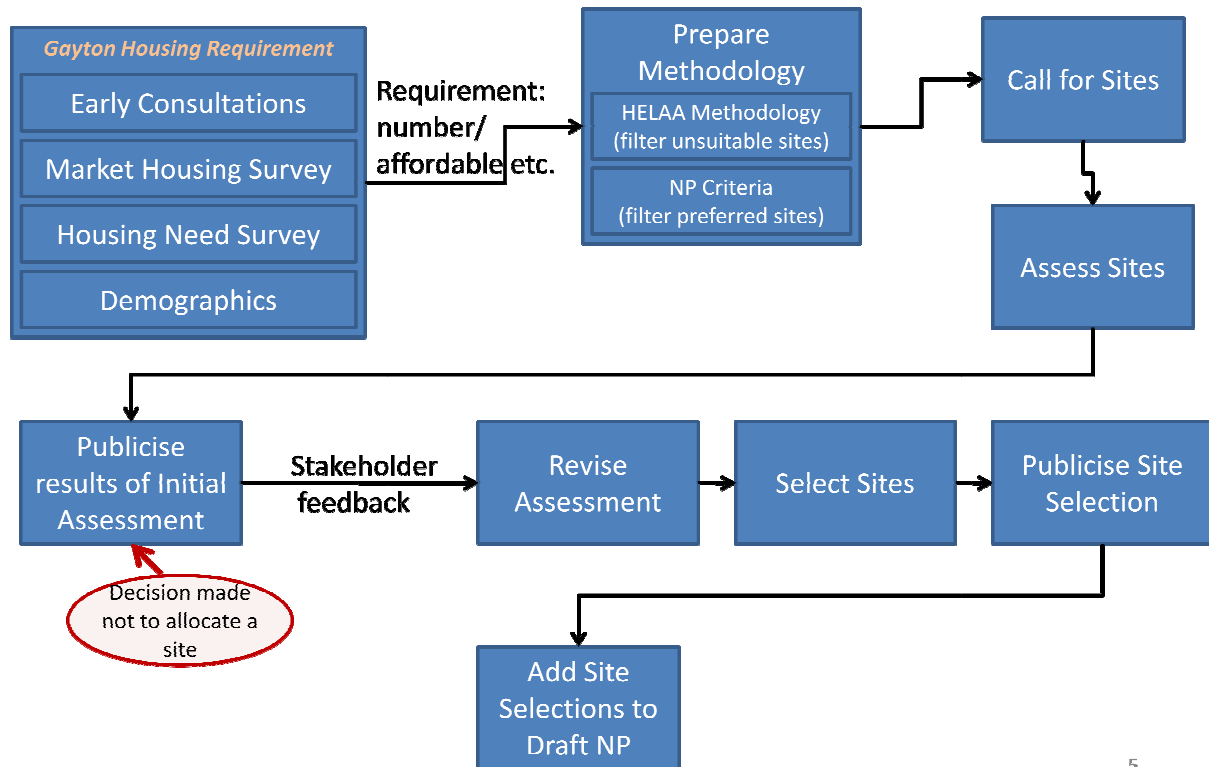
### 5.5.5 Conclusion

The results show some ambivalence towards additional affordable housing with local connection criteria. Having consulted Borough representatives about these results, it is recommended that if a suitable site is offered, either now or in the future, as an exception site for local affordable housing, it would be worth consulting the community further with more concrete proposals once it is clear where the site is located and what the development would entail.

## 5.6 Site Allocation – January 2021

The Site Allocation process is shown in the diagram below:

# Site Allocation Process



5

## 5.6.1 Purpose

The purpose of the consultation was to discover whether any landowners would be interested in offering a suitable site in the Parish for this type of development.

## 5.6.2 Objectives

The objectives of the consultation were to:

- Introduce and explain the concept of, and rationale for, a small development of affordable housing with a local connection criteria, delivered by a rural exception site.
- Invite landowners in the Parish to put forward a suitable site for this type of development (a 'call for sites')
- Invite landowners to put forward a suitable site for wider community benefit such as a new village hall with parking
- Define a set of criteria to assess the suitability of any site which might come forward for these types of development

## 5.6.3 Site Allocation Methodology

The Landowners in the parish were invited, in writing, to put forward a site suitable for 8-10 affordable homes with local connection criteria. In addition, the Affordable Housing survey, sent to all households, provided an opportunity for other local landowners to identify themselves and come forward. The landowner letter and the criteria for assessing any sites which may come forward were publicly available on the NP Website <https://gaytonnp.wordpress.com/call-for-sites/>

The criteria for the site assessment were derived from The Borough's HELA Methodology and the NP.

#### 5.6.4 Results

Three responses were received from local landowners in response to this exercise. Detailed results can be found in [11]:

**Landowner 1** declined to offer a site for affordable housing but offered a large site in the central green space of Gayton for a village hall and parking as part of a community hub with some office and commercial units.

**Landowner 2** offered a large site in the central green space of Gayton for a mixed development of market and affordable housing with extensive public green space.

**Landowner 3** confirmed that they would not be putting forward a site.

#### 5.6.5 Analysis

Whilst both proposals were innovative and matched the brief in some respects, when each site was assessed against the selection criteria, both failed the assessment for the following reasons:

**Landowner 1:** assessment of offered site:

The offered site does not meet the site allocation criteria. It does not support the NP Vision with respect to the preservation of the green centre of Gayton and its local green spaces.

**Landowner 2:** assessment of offered site:

The offered site exceeds the requirement for eight affordable homes and does not meet the site allocation criteria. It does not support the NP Vision with respect to the preservation of the green centre of Gayton and its local green spaces.

#### 5.6.6 Conclusion

In both cases the locations put forward were unsuitable and contrary to the Vision and Objectives in the emerging NP. Therefore, it is recommended that the NP does not, at this stage, progress a rural exception site allocation for an additional development of affordable housing with local connection criteria.

## 6 Regulation 14 pre-submission consultation (9 Aug – 3 Oct 2021)

### 6.1 Regulation 14 consultation methodology

In line with Regulation 14 of the Neighbourhood Planning Consultation, the NP Pre-submission Comments form and the Draft NP Summary were sent to all households in Gayton parish. Residents were invited to comment on the Draft Neighbourhood plan using a printed Comments Form or the on-line equivalent using SmartSurvey. The full Draft NP and other documents were made available on the NP website. It was made clear that responses made in other formats i.e. letter or email would also be accepted. Paper and large print versions of the documentation were available on request.

Two Drop-in sessions were widely advertised and held on the afternoon of Saturday 12 September and in the evening of Wednesday 15 September at St Nicholas' Church, Gayton for residents to come in and discuss the plan with NPSG members.

A copy of the Pre-submission Comments form which was sent out to residents is available to view in Appendix D.

Announcements on how to access, view and comment on the NP were made in The Voice Parish Magazine, which is delivered free to all households and on posters displayed around the villages and an advertisement was taken out in 'Your Local Paper'.

## 6.2 Statutory Consultees

Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that the qualifying body (Gayton Parish Council) should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan. Accordingly, the following statutory bodies were notified by email of the consultation and were invited to respond to the NP:

<b><i>Pre-Submission Consultation on the Gayton and Gayton Thorpe Neighbourhood Plan: Consultation Bodies</i></b>	
<b>Consultation Body under Schedule 1 of the Neighbourhood Planning Regulations<sup>1</sup></b>	<b><i>Relevant organisation for the Gayton and Gayton Thorpe Neighbourhood Plan</i></b>
	<i>Individual contacted and method/date:</i>
Local Planning Authority	<ul style="list-style-type: none"> <li>Borough Council of King's Lynn &amp; West Norfolk</li> <li>(Planning Policy) <a href="mailto:planning.policy@west-norfolk.gov.uk">planning.policy@west-norfolk.gov.uk</a></li> <li>(Housing) <a href="mailto:karl.patterson@west-norfolk.gov.uk">karl.patterson@west-norfolk.gov.uk</a></li> <li>(Conservation) <a href="mailto:stephen.king@west-norfolk.gov.uk">stephen.king@west-norfolk.gov.uk</a></li> <li>(Regeneration) <a href="mailto:Jemma.curtis@west-norfolk.gov.uk">Jemma.curtis@west-norfolk.gov.uk</a></li> </ul>
County Council	Norfolk County Council (Stephen Faulkner) <a href="mailto:stephen.faulkner@norfolk.gov.uk">stephen.faulkner@norfolk.gov.uk</a>
Neighbouring County Council	<b><i>N/A the parish does not share a border with a different county.</i></b>
Neighbouring Local Planning Authority	<b><i>N/A the parish does not share a border with a different county</i></b>
Neighbouring Parish	Grimston and Pott Row PC – <a href="mailto:grimston.pc@btinternet.com">grimston.pc@btinternet.com</a>
Neighbouring Parish	Leziate PC – <a href="mailto:leziatpec@outlook.com">leziatpec@outlook.com</a>
Neighbouring Parish	West Acre PC – <a href="mailto:westacreparish@gmail.com">westacreparish@gmail.com</a>
Neighbouring Parish	Great Massingham PC – <a href="mailto:gmparishclark@gmail.com">gmparishclark@gmail.com</a>
Neighbouring Parish	East Walton PC -
The Coal Authority	<a href="mailto:thecoalauthority@coal.gov.uk">thecoalauthority@coal.gov.uk</a>
Homes and Communities Agency	Homes England(HE) – <a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>



<b>Pre-Submission Consultation on the Gayton and Gayton Thorpe Neighbourhood Plan: Consultation Bodies</b>	
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Environment Agency	<a href="mailto:planning.brampton@environment-agency.gov.uk">planning.brampton@environment-agency.gov.uk</a>
Historic Buildings and Monuments Commission for England (known as English Heritage)	<ul style="list-style-type: none"> <li>• Historic England – <a href="mailto:eastplanningpolicy@historicengland.org.uk">eastplanningpolicy@historicengland.org.uk</a></li> <li>• The Gardens Trust-<a href="mailto:consult@thegardenstrust.org">consult@thegardenstrust.org</a> in relation to parks and gardens (Grade I,II, II* registered sites)</li> </ul>
Network Rail Infrastructure Limited (company number 2904587)	<b>N/A Not relevant as there is no rail infrastructure in the plan area.</b>
A strategic highways company part of whose area is in or adjoins the neighbourhood area	The Highways Agency Highways England- <a href="mailto:planningee@highwaysengland.co.uk">planningee@highwaysengland.co.uk</a>
Where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport	<b>N/A The A47 is a national route. covered through Highways England</b>
Marine Management Organisation	<a href="mailto:Consultations.mmo@marinemanagement.org.uk">Consultations.mmo@marinemanagement.org.uk</a>
Any person i) to whom the electronic code applies by virtue of a direction given under section 106 (3) (a) of the Communications Act 2003; and ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	<ul style="list-style-type: none"> <li>• BT Group PLC –<a href="mailto:henry.2parker@bt.com">henry.2parker@bt.com</a> - BT Centre, 81 Newgate Street, London EC1A 7AJ</li> <li>• EE (Now part of BT Group)</li> <li>• CTIL (Vodafone and Telefonica) – <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a></li> <li>• MNBL (EE and Three) –<a href="mailto:Public.Affairs@three.co.uk">Public.Affairs@three.co.uk</a></li> <li>• Three – <a href="mailto:William.comery@ericsson.com">William.comery@ericsson.com</a></li> </ul>
Where it exercises functions in any part of the neighbourhood area: <ul style="list-style-type: none"> <li>• A clinical commissioning group established under section 14D of the National Health Service Act 2006</li> <li>• The national health service commissioning board</li> </ul>	<ul style="list-style-type: none"> <li>• West Norfolk CCG – <a href="mailto:contact.wnccg@nhs.net">contact.wnccg@nhs.net</a></li> <li>• QEHL, Gayton Road, King's Lynn, PE30 4ET</li> <li>• NHS England – <a href="mailto:england.contactus@nhs.net">england.contactus@nhs.net</a></li> <li>• Grimston Medical Centre <a href="mailto:grimston.mc@nhs.net">grimston.mc@nhs.net</a></li> <li>• UK Power Networks – Peter Rye, Barton Road, Bury St Edmunds, IP32 7BG <a href="mailto:peter.rye@ukpowernetworks.co.uk">peter.rye@ukpowernetworks.co.uk</a> <a href="mailto:enquiries@ukpowernetworks.co.uk">enquiries@ukpowernetworks.co.uk</a></li> <li>• National Grid – <a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a></li> <li>• Anglian Water- <a href="mailto:spatialplanning@anglianwater.co.uk">spatialplanning@anglianwater.co.uk</a></li> <li>• King's Lynn Water Management Alliance-</li> </ul>

**Pre-Submission Consultation on the Gayton and Gayton Thorpe Neighbourhood Plan: Consultation Bodies**

<ul style="list-style-type: none"> <li>• A person to whom a license has been granted under section 6 (1) (b) and (c) of the Electricity Act</li> <li>• A sewage undertaker</li> <li>• A water undertaker - IDB</li> </ul>	<p>Philip Camamile- <a href="mailto:info@wlma.org.uk">info@wlma.org.uk</a></p>
<p>Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area</p>	<ul style="list-style-type: none"> <li>• Community Action Norfolk – <a href="mailto:office@communityactionnorfolk.org.uk">office@communityactionnorfolk.org.uk</a></li> <li>• Norfolk Wildlife Trust -<a href="mailto:info@norfolkwildlifetrust.org.uk">info@norfolkwildlifetrust.org.uk</a></li> <li>• RSPB – <a href="mailto:philip.pearson@rspb.org.uk">philip.pearson@rspb.org.uk</a></li> <li>• CPRE –<a href="mailto:info@cprenorfolk.org.uk">info@cprenorfolk.org.uk</a></li> <li>• Nar Valley Ornithological Society - <a href="http://www.narvos.org.uk">www.narvos.org.uk</a></li> <li>• Gayton Guides</li> <li>• Knit and Natter</li> <li>• Jubilee Hall</li> <li>• British Horse Society - <a href="mailto:equiry@bhs.org.uk">equiry@bhs.org.uk</a></li> <li>• Sustrans( charity making it easier for people to walk and cycle) <a href="mailto:eastofengland@sustrans.org.uk">eastofengland@sustrans.org.uk</a></li> <li>• King's Lynn Ramblers - <a href="https://kingslynramblers.wordpress.com/">https://kingslynramblers.wordpress.com/</a></li> </ul>
<p>Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area</p>	<p>Equality and Human Rights Commission – FREEPOST, EASS HELPLINE, FPN 6521</p>
<p>Bodies which represent the interests of different religious groups in the neighbourhood area</p>	<ul style="list-style-type: none"> <li>• Director of Property Services, Diocese of Norwich</li> <li>• Diocesan House, 109 Dereham Road, Easton, Norwich, NR9 5ES</li> </ul>
<p>Bodies which represent the interests of persons carrying on business in the neighbourhood area</p>	<ul style="list-style-type: none"> <li>• Norfolk Chamber of Commerce – <a href="mailto:membership@norfolkchamber.co.uk">membership@norfolkchamber.co.uk</a></li> <li>• New Anglia LEP –<a href="mailto:info@newanglia.co.uk">info@newanglia.co.uk</a></li> <li>• GCGP LEP – ( now the Business Board of CPCA above)</li> <li>• J.E. Howard</li> <li>• McDonnell Caravans</li> <li>• Whitehouse Service Station</li> <li>• Gayton Post Office</li> <li>• Mill House</li> <li>• Clouds Hairdressers</li> <li>• The Crown Inn,</li> <li>• Rumbles Fish Bar,</li> </ul>
<p>Bodies which represent the interests of disabled persons in the neighbourhood area</p>	<ul style="list-style-type: none"> <li>• West Norfolk Disability Forum –Rebecca Parker, <a href="mailto:rebecca.parker@west-norfolk.gov.uk">rebecca.parker@west-norfolk.gov.uk</a></li> </ul>
<p>Local Schools</p>	<ul style="list-style-type: none"> <li>• Gayton Goslings - <a href="mailto:gaytongoslings@btconnect.com">gaytongoslings@btconnect.com</a></li> <li>• Gayton Church of England Primary Academy -</li> </ul>

**Pre-Submission Consultation on the Gayton and Gayton Thorpe Neighbourhood Plan: Consultation Bodies**

	<a href="mailto:office@gayton.norfolk.sch.uk">office@gayton.norfolk.sch.uk</a>
Other organisations impacted by the proposals in the neighbourhood plan'	<ol style="list-style-type: none"> <li>1. <u>All proposed local green space landowners:</u> <ul style="list-style-type: none"> <li>• Gayton Estate</li> <li>• The Ward Family</li> <li>• The Ward architect Mr Tom Howard</li> <li>• West Acre Estate</li> <li>• Sarah Kerkham, Farmer</li> <li>• Andy Thaxton, Farmer</li> <li>• Jubilee Hall Trustees - <a href="mailto:gjh123@btinternet.com">gjh123@btinternet.com</a></li> <li>• Gayton Parish Council - <a href="mailto:gaytonparishcouncil@gmail.com">gaytonparishcouncil@gmail.com</a></li> </ul> </li> <li>2. <u>Gayton social club and other landowners or tenants impacted by the community village hub proposals:</u> <ul style="list-style-type: none"> <li>• Gayton Social Club</li> <li>• Gayton Estate</li> </ul> </li> <li>3. <u>Seed factory:</u> <ul style="list-style-type: none"> <li>• C/O Brown &amp; Co, Market Chambers, 25 – 26 Tuesday Market Place, King's Lynn PE30 1JJ</li> </ul> </li> <li>4. <u>Landowners of rural footpath network:</u> <ul style="list-style-type: none"> <li>• Gayton Estate</li> <li>• West Acre Estate</li> </ul> </li> <li>5. <u>Housing association bringing forward any sites.</u> <ul style="list-style-type: none"> <li>• Freebridge Community Housing</li> </ul> </li> <li>6. <u>All known and obvious developers bringing forward sites in the parish</u> <ul style="list-style-type: none"> <li>• Ian Howard,</li> <li>• Dave Morrell</li> <li>• Gayton Estate.</li> <li>• Freebridge Community Housing.</li> <li>• The Ward Family</li> <li>• The Ward Family, architect Tom Howard</li> <li>• Greg Garland</li> </ul> </li> <li>7. Owners of the interested buildings (heritage assets) (policy g4) <ul style="list-style-type: none"> <li>• Gayton Hall, Gayton</li> <li>• The Roman Villa at Gayton Thorpe</li> <li>• The Bowl Barrow known as Hill of Peace, Gayton Thorpe</li> <li>• Well Hall Roman Settlement, Gayton</li> <li>• Well Hall Medieval Settlement Remains, Gayton</li> <li>• Church of St Nicholas, Gayton</li> </ul> </li> </ol>

***Pre-Submission Consultation on the Gayton and Gayton Thorpe Neighbourhood Plan: Consultation Bodies***

	<ul style="list-style-type: none"> <li>• Church of St Mary, Gayton Thorpe</li> <li>• Orchard Farmhouse, Gayton</li> <li>• The Crown Inn, Gayton</li> <li>• Church Farm Cottages, Gayton</li> <li>• Mill House and attached ranges, Gayton</li> <li>• The Mill with attached Granary and Bakehouse, Gayton</li> <li>• Hall Farmhouse, Gayton</li> <li>• Barn at Great Barn Farm, Gayton Thorpe</li> <li>• Gatehouse Farmhouse, Gayton Thorpe</li> <li>• Barn at Gatehouse Farm, Gayton Thorpe</li> </ul> <p>8. <u>Owners of the recreation areas (policy gc1)</u></p> <ul style="list-style-type: none"> <li>• Gayton Playground and Playing Field</li> <li>• Gayton Thorpe Playground</li> <li>• Gayton Playground at Howards Way</li> <li>• Gayton Football Pitch</li> <li>• Gayton allotments</li> <li>• Back Street Green with Jubilee Bench</li> <li>• Gayton Thorpe Central Village Green</li> </ul>
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## 6.3 Summary of the main issues and concerns raised in the Regulation 14 consultation

### 6.3.1 Statutory Consultees

Responses were received from 10 statutory consultees including 4 landowners and 75 residents as set out in the tables below. Their comments have been logged in the table appended at Appendix B.

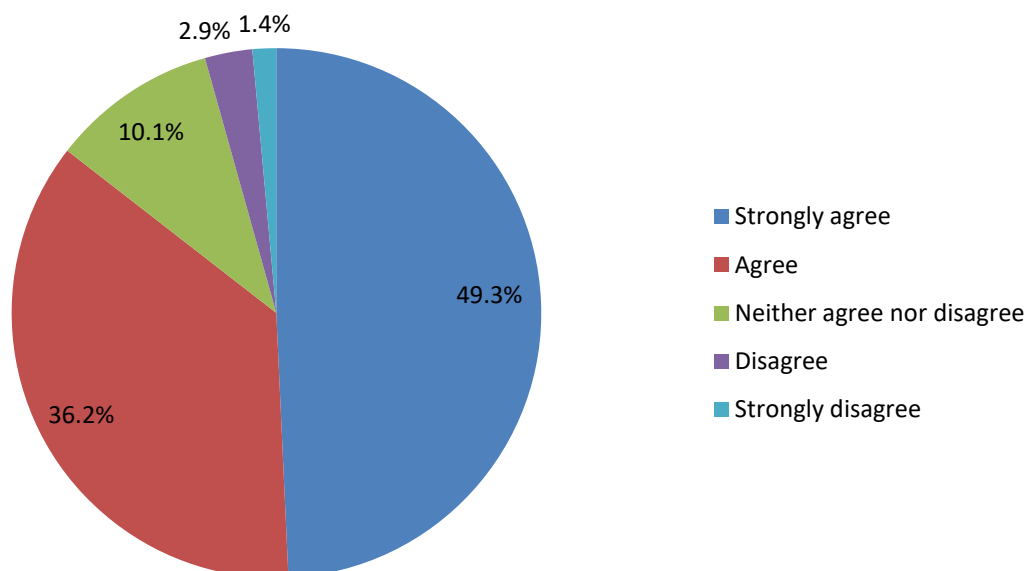
### 6.3.2 Responses from residents

75 residents made comments on the Draft NP as part of the Reg 14 community consultation. A majority of the residents were supportive of the NP as a whole, with less than 5% who disagreed with it as can be seen in the chart below showing the results of the Reg 14 community consultation.

## 6.4 Summary of Regulation 14 consultation

The chart below shows a summary the overall support for the vision and policies in the NP. The detailed results of the Reg 14 consultation can be found in Appendix E

Please say how strongly you support the visions and policies in the Gayton and Gayton Thorpe Neighbourhood Plan



6.5 Comments received from residents are summarised in the table below.

Almost all comments received from residents were supportive of the plan as a whole. A number of helpful comments led to updates to the NP to clarify and strengthen:

- policies with respect to cyclists and other non-motorised users,
- the policy relating to the site for a new village hall
- the criteria used to define non-designated heritage assets
- the local connection criteria
- the policy on electric charging points
- the policy dealing with underground cabling infrastructure

Appendix C provides logs of all the responses received at pre submission stage from the residents of Gayton Parish.

Summary of Reg 14 comments from residents	
Theme:	Number of comments
<i>Spatial Strategy includes development boundary)</i>	12
<i>Development and Housing (includes affordable housing)</i>	24
<i>Infrastructure (includes flooding)</i>	21
<i>Green Infrastructure (includes green spaces and footpaths)</i>	24
<i>Community and Village Life (includes old school and village hall)</i>	21
<i>General and Additional comments</i>	34

## 6.6 Comments received from statutory consultees

Comments from statutory consultees are summarised in the table below. Appendix B provides logs of all the responses received at pre submission stage from the statutory consultees.

<b>Summary of Reg 14 comments from statutory consultees</b>		
<b>Consultee</b>	<b>Supportive overall?</b>	<b>Areas of concern/disagreement</b>
Borough of King's Lynn and West Norfolk	Yes, supportive with many constructive suggestions for changes to wording, formatting and structure to improve the clarity, readability and usability of the NP.	None. All substantive suggested changes have been applied to the submission version of the NP.
Norfolk County Council (Lead Local Flood Authority (LLFA))	Yes. Supportive with constructive suggestions for improvement of policies dealing with flooding and drainage.	None. All substantive suggested changes have been applied to the submission version of the NP.
Internal Drainage Board	No specific comments	None. NP context updated with information provided by IDB
Natural England	No specific comments	None.
Historic England	Yes	None
The Coal Authority	No comment as outside coalfield.	None
Diocese of Norwich (Landowner)	No	The Diocese disagreed with the recommendation to designate the Old School Playing Field as a Local Green Space(LGS). The Old School Playing Field (LGS6) has been removed from the list of green spaces recommended for designation as LGSs. Policy G26(GS2) has been updated to cover sustainable development of the old school site.
National Grid	No specific comments	None

Gayton Estates (Landowner)	Yes	<p><u>Spatial Strategy:</u> Gayton Estates' proposals for development of the central green area of Gayton village conflict with the overall Vision of the NP.</p> <p><u>Affordable Housing/Rural Exception Site:</u> Gayton Estates have some questions relating to policies G7(GH3) and G8(GH4) which have been responded to (see Statutory Consultee Comments in Appendix B).</p> <p><u>Wished-for-ways:</u> Gayton Estates is broadly supportive of improvements to existing walking routes and is also open to opening a new route between Gayton and Gayton Thorpe. After additional consultation with Gayton Estates the Wished-for-ways have been updated. However the route of Wished-for-way 1 remains in place and is not supported by Gayton Estates.</p>
Tom Howard on behalf of the Ward Family (landowner)	No	Tom Howard's proposals on behalf of the Ward Family for development of the central green area of Gayton village conflict with the overall Vision of the NP.

## 6.7 How comments have been addressed

The log of comments from the statutory consultees and the residents of Gayton Parish detail how the issues raised have been addressed. The Schedule of Recommended Changes describes the resulting changes made to the plan and can be found in Appendix F. The principal changes to the NP following the Regulation 14 consultation are:

- Updating the Development Envelope supporting policy G1 to reflect completed development projects
- Provision of detail on the significance of all the identified non-designated heritage assets in the form of an appendix to the plan
- Incorporating a requirement into Policy G5 Affordable Housing for any first homes to be offered to households with a local connection on a preferential basis
- Seeking any affordable housing coming forward on land north of Back Street to be allocated to households with a local connection on a preferential basis

- Refinement of Policy GI1 (now Policy G10) to respond to comments raised by Norfolk County Council as the Lead Local Flood Authority
- The removal of the existing school playing field as a Local Green Space. Whilst the space still contributes greatly to visual amenity and the character of the village and whilst the former school building is a non-designated heritage asset (proposed in the NP), the space was removed as a Local Green Space to reflect the fact that as at September 2022, the space will no longer be accessed by village children and parents.
- Inclusion of information on the many County Wildlife Sites in the parish to support Policy G18.
- Provision of further detail on the key features of the highly valued views and local important views. This is provided as an appendix to the plan and will assist in the implementation of the landscape policy
- Revisions to Policy GF3 (Seed Factory/Gayton Mill site) to reflect changes in circumstances including the expiry of a former planning consent on the site

## 7 References

- [1] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan Initial Consultation - Jubilee Hall Summer Fair 19 August 2017*, Aug. 2017. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [2] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Early Stage Consultation Report. January - June 2018*, 2019. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [3] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Biodiversity Report 2017-2022*, Sep. 2022. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [4] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Core Visions Consultation Report*, Sep. 2019. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [5] NPSG, *Gayton Local Green Space Initial Assessment*, Jun. 2019. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [6] NPSG, *Gayton Thorpe Local Green Space Initial Assessment*, Jun. 2019. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [7] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Local Green Spaces Community Consultation Report*, Sep. 2019. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [8] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Local Green Space Assessment Report and Recommendations*, Aug. 2020. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [9] NPSG and Community Action Norfolk, *Gayton and Gayton Thorpe Neighbourhood Plan: Housing Needs Survey Report. February - May 2020*, 2020. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [10] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Community Consultation regarding Rural Exception Site for Affordable Housing.*, NPSG, 2021. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.
- [11] NPSG, *Gayton and Gayton Thorpe Neighbourhood Plan: Call for Sites Report*, NPSG, 2021. [Online]. Available: <https://gaytonnp.wordpress.com/consultations/>.



## Appendix A Consultation and communication events

Event	Mechanism	Type	Date	Consultation
Residents proposal to produce a Neighbourhood Plan for Gayton Parish	Meeting		21/03/2017	
Approval of Neighbourhood Plan by PC	Meeting		10/04/2017	
Meadow Survey Fieldwork/Report	Report	Evidence	06/06/2017	Ecological Survey
Activate gaytonnp website	Website		08/06/2017	
Residents Comments Tony Steel	email	Consultation	16/08/2017	Jubilee Hall Fayre
Jubilee hall Fayre - NP Stall	Survey	Consultation	19/08/2017	Jubilee Hall Fayre
Residents comments Minibus Project Peter Grant	email	Consultation	30/09/2017	Jubilee Hall Fayre
Residents comments Minibus Project Peter Grant	email	Consultation	02/10/2017	Jubilee Hall Fayre
Consultations - Consultation reports	Webpage	Consultation	03/10/2017	
Results of Initial Consultation (Jubilee hall Fayre) - Mailchimp mailshot	Mailchimp	Consultation	30/10/2017	Jubilee Hall Fayre
NP Website mailing list NP Website post	Post on Website	Consultation	30/10/2017	Jubilee Hall Fayre
Residents comments (Thanks) Sandra and Tony Brock	email	Consultation	30/10/2017	Jubilee Hall Fayre
Initial Consultation - Jubilee Hall Fair 2017 - Report posted on Website	Webpage	Consultation	30/10/2017	Jubilee Hall Fayre
Three Wishes Survey 16/1/18-14/2/18	Survey	Consultation	16/01/2018	Three Wishes
NPSG Meeting with D Marsham	Meeting	Landowner Engagement	18/12/2017	
What will the Gayton and Gayton Thorpe Neighbourhood Plan do?	Post on Website	Information	18/01/2018	
Please fill in your survey	Post on Website	Consultation	18/01/2018	Three Wishes
Summary of Current Planning Status in Gayton	Post on Website	Information	18/01/2018	
Welcome	Webpage	Information	18/01/2018	
Consultation stages for NP	Post on Website	Information	22/01/2018	
Three Wishes Invitation	Post on Website	Consultation	06/02/2018	Three Wishes
Three Wishes Invitation	Mailchimp	Consultation	06/02/2018	Three Wishes
Residents Comments Nigel Mountain	email	Consultation	12/02/2018	Three Wishes
The Three Wishes Survey is now Closed	Post on Website	Consultation	03/03/2018	Three Wishes
Core Visions Report Invitation to on-line survey	Mailchimp	Consultation	12/04/2018	Core Visions
Drop-in Forums	Post on Website	Consultation	23/05/2018	Three Wishes
Three Wishes Drop-Ins Gayton	Meeting	Drop-In	30/05/2018	Three Wishes
Phase 1 Habitat Survey Fieldwork/Report	Report	Evidence	Jun-18	Ecological Survey
Drop-In Forums	Mailchimp	Consultation	08/06/2018	Three Wishes
Three Wishes Drop-Ins Gayton	Meeting	Drop-In	09/06/2018	Three Wishes
Three Wishes Drop-Ins Gayton Thorpe	Meeting	Drop-In	30/06/2018	Three Wishes
Gayton and Gayton Thorpe Character Assessment: Descriptions of Character Areas	Post on Website	Information	06/04/2019	
Gayton Thorpe Character Areas	Post on	Information	06/04/2019	

	Website			
Gayton Character Areas	Post on Website	Information	06/04/2019	
Core Visions Consultation	Post on Website	Consultation	06/04/2019	Core Visions
Draft Visions and Objectives	Post on Website	Consultation	06/04/2019	Core Visions
Core Visions Survey 6/4/19-30/4/19	Survey	Consultation	06/04/2019	Core Visions
Core Visions Consultation Invitation	Mailchimp	Consultation	08/04/2019	Core Visions
Draft NP Roadtest - Response to Manor Farm S against Draft NP	Mailchimp		09/05/2019	
Seeing NP in Action	Post on Website		09/05/2019	
Draft Neighbourhood Plan....In Action	Post on Website	Information	09/05/2019	
Hedgehog Survey Fieldwork/Report	Report	Evidence	10/05/2019	Ecological Survey
About	Webpage	Information	10/06/2019	
Minutes - NPSG Meeting Minutes	Webpage	Information	10/06/2019	
Local Green Spaces - Formal email to landowners attaching LGS Analysis and asking for comments	email	Landowner Engagement	15/06/2019	Local Green Spaces
Local Green Spaces - Various ongoing email engagements as a result of the formal email to landowners between 15/6/2019 and 3/12/2019	email	Landowner Engagement	15/06/2019	Local Green Spaces
Local Green Spaces (LGS) Consultation - Letter sent to all Landowners	Letter	Landowner Engagement	17/06/2019	Local Green Spaces
Local Green Spaces (LGS) Consultation	Post on Website	Consultation	17/06/2019	Local Green Spaces
Local Green Spaces Assessment	Post on Website	Consultation	17/06/2019	Local Green Spaces
Local Green Spaces 17/6/19-21/7/19	Survey	Consultation	17/06/2019	Local Green Spaces
Bat Survey Field Work/Report	Report	Evidence	14/07/2019	Ecological Survey
Bat Survey	email	Evidence	28/08/2019	Bat Survey
Bat Survey	email	Evidence	29/08/2019	Bat Survey
Bat Survey	email	Evidence	05/09/2019	Bat Survey
Core Visions Consultation - Results	Post on Website	Consultation	29/09/2019	Core Visions
NP Report to Gayton Parish Council 2.10.19	Post on Website	Information	01/10/2019	
Estate Agents Survey 1/10/19-18/10/19	Survey	Information	01/10/2019	Estate Agents Survey
Sign up for notifications	Webpage	Information	02/10/2019	
Presentation workshop to parish Council	Meeting	PC Engagement	Dec-19	
Local Green Spaces - Jubilee hall Trustees response and request for meeting	email	Landowner Engagement	03/12/2019	Local Green Spaces
Parish Council Meeting 8th Jan: New School Planning Application	Post on Website	Information	02/01/2020	
Call for Sites letter to Mr Garland	email	Landowner Engagement	06/01/2020	Call for Sites
Local Green Spaces -Meeting with Jubilee Hall Trustees	Meeting	Landowner Engagement	15/01/2020	Local Green Spaces
Local Green Spaces - Open Forum Evening on 5.3.2020 - Invitation	email	Landowner Engagement	15/02/2020	Local Green Spaces

Housing Needs Survey 20/2/20-1/3/20	Survey	Consultation	20/02/2020	Housing Needs Survey
Housing Needs Survey - Reminder mailshot	Mailchimp	Consultation	28/02/2020	Housing Needs Survey
Housing Needs Survey	Post on Website	Consultation	28/02/2020	Housing Needs Survey
Open Forum Meeting Landowners - LGS/Estate Agents Survey/Housing Needs Survey	Meeting	Landowner Engagement	05/03/2020	Local Green Spaces
Open Forum Evening Landowners on 5.3.2020 - Post Meeting Note	email	Landowner Engagement	06/03/2020	Local Green Spaces
Formal response to Gayton Estates re Call for Sites	email	Landowner Engagement	09/03/2020	Call for Sites
Useful Link: New Gayton Parish Council Website	Post on Website	Information	09/07/2020	
LGS recommendations Sent between 10/8/2020 and 12/8/2020	email	Landowner Engagement	10/08/2020	Local Green Spaces
Neighbourhood Plan Progress: September 2020	Post on Website	Information	02/09/2020	
Letter to James Wild MP: Effect of Gov proposals on NPs	Letter	Information	10/09/2020	
LGS Landowner response (West Acre) and NPSG reply	email	Landowner Engagement	16/09/2020	Local Green Spaces
Walking Routes Engagement - Invitation to meeting (West Acre and Gayton Estate)	email	Landowner Engagement	06/10/2020	Walking Routes
Walking Routes Engagement - Various emails Between 6/10/2020 and 13/10/2020 trying to set up meetings. No Meetings have been held to date (16/2/2022)	email	Landowner Engagement	06/10/2020	Walking Routes
Early Draft Policies to parish Council	Meeting	PC Engagement	25/10/2020	
Call for Sites	Webpage	Landowner Engagement	11/12/2020	Call for Sites
Call for Sites	email	Landowner Engagement	21/12/2020	Call for Sites
Affordable housing for people with a local connection?	Post on Website	Consultation	21/12/2020	Affordable Housing Survey
Call for Sites Survey 21/12/20 -- 25/1/2021	Survey	Landowner Engagement	21/12/2020	Call for Sites
Affordable Housing Survey 21/12/2020 - 9/1/21	Survey	Consultation	21/12/2020	Affordable Housing Survey
Affordable Housing Survey - Reminder Mailshot	Mailchimp	Consultation	29/12/2020	Affordable Housing Survey
Walking Routes additional information supplied by NPSG	email	Landowner Engagement	22/01/2021	Walking Routes
Neighbourhood Plan Process Flowchart	Webpage	Information	16/02/2021	
Meeting with Tom Howard (Zoom)	Meeting	Landowner Engagement	17/02/2021	Call for Sites
Tom Howard - email including Green Sketch	email	Landowner Engagement	18/02/2021	Call for Sites
Affordable Housing Survey Report on Website	Webpage	Consultation	01/04/2021	Affordable Housing Survey
Flax Factory/Mr Garland re Gayton to Gayton Thorpe Footpath	email	Landowner Engagement	23/04/2021	G-GT Footpath
Regulation 14 Consultation	Webpage	Consultation	10/05/2021	Reg 14 Consultation

PC Review of NP (private page for PC review)	Webpage	Information	27/05/2021	Reg 14 Consultation
PC Approval of NP at PC Meeting	Meeting	PC Engagement	02/06/2021	Reg 14 Consultation
7 How has the community been consulted?	Webpage	Information	03/08/2021	Reg 14 Consultation
6 Sustainable Development	Webpage	Information	03/08/2021	Reg 14 Consultation
5 Data protection and your privacy	Webpage	Information	03/08/2021	Reg 14 Consultation
4 How do I comment on the Plan?	Webpage	Information	03/08/2021	Reg 14 Consultation
3 Where can I see the Plan?	Webpage	Information	03/08/2021	Reg 14 Consultation
2 What is the Regulation 14 Consultation?	Webpage	Information	03/08/2021	Reg 14 Consultation
1 What is a Neighbourhood Plan?	Webpage	Information	03/08/2021	Reg 14 Consultation
Reg 14 Consultation Post on Website	Post on Website	Consultation	07/08/2021	Reg 14 Consultation
Draft Neighbourhood Plan Consultation: 9 August to 3 October 2021 - Reg 14	Post on Website	Consultation	07/08/2021	Reg 14 Consultation
Reg 14 Consultation Survey 9/8/21 - 3/10/21	Survey	Consultation	09/08/2021	Reg 14 Consultation
Reg 14 Statutory Consultees Invitation to comment on NP	email	Consultation	11/08/2021	Reg 14 Consultation
Reg 14 Statutory Consultees Invitation to comment on NP	email	Landowner Engagement	11/08/2021	Reg 14 Consultation
Regulation 14 Consultation Reminder mailshot	Mailchimp	Consultation	08/09/2021	Reg 14 Consultation
Reg 14 Drop in sessions Invitation	email	Consultation	08/09/2021	Reg 14 Consultation
Neighbourhood Plan Drop-In Sessions - Reg 14	Post on Website	Consultation	08/09/2021	Reg 14 Consultation
Reg 14 Drop in session 12 Sep	email	Drop-In	12/09/2021	Reg 14 Consultation
Reg 14 Drop in session 15 Sep	email	Drop-In	15/09/2021	Reg 14 Consultation
Neighbourhood Plan Consultation - Ends Sunday 3rd October - Reg 14	Post on Website	Consultation	28/09/2021	Reg 14 Consultation
Reg 14 Various statutory consultee responses around closing date 1-3 Oct	email	Consultation	03/10/2021	Reg 14 Consultation
Meeting with Matthew Hayward (NCC Footpaths/Cycling) re Gayton to GT Link wished for way	Meeting	NCC engagement	15/11/2021	G-GT Footpath
Progress on NP Consultation Website post	Post on Website	Information	20/01/2022	Reg 14 Consultation
Gayton Neighbourhood Plan Progress January 2022	Post on Website	Information	20/01/2022	
G-GT footpath and Reg 14 comments Invitation to meeting (West acre and Gayton Estate)	email	Landowner Engagement	04/02/2022	Reg 14 Consultation
Regular monthly reports to Parish Council	Report	PC Engagement		
Regular monthly reports to The Voice	Report	Information		



## Appendix B Statutory Consultee Log

### Reg 14 Record of pre-submission responses from statutory consultees

Responses were received from the following organisations. Their comments are set out in the table below in plan order. Each statutory consultee is given a reference number as set out below:

Statutory consultee	Reference number
Borough of King's Lynn and West Norfolk	S1
Norfolk County Council	S2
Internal Drainage Board	S3
Natural England	S4
Historic England	S5
The Coal Authority	S6
Diocese of Norwich	S7
National Grid	S8
Gayton Estates	S9
Tom Howard on behalf of the Ward Family	S10

As a result of the Reg 14 consultation, every policy has been given a consecutive number to improve navigation. See list of policy number conversions below for traceability.

This document references New policy Number(Old Policy Number) throughout.

7 A Spatial Strategy for Gayton

Policy G1(GS1) – A Spatial Strategy

8 Development and Housing

Policy G2(G1) – Development and Character

Policy G3(G2) - Preserving the special character of Back Street, Gayton.

Policy G4(G4) – Conserving and enhancing heritage assets in the parish

Policy G5(GH1) – Affordable Housing

Policy G6(GH2) – Housing Mix

Policy G7(GH3) – Affordable Housing on Rural Exception Sites

Policy G8(GH4) - Land North of Back Street

Policy G9(GH5) – Residential development and design

9 Infrastructure

Policy G10(GI1) – Development and surface water flood risk

Policy G11(GI2) – Development and Waste Water

Policy G12(GI3) – Charging Points for Electric and Ultra-Low emission vehicles

Policy G13(GI4) - Dark skies

Policy G14(GI5) – Fibre connections

10 Green Infrastructure and Footpaths

Policy G15(GGI1) – Local Green Space

Policy G16(GGI2) - Development and new open space provision

Policy G17(GGI3) - Roads and Green Infrastructure

Policy G18(GGI4) - Development and Biodiversity

Policy G19(GGI5)– Preserving the Landscape Character

Policy G20(GF1) – Rural routes for non-motorised users: The rural footpath network and the public rights of way network

Policy G21(GF2) – Maintaining a walkable and well-connected village.

Policy G22(GF3) – Sustainable link between Gayton and Gayton Thorpe  
11 Facilities, Community and Village Life  
Policy G23(GT1) – Car and bicycle parking policy  
Policy G24(GT2) – Opportunities for Gayton village centre public parking  
Policy G25(GP1) – A new primary school, Land at Springvale, for Gayton  
Policy G26(GS2) – Existing school site  
Policy G27(GC1) – Outdoor recreation areas  
Policy G28(GC2) – Community Facilities  
Policy G29(GC3) – Development of a new community hub – Lime Kiln Road, Gayton

Para number	Ref	Comment	NP group response
General content	S1	<p>The introductory sections are written in an interesting and readable way, but greater consistency is needed re paragraph numbering; e.g. at p10 individual paragraphs are numbered (3.1.1; 3.1.2 etc), but this sequence is not used elsewhere in the document.</p> <p>The supporting text is generally succinct and concise</p> <p>Policy criteria are generally denoted by bullet points; it would be helpful to replace these with numeric/ alphabetical referencing ((a), (b), (c) etc), as this improves clarity when cross referencing individual policies/ criteria</p> <p>Just check the new NPPF (2021) and see if you need to change any para numbers referenced etc.</p>	<p>The plan has been amended as follows:</p> <p>Every paragraph is now numbered</p> <p>The sub clauses in the planning policies are numbered.</p> <p>NPPF references have been updated to reflect NPPF 2021.</p>
General content	S4	<p>Natural England does not have any specific comments on the Regulation 14 of this neighbourhood plan. However we refer to you the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Note: the attached annex is appended to this consultation log.</p>	The contents of the attached annex are noted by the NP group.
General	S6	<p>Thank you for your email below regarding the Gayton and Gayton Thorpe Draft Neighbourhood Plan, Presubmission(Regulation 14) Statutory Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Borough Council of King's Lynn and West Norfolk (Borough Council) are outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	Noted.
General	S8	<b>Proposed development sites crossed or in close proximity to National Grid assets:</b>	Noted.



Para number	Ref	Comment	NP group response
		<p>Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:</p> <p>Gas Transmission:  Gas Transmission Pipeline, route: BACTON to WISBECH NENE West  Gas Transmission Pipeline, route: BACTON to KINGS LYNN</p> <p>A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>National Grid also provides information in relation to its assets at the website below.  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a>  Please see attached information outlining guidance on development close to National Grid infrastructure.</p> <p><b>Distribution Networks</b>  Information regarding the electricity distribution network is available at the website below:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Information regarding the gas distribution network is available by contacting:  <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a></p> <p>NOTE: The full letter from National Grid is available to view separately</p>	
General flooding	S2	<p>The Lead Local Flood Authority welcome the following:  The multiple references to flood risk as a whole and specific references to drainage, surface water and groundwater throughout the submitted Neighbourhood Plan.  The inclusion of Objectives 10 and 11 within the Neighbourhood Plan</p>	Noted. We respond to the specific issues raised by S2 later in this document.

Para number	Ref	Comment	NP group response
		<p>Reference to the Local Plan associated with the area.</p> <p>The comments/information provided in Section 9.0.</p> <p>The inclusion of 'Policy G10(GI1) – Development and surface water flood risk', but would advise that the wording does not best reflect both national and local policy/guidance.</p> <p>Specific comments made about groundwater issues throughout the Plan.</p> <p>References to the local Surface Water Management Plan (SWMP) within the submitted document.</p> <p>The numerous references to multiple Risk Management Authorities (RMAs) throughout the Plan.</p>	
General flooding	S2	<p>The LLFA note the following:</p> <p>No references to Sustainable Drainage Systems (SuDS) within the submitted Plan.</p> <p>The inclusion of Section 5.9, 'Flood risk in the plan area'. This section, in terms of a Flood Risk Assessment (FRA) or 'Flood Risk Overview', is quite basic and the submitted Plan could benefit from further in-depth analysis in this area.</p> <p>The flooding/drainage issues highlighted in the Section 9.0 and references made to sewage back-up and poorly maintained ditches and/or drains.</p> <p>The Plan is very focused on Gayton and Gayton Thorpe, the two most populous areas of the Parish. There is opportunity to further explore and include the rest of the Parish area in the scope of the Neighbourhood Plan.</p>	Noted. We respond to the specific issues raised by S2 later in this document.
9/ sect 1 (Introduction)	S1	It may be helpful to explain that this is the 1 <sup>st</sup> draft version of the Neighbourhood Plan. The Regulation 14 consultation stage is an important milestone in the process and is the main opportunity to comment upon the detailed content of the Plan.	Noted. But this comment is not relevant now the pre-submission consultation is finished.
10-14/ Fig 2-9 (Neighbourhood Plan area)	S1	<p>The introductory/ contextual information is well written and interesting.</p> <p>It is accompanied by a photographic survey, and it would be helpful if this is accompanied by a map showing where these photos were taken.</p>	Locations of photographs are defined by the context of this introductory section. Policy Maps 4 and 5 and Appendices D and E reference maps and

Para number	Ref	Comment	NP group response
			photographs for non-designated heritage assets and important views and gaps.
21-31/ sect 5/ 5.12(Key Issues)	S1	<p>This section is effectively a community plan, summarising the issues/ matters of concern that have been highlighted as the Plan was prepared.</p> <p>It may be helpful to move the table at 5.12.2 into an appendix.</p>	<p>We do not agree that this section is a community plan. The purpose of the section is to capture all the issues that were raised as part of plan preparation. These have informed the direction of the plan. The plan includes both planning policies and community aspirations, which when taken together respond to the issues set out here. Table 5.12.2 has been moved to Appendix B</p>
Section 5.9	S2	The inclusion of Section 5.9, 'Flood risk in the plan area'. This section, in terms of a Flood Risk Assessment (FRA) or 'Flood Risk Overview', is quite basic and the submitted Plan could benefit from further in-depth analysis in this area	Further maps have been provided to illustrate flood risk parish-wide. See Recommended Change5-1 Further detail on flood risk in the parish is provided in Section 9 of the plan. Paragraph 5.9.1 has been amended to signpost the reader to this additional information. See Recommended Change 5-2
Section 5.9	S2	<p>According to Environment Agency datasets, there are areas of surface water ponding and surface water flowpaths present within the Parish of Gayton.</p> <p>It is noted that surface water maps are included within the submitted Neighbourhood Plan for the Gayton and Gayton Thorpe areas. It is recommended to include surface water maps that are representative of the entire Parish.</p> <p>The LLFA recommend inclusion of surface water flooding maps within the Neighbourhood Plan representative of the entire Neighbourhood Plan area. Information on this and associated tools/reference documents can be found at:</p> <ul style="list-style-type: none"> <li>▪ GOV.UK - Long Term Flood Information – Online EA Surface Water</li> </ul>	<p>Noted. This is consistent with the information set out in section 5.9 of the NP and section 9.</p> <p>See Recommended Change 5-1 To include maps which cover the entire NP area.</p>

Para number	Ref	Comment	NP group response
		<p>Flood Map</p> <ul style="list-style-type: none"> <li>▪ Norfolk County Council (NCC) – Flood and Water Management Policies</li> <li>▪ Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA)</li> </ul> <p>Statutory Consultee for Planning: Guidance Document</p>	
32-38/ sect 6 (vision and objectives)	S1	<p>The Plan vision may benefit by being placed in a box and/ or highlighted</p> <p>The themed visions may be similarly treated, with the series of Plan objectives, in the interests of clarity and readability</p> <p>Table 1 is probably a little lengthy and may be better placed as an appendix</p>	<p>Overall visions and themed visions have been placed in boxes.</p> <p>Table 1 explains the links between the vision, the themed visions, the objectives and the policies. This has been updated to improve the clarity of the cross referencing but we believe that it serves a useful purpose in its current location.</p>
Para 6.2 Objectives 10 and 11		The Lead Local Flood Authority welcome the inclusion of Objectives 10 and 11 within the Neighbourhood Plan	Noted.
Section 6	S10	There are some good and proper aspirations in the high level vision, but when these are developed into the policies they seem to take a on rather defensive (less bad) approach, rather than a creative (regenerative) one. The landscape value particularly seems to be primarily focussed on a landscape aesthetic rather than a broader set of values.	Noted
39-41/ sect 7/ Policy G1(GS1)	S1	In general, the convention is to place the relevant policy at the end of the supporting text, which makes the Plan more readable. It is suggested that Policy G1(GS1), the themed vision and relevant objectives should be placed after “Context and rationale to Policy G1(GS1)” (7.1.1-7.1.4). This also applies to subsequent sections/ policies within the Plan.	<p>Noted. The following amendments have been made:</p> <p>The NPSG felt more comfortable with the policy first followed by the supporting text.</p> <p>The policy amended to refer to development plan instead of Local Plan.</p> <p>Infill has been defined in the supporting text.</p>

Para number	Ref	Comment	NP group response
		<p>Detailed comments re Policy G1(GS1):</p> <p>Introductory paragraph – substitute “Local Plan” with “development plan”, to reflect that the latter incorporates both the Local Plan and Neighbourhood Plans</p> <p>2<sup>nd</sup> bullet point/ criterion – “very limited and appropriate infill development” – unclear what this means; need to be more specific</p> <p>final bullet point – need to set clearer definition for “small scale” (e.g. No of dwellings)</p> <p>final sentence – generally too generic – definition/ guidance needed re “appropriate” level of services, as this is a regular topic/ theme in s78 planning appeals</p> <p>Otherwise, the policy criteria are mostly clear and locally distinctive, setting out the type of development that could be supported beyond the main built-up area (as defined by the settlement boundary)</p> <p>In the interests of clarity, at G1(GS1) and the supporting text, it may be helpful to distinguish between Gayton and Gayton Thorpe (the respective spatial strategies and approaches to settlement boundaries) by way of sub-headings (i.e. separate sub-sections for each).</p>	<p>Small scale rural exception sites are defined as up to 8 units on edge of Gayton village.</p> <p>The policy has been split into two to deal with Gayton under one set of bullets and Gayton Thorpe under the next.</p> <p>An explanation is now provided in the supporting text as to what ‘appropriate level of services’ means.</p>
43/ 7.1.10 Context and rationale to Policy G1(GS1)	S1	<p>It is noted that the approach to reviewing the settlement boundary is explained at para 7.1.10. It may be helpful to set out, within the body text, the “guiding principles”/ criteria by which the settlement boundary is defined within the supporting text to G1(GS1). This would help to explain (and potentially defend) the position of the Neighbourhood Plan, in terms of how the boundary is defined. If these criteria are included in a background/ supporting evidence base document this should be clearly referenced.</p>	<p>The guiding principles for defining the settlement boundary are explained in paragraph 7.1.10 of the supporting text.</p>

Para number	Ref	Comment	NP group response
Policy G1(GS1)	S9	There is huge merit in a degree of certainty for the community in a plan and Gayton Estate remains 100% in support. That said, putting restrictive designations in place without first creatively exploring how to get after the broader vision of community benefit may be counter-productive.	The NP group considers this response overlooks the overall vision for the NP. This starts with: “Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond...”. The Spatial Strategy set out in G1(GS1) focuses development within the settlement boundary in order conform to this vision. This overriding vision has been informed by continual community engagement from the outset and the subsequent policies and community actions in the NP flow from this vision. We recognise that development can contribute towards the delivery of community benefits. However, such development must be consistent with the aforementioned vision.
Policy G1(GS1)	S9	It is curious also that the strategy appears to advocate an entire development site for affordable housing which goes against the idea of integration and tenure blind adoption of the same.	The 5 <sup>th</sup> bullet point in the policy allows for a <i>small scale</i> (up to 8 units) rural exception housing site on the edge of the development boundary for people with a local connection where there is evidence of local need. This is an established approach in rural locations like ours.
Policy G1(GS1)	S10	The designation of green spaces, whilst not a bad thing in and of itself, seems to be rather a defensive move. Currently many of the green spaces that are being designated have little or no public access, recreational value, ecological value, or community benefit. They are simply bits of green/ farmed space to look at within the village. We have put forward a proposal whereby affordable housing is mixed with public	The NP group considers this response overlooks the overall vision for the NP. This starts with: “Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the

Para number	Ref	Comment	NP group response
		access (POS) and new rights of way through the very heart of the village. This has the potential to be coordinated with other village centre landowners to create a new, green, accessible, but also partly developed community heart (with community facilities). To designate so much LGS seems to prevent positive community sustainability.	<i>views to the wider countryside beyond...</i> ". The Spatial Strategy set out in G1(GS1) focuses development within the settlement boundary in order conform to this vision. This overriding vision has been informed by continual community engagement from the outset and the subsequent policies and community actions in the NP flow from this vision. We recognise that development can contribute towards the delivery of community benefits. However, such development must be consistent with the aforementioned vision. With regards to central open space, it is currently valued by the community as it is. The provision of public access to spaces which currently do not have public access could be welcome, however, the LGS assessment concludes the spaces currently meet the criteria for LGS designation.
45/ Policy G2(G1)	S1	<p>Policy G2(G1) is generally clear and effective, insofar as it highlights key policy criteria for development management in delivering good design. It clearly explains the standards that future development within the Parish should achieve.</p> <p>Detailed comments re Policy G2(G1):  Introductory paragraph – Suggested amendment: "...contribute positively to the street scene and deliver net enhancements to the character of the villages of Gayton and Gayton Thorpe by..."  2<sup>nd</sup> and 3<sup>rd</sup> bullet points/ criteria – It is questioned how this applies in practice; i.e. does "immediate village" refer to adjacent buildings, wider setting or the wider built up area? "...in harmony with the immediate village" needs clearer explanation/ definition.</p>	<p>The policy has been amended as follows:  Second bullet point reworded to improve clarity  Last bullet point which referenced the open space has been removed as this is covered in the Local Green Space policy.</p>

Para number	Ref	Comment	NP group response
		Is the open space in the centre of Gayton to be shown on the Policies Map? In the interests of certainty, it would be helpful if this is specifically shown.	
Policy G2(G1)	S7	<p>4.3. Savills are particularly concerned that the final bullet point in the policy has the effect of ruling out consideration of sustainable development proposals on any open space within the village, and in particular, area LGS6. The supporting justification to this policy is set out in the accompanying Character Assessment which claims, at paragraph 6 on page 4, to provide an overview of the key qualities and characteristics that define the local areas. The approach taken is explained at paragraphs 8.1.1 of the GGTNP which notes that in order to nurture and sustain a sense of community the following ten characteristics should be considered -</p> <p><i>context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.</i></p> <p>4.4. Paragraph 8.1.3 refers to the approach taken in identifying the character of areas within the village as distinct Character Areas. The School stands within Character Area 6 (Centre). The Character Assessment for Centre includes the words 'Gayton Primary School playing field, bordered by trees, chestnut and native hardwood. Rhus tree, Scots Pine, hedge boundary and 4x substantial lime trees. The unlisted Gayton C of E school is acknowledged as a building but without any further assessment. It is then listed as a Landmark 'brick built with slate roof'.</p>	<p>LGS6 has been removed from the list of designations. Policy G26(GS2) has been updated to cover sustainable development of the old school site.</p> <p>The last bullet point in the policy which referenced the open space in Gayton has been removed as this is already covered in the Local Green Space policy.</p> <p>Appendix D has been updated with maps, each non-designated heritage asset, its photograph and its significance.</p>
47/ Policy G3(G2)	S1	Policy G3(G2), as a whole is generally robust, but greater clarity is needed in defining/ explaining special characteristics of the Parish/ villages; e.g.:	Policy G3(G2) has been amended as follows: Reference to non-designated heritage assets map included in first bullet point.



Para number	Ref	Comment	NP group response
		<p>Introductory para – Overall need to be clear re special characteristics of Back Street (X, Y, Z, then bullet point)</p> <p>5<sup>th</sup> bullet point – need greater explanation re character of surrounding Gayton Estates farmland.</p> <p>7<sup>th</sup> bullet point – reference to “characterful” gardens and how these should be defined, in practice</p> <p>G3(G2) is location specific, but it would be helpful if Maps 4 and 5 were referenced in the introductory text, as opposed to individual criteria within the Policy. It would be helpful if individual landmark buildings referenced at Policy G3(G2) are shown on the relevant inset (Policies) map.</p> <p>Policy G3(G2) references maps 4 and 5. As Map 5 relates to Gayton Thorpe, this would not need to be referenced within the Policy text. It is also advised that Map 4 is moved up (or an additional map inserted), to show Back Lane and the key features of interest highlighted in the policy text.</p>	<p>Clarification that the bulleted attributes are the special characteristics of Back Street</p> <p>Gayton Estates Farmland is described in more detail now in the supporting text.</p> <p>The bullet on characterful gardens has been amended.</p> <p>Reference to Policy Map 5 removed as this relates to Gayton Thorpe only</p>
51/ Policy G4	S1	<p>A question is raised about the referencing system; i.e. what has happened to G3? [it is assumed that a previous policy was removed from an earlier draft of the Neighbourhood Plan document – if so, numbering should be corrected accordingly].</p> <p>At the 2<sup>nd</sup> paragraph, the text states that: “Any proposals which would impact the significance...”. This raises a question; insofar as the development management system is the mechanism by which the significance of any potential impacts could be assessed. Therefore, it is proposed that the text be amended to read: “Proposals that could potentially adversely impact the significance of a non-designated heritage asset...”</p>	<p>An error in plan formatting. The policies have been renumbered. See Recommended Changes 1 and 2</p> <p>This change has been made. See Recommended Change 8-7</p>
52/ Policy	S1	Policy G5(GH1) is generally clear and concise. However, it is suggested	This change has been made. See Recommended

Para number	Ref	Comment	NP group response
G5(GH1)		that the reference to “Borough policy” be replaced by the phrase “affordable housing standards set out in the Local Plan”, in order to provide an explicit link to strategic policies in the Local Plan.	Change 8-8. See Recommended Changes 8-8 and 8-9 regarding implications of government’s First Homes policy.
53/ Policy G6(GH2)	S1	Policy G6(GH2) provides useful direction for managing the delivery of an appropriate housing mix for future development in/ around the Parish. However, the policy could be more helpful/ effective if it explains how housing needs should be assessed and monitored.	See Recommended Change 8-11
56/ Policy G7(GH3)	S1	The “housing allocations policy set out at the 2 <sup>nd</sup> part of G7(GH3) is probably not appropriate to be included within the main body text of a development plan policy. It would be better to include this part of the policy as an informative, cross referenced from the introductory paragraph as a definition for “parish connection”. 1 <sup>st</sup> point (1) – concerns are raised that this 12 month criterion could provide a loophole, allowing allow temporary residents to build new dwellings in open countryside locations within the Parish after just 1 year (little/ no local connection).	See Recommended Change 8-12  Local connection criteria added to supporting text and updated. Recommended Change 8-13
Policy G8(GH4)	S9	It would be useful to understand the implications of G4 by use of case study. Whilst the principle is great, we could be creating more issues than are necessary. There is an absolute need for affordable housing under a local lettings policy. One of the reasons for initial refusal of the Manor Farm application was an accusation that the affordable homes were not spaced out enough in the development. It is somewhat ironic that this plan appears to sanction an entire site consisting of nothing but affordable homes. Again, discussion would be great	The NP supports small scale (up to 8 units) affordable homes for local people on edge of settlement sites subject to criteria. The NP also seeks in Policy G8(GH4), that the affordable rent element of the Manor Farm South site which is allocated in the Local Plan is offered to people with a local connection.
59/ Policy G9(GH5)	S1	Policy G9(GH5) criteria are generally robust and useful. However, we have some comments about the overall structure of the policy, in the interests of clarity:	

Para number	Ref	Comment	NP group response
		G9(GH5) should distinguish between elements of the policy relating to all new residential developments, and those that relate to larger schemes (e.g. 5+ or 10+ units) alone Policy should be reordered along the lines of all residential development/ larger schemes only	Major development is defined in the glossary. See Recommended Change 12-2 (For residential it is 10 or more homes, for non-residential it is 1,000m <sup>2</sup> floorspace. Definition in NPPF glossary has been used.) Changes have been made in response to these points. See Recommended Changes 8-15
Section 8	S9	A lot of this plan aims towards community betterment over time which is fantastic. Village Hall, community centre, car park, sports / play areas and greater employment opportunities will all require land. Perhaps we should get broad consensus for the principles of development / benefits required during this stage and then convene conversations with those best able to influence what happens next? Once we have a good idea of the real estate required to build out what it is the community would like over time, then we can act to designate sustainable LGS on areas unlikely to be used for anything else in the plan period? In that way, the LGS could be designed with community accessibility / benefit beyond simply being a view over a field.	Points are noted. With regards to the comments on Local Green Spaces, the NP group considers this response overlooks the overall vision for the NP. This starts with: “Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond...”. This overriding vision has been informed by continual community engagement from the outset and the subsequent policies and community actions in the NP flow from this vision. We recognise that development can contribute towards the delivery of community infrastructure improvements. Such development must be consistent with the aforementioned vision.
Section 8	S10	It is good to have high standards set, and to have some local character. This shouldn't stifle innovation though (refer to NPPF guidance)	Noted.
Section 8	S5	We welcome the production of this neighbourhood plan, and are pleased to note that it incorporates consideration of the historic environment and encourages sympathetic design in Section 8 especially.	Noted.

Para number	Ref	Comment	NP group response
		<p>The production of the Character Assessment to underpin the policies is also to be commended. Based on a review of your draft plan, we do not consider it necessary for Historic England to make any detailed comments at this time, but would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Norfolk County Council.</p>	
Section 9	S2	The Lead Local Flood Authority welcome the comments/information provided in Section 9.0.	Noted.
Section 9	S2	The LLFA would advise reference to our Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document within the Neighbourhood Plan.	This change has been made. See Recommended Change 9-2
Section 9	S2	<p>According to LLFA datasets (extending from 2011 to present day) there is 1 record of internal flooding (dated 2021) and 1 record external flooding in the Parish of Gayton (dated 2021)..</p> <p>The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area</p> <p>It is noted that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA.</p> <p>Norfolk County Council (NNC), as the LLFA for Norfolk, publish</p>	<p>The NP has been updated to reflect this information. See Recommended Change 9-2</p> <p>Noted.</p> <p>Noted.</p> <p>No response received from AW following email</p>

Para number	Ref	Comment	NP group response
		completed flood investigation reports here. The LLFA is aware of AW DG5 records within the Parish of Gayton, however, this will need to be confirmed with/by Anglian Water.	enquiry.
Section 9	S3	<p>As you may be aware the Parish is partially within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB). Please see our website (<a href="https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf">https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf</a>) for detailed mapping of each Board's District. This map also shows which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. This maintenance is not necessarily carried out on an annual basis but on a recurrence deemed necessary to meet water level management requirements. Please be aware that the designations are made under permissive powers (meaning there is no obligation for IDBs to fulfil any formal maintenance requirement and there is no change in the ownership or liability associated with the watercourse).</p> <p>In order to avoid the potential for future conflict between the Neighbourhood Plan and the Board's regulatory regime and consenting process please be aware of the following: For any development site within the Board's Internal Drainage District (IDD), the Board's byelaws apply. The Byelaws for the Board are available on the development pages of our website (<a href="https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf">https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf</a>). Specifically, please be aware of the following byelaws:</p> <p>If a surface water (or treated foul water) discharge is proposed to a watercourse within an IDD (either directly or indirectly), then the proposed development will require a land drainage consent in line with</p>	Noted. This information has been added to the NP. See Recommended Change 9-3

Para number	Ref	Comment	NP group response
		<p>the Board's byelaw 3. Any consent granted will likely be conditional, pending the payment a surface water development contribution fee, calculated in line with the Board's charging policy.</p> <p>If the proposals include works within 9m of a Board adopted watercourse, consent is required under byelaw 10. Byelaw 10 restricts works within 9metres of drainage or flood risk infrastructure (including adopted water courses), the principal aim being to ensure watercourses can be maintained by the Board now and in the future without restrictions being placed on the Boards access, and to ensure operatives are aware of third party structures when undertaking maintenance.</p> <p>If proposals include works to alter a watercourse (including culverting for access) then Land Drainage Consent is required under Section 23 of the Land Drainage Act 1991. If inside the IDD then the IDB would be the consenting authority. If outside the IDD, then Norfolk County Council (Lead Local Flood Authority) would be the consenting authority</p>	
Policy G10(GI1)	S2	The Lead Local Flood Authority welcome 'Policy G10(GI1) – Development and surface water flood risk' but would advise that the wording does not best reflect both national and local policy/guidance.	These points are noted and the policy has been amended in light of these comments. See Recommended Change 9-1
		<p><b>The LLFA would recommend the following to be included with regards to surface water flood risk:</b></p> <p>The Plan requires that any future development (or redevelopment) proposals show there is no increased risk of flooding from an existing flood source and mitigation measures are implemented to address surface water arising within the development site.</p> <p>Any new development or significant alteration to an existing building within the Parish of Gayton should be accompanied by an appropriate</p>	Please note that the basic conditions require us not to duplicate policies that are already set out in the Borough Local Plan or the NPPF. Therefore matters dealt at the national level (e.g. relating to fluvial flooding ) or in the Local Plan and the NPPF are not covered in the policy changes.

Para number	Ref	Comment	NP group response
		<p>assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <p>Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources.</p> <p>Have a neutral or positive impact on surface water drainage.</p> <p>Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as:</p> <p>Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk).</p> <p>Where appropriate undertake sequential and /or exception tests.</p> <p>Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use.</p> <p>Inclusion of appropriate allowances for climate change.</p> <p>Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location.</p> <p>Priority use of source control SuDS such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.</p> <p>To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary.</p> <p>Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding</p>	

Para number	Ref	Comment	NP group response
		mechanisms.	
61/ Policy G10(GI1)/ para 9.1.2	S1	<p>Policy G10(GI1) is useful, insofar as this specifically relates to surface water flood risk (as opposed to fluvial flooding, which is addressed through national policy/ NPPF requirements).</p> <p>Questions re 2<sup>nd</sup> part of Policy G10(GI1):</p> <p>Preamble/ introduction states that: “Development proposals shall...”. It is unclear whether this relates to all development proposals, all major proposals or is restricted to areas of high/ medium risk. This will need to be clarified; e.g. “In areas identified as being of high and medium risk of surface water flooding, development should...”.</p> <p>2<sup>nd</sup> bullet point – If G10(GI1) relates to all residential development, it is probably unrealistic to expect all new dwellings to be “entirely self-sufficient”. Also, this needs further definition; e.g. does it mean drainage managed entirely within the red line/ curtilage of a new development, or as far as viable working towards net-zero runoff? In any event, this requirement needs greater explanation.</p> <p>While there is an overall aspiration to reduce surface water runoff rates (as opposed to no net gain), it should be borne in mind that it is beyond the scope of the planning system for new developments to mitigate existing problems.</p> <p>Para 9.1.2 also highlights the high risks of groundwater flooding affecting Gayton. On this basis, it is probably appropriate to extend the scope of G10(GI1) to cover groundwater flood risk.</p>	These points are noted and the policy has been amended in light of these comments. See Recommended Change 9-1
Policy G10(GI1)	S9	It would be helpful to understand what 'entirely self-sufficient' means in relation to G10(GI1) please.	This policy has been amended in light of responses from other consultees and no longer uses this exact text.



Para number	Ref	Comment	NP group response
62/ Policy G11(GI2)	S1	<p>A specific waste water policy is implicitly linked to the broader matter of climate change; i.e. reduction of waste water generation. However, Policy G11(GI2) appears to focus upon validation requirements for development management. Questions are raised as to how far this can be implemented through the planning system, given that Anglian Water still has statutory duties re waste water connections. We assume that Anglian Water has also been consulted and their detailed feedback will also inform the Plan.</p> <p>From reading, it is assumed that the policy relates solely to “grey” water, as opposed to foul water (sewage) discharge – if so, this should be properly explained. However, the supporting text also appears to reference foul water drainage, so it is advised that the policy be written in two parts:</p> <p>Waste (“grey”) water Foul water</p> <p>It may be appropriate to revise the policy so that this is more focused upon policy outcomes; e.g.:</p> <p>“Development should minimum waste-water discharge, through the application of measures such as:</p> <p>Minimisation of waste water generation through measures such as the collection and re-use of rainwater and so-called “grey” water [grey water being water that has been used for washing, showering etc]</p> <p>Ensuring sufficient capacity, wherever possible, for waste water collection and re-use, or if this is not possible, discharge</p> <p>Minimisation, or wherever possible avoidance, of waste water discharge into the public sewerage system or watercourses</p>	Noted. The policy has been amended in light of consultee response. See Recommended Change 9-4

Para number	Ref	Comment	NP group response
		<p>Measures to minimise foul water discharge from new developments into the sewerage system will be supported, provided that these do not lead to unacceptable impacts on local amenity; e.g. odours or other public health impacts.”</p> <p>This focuses further on how waste water discharge can be minimised, compared to the published draft policy. It is useful to differentiate between surface water runoff/ flooding (G10(GI1)) and waste water generation (G11(GI2)); i.e. the final sentence would be better included as a criterion within G10(GI1).</p>	
62/Policy G11(GI2)	S9	Could there be clarity on G11(GI2) please? Is provision of facilities enough? Do there need to be 'bays' as well?	See Recommended Changes to Policy G12(GI3). Recommended Change 9-5
63/ Policy G12(GI3)	S1	<p>The principle of making provision for electric vehicle (EV) charging points accords to the Government’s climate change agenda (highlighted in the revised 2021 NPPF).</p> <p>Policy G12(GI3) is supported, in principle. However, additional clarification is required; i.e. does this relate to all new housing developments, or is it intended that there will be a threshold (e.g. major schemes only)?</p>	See Recommended Changes to Policy G12(GI3).9-5
64/ Policy G13(GI4)	S1	The aspiration of reducing light pollution is supported and Policy G13(GI4) is generally considered robust and workable. However, it is suggested that other mechanisms could be incorporated into the G13(GI4); e.g. re window sizes or measures to reduce “light spillage”.	Noted
64/ Policy	S1	The principle of supporting high speed broadband is supported in	Noted

Para number	Ref	Comment	NP group response
G14(GI5)		principle. However, the use of the word “must” in Policy G14(GI5) means this is undeliverable. The word “must” ought to be replaced by “should”, recognising that delivery of improved fibre connections is negotiable through the development management system.	
67/ Policy G10(GI1)G15( GGI1)	S1	<p>It is noted that a range of Local Green Spaces (LGS) are proposed for designation across the two villages. Policy Map 2 should be referenced in the supporting text, to confirm that there is no conflict between proposed LGS sites and extant planning permissions. It is also important that owners of private land proposed for LGS have been properly engaged during the plan-making process.</p> <p>The policy references “very special circumstances in line with national policy”. In the interests of clarity and readability it may be appropriate to define what the special circumstances are; e.g.:</p> <p>Provision of appropriate facilities to service a current use or function; or Alterations or replacements to existing buildings or structures, provided that these do not significantly increase the size and scale of the original building.</p>	Noted. There are no conflicts between extant planning permission and the LGS boundaries.
Policy G10(GI1)G15( GGI1)	S7	The Board is the owner of the current school building in the village of Gayton, together with the adjacent land presently forming the grounds and playing fields associated with the school. The school is being replaced by a new building and playing fields on land at Springvale/Vicarage Drive, due to open in the summer of 2022. At that time the existing school will become redundant and the building will be passed back to the Diocesan Board, along with the adjoining playing field. At that stage the Diocese will, due to the charitable status of the ownership, be obliged by law to ensure best value is obtained in relation to the future use or disposal of the building and land.	Noted

Para number	Ref	Comment	NP group response
Policy G10(GI1)G15( GGI1)	S7	<p>2.1. The current School playing field is proposed to be designated as Local Green Space as 'LGS6' on Policy Map 2 at page 68 of the GGTNP.</p> <p>2.2. The site stands on Lynn Road, within the proposed development envelope for the village. It is not in a conservation area and the building itself, of Victorian origin, is not listed.</p> <p>2.3. Adjoining the site to the west, fronting Lynn Road and adjoining the junction with Vicarage Lane, is a detached house. A narrow footpath runs down the boundary between the house and the school grounds, giving out onto open land beyond. To the south west and south of the school grounds is an extensive tranche of open land. The eastern boundary adjoins a vehicular crossover and small private car park that serve the primary school site. Further eastwards there is frontage development comprising a number of modern bungalows. Opposite the site to the north is Gayton Social Club and the village recreation ground, on a triangular area contained by Lime Kiln Road and Orchard Road.</p> <p>2.4. The school is due to close in 2022 when a new school is completed close by. The land and buildings are owned by the Diocese of Norwich and have charitable status.</p>	Noted.
Policy G10(GI1)G15( GGI1)	S7	<p>3.1. The Localism Act (2011) makes provision for Neighbourhood Planning, empowering local communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.</p> <p><b>Basic Conditions</b></p> <p>3.2. For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the 'basic conditions' set out at Paragraph 8(2) of Schedule 4B of the Town</p>	Noted

Para number	Ref	Comment	NP group response
		<p>and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).</p> <p>3.3. The basic conditions relevant to the Neighbourhood Plan are:  <i>“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</i>  <i>(b)( applies only to Orders).</i>  <i>(c)( applies only to Orders).</i>  <i>(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</i>  <i>(e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i>  <i>(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</i>  <i>(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”</i></p>	
Policy G10(GI1)G15( GGI1)	S7	<p><b>National Planning Policy and Guidance</b></p> <p>3.4. The National Planning Policy Framework (‘the NPPF’), published in February 2021 sets out the requirements for the preparation of Neighbourhood Plans and the role they must play in meeting the development needs of the local area.</p> <p>3.5. The requirements set out in the NPPF are supplemented by the Neighbourhood Plan section of the national Planning Practice Guidance (‘the PPG’) and its allied sections on Viability, Housing Land Availability Assessment and Strategic Environmental Assessment. The provisions of</p>	Noted.

Para number	Ref	Comment	NP group response
		<p>the NPPF and the PPG are mandatory material considerations for the purposes of basic condition 8(2)(a).</p> <p>3.6. The NPPF, in placing a presumption in favour of sustainable development at its heart, recognises at paragraph 13 that for Neighbourhood Planning, this will mean:  <i>“The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”</i></p> <p>3.7. Paragraph 29 of the NPPF further makes it clear that Neighbourhood Plans should not undermine local strategic policies and states:  <i>“...Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>18</sup>”</i>  <i>“<sup>18</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”</i> .</p>	
Policy G10(GI1)G15(GGI1)	S7	<p>3.8. The PPG adds at paragraph 040 (Reference ID 41-040-20160211) that <i>“...proportionate, robust evidence should support the choices made and the approach taken”</i> by a Neighbourhood Plan and in respect of their preparation, states that:  <i>“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning</i></p>	Noted

Para number	Ref	Comment	NP group response
		<i>applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”</i> [Reference ID: 41-041-20140306].	
Policy G10(GI1)G15(GGI1)	S7	3.9. The PPG also advises that those responsible for a neighbourhood Plan, i.e. the qualifying body, must demonstrate how the draft Neighbourhood Plan will contribute towards sustainable development, being underpinned by <i>“proportionate evidence....on how the draft neighbourhood plan or order guides development to sustainable solutions”</i> (paragraph 072 Reference ID: 41-072-20190509).	Noted
Policy G10(GI1)G15(GGI1)	S7	3.10. The PPG provides guidance on the preparation of Neighbourhood Plans ahead of an emerging Local Plan. It states: <i>“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan (or, where applicable, a spatial development strategy is being prepared by an elected Mayor or combined authority)..... .....Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested..... .....Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in: the emerging neighbourhood plan the emerging local plan (or spatial development strategy) the adopted development plan  ....It is important to minimise any conflicts between policies in the</i>	Noted

Para number	Ref	Comment	NP group response
		<i>neighbourhood plan and those in the emerging local plan.” [Paragraph: 009 Reference ID: 41-009-20190509].</i>	
G10(GI1)G15(GGI1)	S7	<p><b>Local Green Space Provisions</b></p> <p>3.11. Paragraph 101 of the NPPF states that local communities through local and neighbourhood plans “...allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.” .</p> <p>3.12. Paragraph 103 of the NPPF acknowledges that “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” In the Green Belt, paragraph 147 confirms that “inappropriate development should not be approved except in very special circumstances.” As such, the designation of LGS “should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services” (paragraph 101, NPPF).</p> <p>3.13. The NPPF is clear that designation of Local Green Space should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.” (Paragraph 100, NPPF).</li> </ul>	Noted



Para number	Ref	Comment	NP group response
		<p>3.14. In order for an area to be designated as Local Green Space, it has to meet all the criteria for designation set by paragraph 102 of the NPPF. It is therefore essential that, when seeking to designate LGSs, plan-makers clearly demonstrate, through compelling evidence, that the requirements for its designation are met in full, these being it is reasonably located to the community it serves; it is demonstrably special to a local community and is of a particular local significance; it is local in character and it is not an extensive tract of land.</p>	
G10(GI1)G15(GGI1)	S7	<p>3.15. The Local Green Space designation affords protection consistent with policy for Green Belts. Therefore, it is crucial that plan-makers include evidential and robust information to support their proposed LGS designations and clearly demonstrate that their application meets national planning policy requirements in full. To assist plan-makers further in this regard, the PPG provides the following advice:</p> <p>Paragraph: 007 Reference ID: 37-007-20140306: <i>“Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making”</i>. [Savills emphasis].</p> <p>Paragraph: 008 Reference ID: 37-008-20140306: <i>“Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”</i>.</p> <p>Paragraph: 009 Reference ID: 37-009-20140306: <i>“Local Green Spaces</i></p>	

Para number	Ref	Comment	NP group response
		<p><i>may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city” [Savills emphasis].</i></p> <p><i>Paragraph: 013 Reference ID: 37-013-20140306: “The green area will need to meet the criteria set out in paragraph 102 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis” [Savills emphasis]</i></p> <p><i>Paragraph: 014 Reference ID: 37-014-20140306: “The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served”.</i></p> <p><i>Paragraph: 015 Reference ID: 37-015-20140306: “There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 102 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name”.</i></p> <p><i>Paragraph: 017 Reference ID: 37-017-20140306: “Some areas that may</i></p>	

Para number	Ref	Comment	NP group response
		<p><i>be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected”.</i></p> <p>Paragraph: 018 Reference ID: 37-018-20140306: <i>“Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation”.</i></p> <p>Paragraph: 019 Reference ID: 37-019-20140306: <i>“A Local Green Space does not need to be in public ownership. However...the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.”.</i></p>	
G10(GI1)G15(GGI1)	S7	<p><b>The Development Plan</b></p> <p>3.16. In order to meet basic condition (e), the draft NP must be in general conformity with the “...strategic policies contained in the Development Plan...”.</p> <p>3.17. The development plan for Gayton is made up of the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies Plan. These have now been combined into a review document (the Local Plan Review 2016-2036) which is at the pre-submission consultation stage.</p>	Noted

Para number	Ref	Comment	NP group response
		<p><b>Local Planning Policy</b></p> <p>3.18. Gayton is identified as one of 38 Smaller Villages and Hamlets (SVAH) in the emerging Local Plan, which reflects the role it plays as a lower order settlement in servicing the local community. Whilst it boasts a pub, butchers' shop, village hall, child care centre, primary school, hair salon, fish and chip shop and petrol filling station with convenience shop and post office, it is not expected to receive significant growth in the emerging plan.</p> <p><b>Planning applications</b></p> <p>3.19. The only relevant planning applications we have identified relate to temporary permissions, first granted in 2012, for modular buildings to be sited behind the main school building, the last of which appears to have expired in 2020. At the last renewal (16/01717/CM) these were considered not to be harmful to the character of the area by those officers reporting on the application.</p> <p><b>Summary</b></p> <p>3.20. For a Neighbourhood Plan to proceed to a referendum, it must meet all 'basic conditions' set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).</p> <p>3.21. It is clear, from the above planning policy context, that the approach towards the designation of LGS is one which requires compelling evidence to clearly demonstrate that it meets the requirements of national planning policy in full.</p> <p>3.22. In the following section of this report the evidence for Policies G2(G1), G4 and G10(GI1)G15(GG11) are considered, together with the justification that has been provided in the evidence base for important</p>	

Para number	Ref	Comment	NP group response
		gap and valued view annotations on the proposal plans.	
G10(GI1)G15(GGI1)	S7	<p>4.10. The evidence document fails to explain the local importance or significance of the current school building or indicate the character or extent of any setting. Its scale is very modest and its visual impact in the street scene is very small, as the attached photographs illustrate. Savills do not see this issue as justifying the desire to protect the current playing field from future, sustainable development</p> <p>4.12. The Neighbourhood Plan fails to make any case for the current school playing field being 'demonstrably special'.</p>	<p>Noted.</p> <p>The evidence shows that the current school playing field is demonstrably special and meets the criteria for LGS designation as per the NPPF 2021. Following consultation LGS6 has been removed from the LGS designation list</p>
	S7	<p>4.13. In the Character Assessment, Appendix 2 explains that the Important Views and Gaps represent 'a valuable visual amenity which serves to enhance the quality of life for the residents of Gayton and Gayton Thorpe'.</p> <p>View 18 is described as a 'delightful aspect'. In reality it is only glimpsed by pedestrians walking in a westerly direction along the footpath at Lynn Road, after the school sign and recycling centre and before the strong boundary hedge. The picture at page 77 of the Assessment appears to be taken from just within the school premises and as such is not representative of what Gayton residents can regularly appreciate or value at all.</p>	<p>View 18 provides an important view (more than a glimpse) which is appreciated from gap where the hedge ends and the fence remains.</p> <p>View 18 (page 77) is taken from the footpath on Lynn Road and View 19 is taken from St. Nicholas Path, which is a public right of way. The views and Gaps have been extensively updated. This is made clearer through Recommended ChangeAB-3</p>
	S7	4.14. The return angle view taken at Fig 28 of the Assessment suggests that the important gap has a relationship with the public playing field in front of Orchard Road, but the photograph and a visit to the site both confirm that the open space beyond Lynn Road is not visible through the strong boundary hedge at the front of the school. Reference is also	This is an incorrect reading of the text and information provided in the Character Assessment.

Para number	Ref	Comment	NP group response
		<p>made to the strong hedgerow and the presence of hardwood trees at the boundaries of the site. These do not rely on the playing field being undeveloped and there is no reason why the playing field area could not be developed in a way that retains the boundary features.</p> <p>4.15. It is understandable that the Plan seeks to prevent the development of LGS 14 and 13, which on plan at least, perform the function of a green lung at the centre of the village. But any inference drawn from the plan below, that LGS6 contributes to a contiguous sense of openness is not supported by an inspection of the area. The hedgerow boundary between LG6 and LG2(G1)3 prevents any such experience or interpretation.</p>	<p>We recognise the school playing field could be developed in a way that retains the boundary features but developing the site would lead to loss of a valued open space too. The open space is very much in the heart of the local community and is enjoyed from both the B1145 and from the public rights of way network. In addition, the mature and established trees and hedgerows in the sites are greatly valued.</p> <p>We do not consider this site as forming part of the central open space outside the development envelope. However, this site abuts the central open space and contributes to amenity value of the network of open spaces in the village.</p>
	S7	<p>4.16. The Gayton Neighbourhood Plan Local green Space Report – April 2021 is intended to provide the evidence of ‘demonstrable local significance. In relation to LGS6 it has the following:</p> <p>4.17. Savills do not agree that the open land at the side of the school is demonstrably special. It is of no particular beauty, historical significance, tranquillity or richness of wildlife. Its recreational value as a school playing field will cease next year when it is replaced by a new facility within the village.</p>	<p>We disagree with this. The NP group consider the space qualifies as a Local Green Space due to its visual contribution in the heart of the village. It is acknowledged that there is no public access to it, and in the event of the current primary school relocating, it will have less amenity to the public as the school children will not be playing there. However, the open space is very much in the heart of the local community and is enjoyed from both</p>

Para number	Ref	Comment	NP group response
		<p>The land opposite the site, lying between Lynn Road and Orchard Road performs a public amenity in terms of an equipped play area and recreation space but has not been identified as a Local Green Space. The school playing field should not be designated as a Local Green Space to influence delivery of an aspiration for ‘the social community’ or to somehow enhance the local public rights of way network. The land is privately owned with no current public access and no intention to provide public access in future.</p> <p>Despite our clients entering into discussions about the neighbourhood plan with the steering group, they did not put the proposal for designation of the space to the owners whilst the proposals were being formulated and the owners were left to find out when they were notified of the current consultation.</p>	<p>the B1145 and from the public rights of way network.</p> <p>We acknowledge in the open spaces assessment that the land opposite the site, lying between Lynn Road and Orchard Road (referred to as LGS3 – Village Playing Field) meets the criteria. But we also acknowledge the potential suitability of this land for the relocation of the Village Hall. It is important the plan does not prejudice the delivery of a replacement village hall through LGS designation.</p> <p>This is not true. During the summer of 2019, landowners of the potential local green spaces were directly contacted so that their views could be considered. The landowner comments are summarised in Table 4 in the Open Spaces assessment. The LGS assessment was completed following the consideration of landowner input. A letter was sent to all affected landowners 10 August 2020, titled “Recommendations for LGS Designation”. The letter, and accompanying information about the implications of LGS designation, was sent to all landowners. The letter was sent to Reverend Jane Holmes and the Diocesan Secretary, Mr Richard Butler.</p>
	S7	<p><b>Summary</b></p> <p>4.18. This report clearly demonstrates that the evidence produced by the Neighbourhood Plan Group does not justify the protection of the current school site as a Local Green Space, or that its heritage asset value precludes the site from being developable. Savills recommend that the final bullet point of policy G2(G1) be amended to enable proposed</p>	<p>The NP group disagrees.</p> <p>Please note the last bullet point in G2(G1) has been removed in order to improve clarity across the plan.</p>

Para number	Ref	Comment	NP group response
		<p>development of open spaces such LGS6 within the village to be assessed in terms of the impact on the character of the area and other public benefits, as anticipated by the tests for sustainable development.</p> <p>4.19. Savills recommend that Policy designation LGS6 be removed because the threshold of evidence for such designation has not been reached. The site lies within the village envelope and the historic use of the building and land are coming to an end. It is important to look to the potential for the building and land to make a contribution to sustainable development in the village, rather than make a designation which will have the indefinite effect of preventing such consideration.</p>	<p>After consultation the LGS6 has been removed. Policy G26(GS2) has been amended. See Recommended Change 11-4.</p>
G15(GGI1)	S9	<p>G15(GGI1). To designate any area in the Parish as LGS without first exploring how to deliver on the NP's clear aspiration to broaden community infrastructure may be premature. The Estate promoted the idea of a 'work where you live' village hub on Manor Farm North via the Borough's 'Call for Sites' in 2016. We remain of the view this hub could be realised with an integrated mix of village hall / community cafe / meeting area / soft play area, together with a small number of offices and commercial business units. The units would provide services and employment for the village and encourage the use of sustainable modes of transport and reduce congestion. The concept could integrate the remaining land into accessible and enhanced LGS coterminous with the Manor Farm development and green space to the south. Clearly, not everything needs to be on Manor Farm North. Creative discussion with other stakeholders (proposed LGS 13 and LGS 6 are good examples) would enable a broad concept plan to be generated for delivery over the Local Plan period. It would put flesh on the bones of the proposal on Summary Plan B.</p>	<p>Points are noted. With regards to the comments on Local Green Spaces, the NP group considers this response overlooks the overall vision for the NP. This starts with:</p> <p>“Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond...”. This overriding vision has been informed by continual community engagement from the outset and the subsequent policies and community actions in the NP flow from this vision. We recognise that development can contribute towards the delivery of community infrastructure improvements. However, such development must be consistent with the aforementioned vision.</p> <p>With regards to central open space, it is currently valued by the community as it is. The provision of</p>



Para number	Ref	Comment	NP group response
			public access to spaces which currently do not have public access could be welcome, however, the LGS assessment concludes the spaces currently meet the criteria for LGS designation.
70/ G11(GI2)G16( GGI2)	S1	The policy seeks to deliver enhancements to existing open space, or delivery of new provision in association with development. It is suggested that additional criteria could be added; e.g.: Delivery of overall net enhancement in the quality of open space Provision of open space in accordance with defined local need.	Noted. The policy has been amended to incorporate the first item but not the second as it is understood the Local Plan standards will be used to define local need.
71/ Policy G18(GGI4)	S1	Policy G18(GGI4) seeks to secure overall net biodiversity gains, recognising the role of enhancing habitats. It is suggested that the 2 <sup>nd</sup> part of G18(GGI4) is re-written; thus:  “Development should avoid adverse impacts on biodiversity and provide net gains in biodiversity by creating, restoring and enhancing habitats <del>and, in-</del> . <del>In doing so, applicants should seek to</del> <b>development should</b> retain and enhance the network of species and habitats currently present in the parish.	Noted. See Recommended Change 10-3
74/ Policy G19(GGI5)	S1	Policy G19(GGI5) is a useful locally distinctive policy, highlighting key sites of particular local landscape importance within the two settlements. One query is the slightly negative wording in the introductory paragraph (2 <sup>nd</sup> sentence). It is suggested that this should be re-worded, as follows:  “Development should protect, and preferably enhance, the following key landscape characteristics:...”  Further thoughts/ considerations re G19(GGI5):	Changes have been made as suggested. See Recommended Change 10-5  Policy Maps 4 and 5 distinguish the highly valued views.

Para number	Ref	Comment	NP group response
		<p>For Gayton Thorpe, the reference to “strong rural character” is a description of the settlement, rather than a policy criterion; this could be amended into a criterion; e.g. “...development should respect Gayton Thorpe’s distinctive rural character” or similar wording</p> <p>Is there a hierarchy of views; i.e. the most highly valued views/ vistas being offered enhanced protection? If so, Map 4 should identify/ specify highly valued views.</p>	
83/ Policy G20(GF1)	S1	<p>The importance of the rural public rights of way network to the enjoyment of the parish (Plan area) is recognised. Some amendments to the policy are suggested below; mainly in the interests of clarity:</p> <p>“Development should maintain and enhance the provision and quality of the public rights of way network (as shown at figures 33-35). Proposals should:</p> <p>Not obstruct or result in a significant impact upon the enjoyment of a public right of way;</p> <p>Where visible from a public right of way incorporate green landscaping to mitigate or reduce any adverse visual impacts; and</p> <p>Utilise available opportunities to improve the quality and provision of the footpath network throughout the parish</p>	Changes have been made as suggested. See Recommended Change 10-8
84/ Policy G21(GF2)	S1	<p>Improvements to overall connectivity as policy outcomes are welcome.</p> <p>Detailed comments regarding content:</p> <p>Need to define thresholds where Policy G6(GH2) is applicable; e.g. all development, schemes 5+ or 10+ (major)?</p> <p>Need to define “short” cul-de-sacs; e.g.&lt;5, &lt;10 dwellings? Also, greater clarity needed as to what this criterion is looking to achieve.</p> <p>In the 3<sup>rd</sup> paragraph (1<sup>st</sup> sentence), some amendments to the detailed</p>	<p>Noted. The first paragraph has been amended to improve clarity. The first and second paragraph applies to all proposals.</p> <p>The second half of the third paragraph applies where a new street is being proposed and this has been made clearer. The policy has also been amended to clarify the issue relating to cul-de-sacs and in response to concerns expressed by</p>

Para number	Ref	Comment	NP group response
		policy wording are proposed, to ensure that it is suitably positive in tone: "Development should preserve existing connections and, where possible, provide opportunities to deliver new or enhanced connectivity."	residents at regulation 14 stage with respect to the impact of new development on road safety.
87/ Policy G22(GF3)	S1	<p>Implementation of a specific project for enhancing connectivity between the two settlements is welcome. Some minor amendments to the policy wording are advised; deletion of the word "strongly" (opening paragraph) and removal of single bullet point (2<sup>nd</sup> paragraph).</p> <p>The reference to outline planning permission for the Seed Factory/ Gayton Mill site should be removed from policy text (17/02233/OM), which may already be expired/ superseded in any event; e.g.: <del>"In the event of a revised or new planning application coming forward on</del> <b>Redevelopment proposals for</b> the Seed Factory/Gayton Mill site <del>(17/02233/OM), the principle of residential development is</del> <b>will be</b> supported subject to..."</p>	Noted. See Recommended Change 10-13
87/Policy G22(GF3)	S9	<p>G22(GF3). Whilst I understand the aspiration for a shorter pedestrian access from GT to Gayton, I am afraid I don't see the logic for either route 1 or 2 from GT as described. The costs and issues associated with provision of a new pedestrian access on either route give me cause for concern.</p> <p>Establishment, maintenance, impact on wildlife, reduction in arable area, negotiations with Highways over crossing main roads and inevitable tree safety implications are all important. In addition, there is a perfectly good (albeit a little longer) access available down Common Lane and then north using the path adjacent to the fields.</p>	<p>After landowner consultation, Wished-for-Ways have been updated on the map in Fig 36. Wished-for-Way 1 is with Highways for consideration of feasibility. This is the optimal route between the villages. Wished-for-way 2 has been relocated and Wished-for-way 3 has emerged out of further landowner consultation. See Recommended Changes 10-13 and 10-14</p>
Policy	S10	All fantastic, except that the LGS proposal could stifle positive	Noted.

Para number	Ref	Comment	NP group response
G22(GF3)		regenerative development in the blanket way it has been set out.	
89/ Policy G23(GT1)	S1	<p>The standards proposed within Policy G23(GT1) are considered appropriate. It is assumed that this relates to residential development/ new dwellings (not householder development), but this should be more clearly specified in the Policy text. Some minor wording changes to G23(GT1) are also proposed, in the interests of clarity/ robustness:</p> <p>“To be supported, development proposals <del>must</del><b>should</b> provide for off-street car parking to meet the needs generated by the development...”</p> <p>Replacement of final paragraph with the following:  “Development should not compromise pedestrian safety, increase overall traffic movements, be detrimental to residential amenity or detract from the rural character of the villages.”</p>	<p>The policy has been amended in light of these comments with the exception of the final point. The second paragraph has been amended to clarify that this is about parking and avoiding on-street parking problems. See Recommended Change 11-1</p>
90/ Policy G24(GT2)	S1	<p>As drafted, Policy G24(GT2) appears rather aspirational, rather than a deliverable proposal (i.e. a Community Plan, as opposed to a Neighbourhood Development Plan policy). It does not represent an achievable development plan policy. Instead, alternative wording is proposed to improve the effectiveness of the policy. In the absence of a site specific proposal, it is proposed that a criterion-based policy should be applied; e.g.:</p> <p>“Proposals for the provision of additional public car parking in or around Gayton village centre will be supported, where these:  [Set specific criteria; e.g. re scale, no of spaces, main access, mitigation (landscaping/ tree planting etc), to guide future development of additional parking.]</p>	<p>Noted. This change has been made. See Schedule of Recommended Change. Number 11-2</p>
90/Policy G24(GT2)	S9	G24(GT2). To realise the existing and planned community facilities, the village is going to need more and better central parking options. Again,	Noted.

Para number	Ref	Comment	NP group response
		as it will involve land, discussion with stakeholders would be helpful before attempting to designate LGS.	
91/ Policy G25(GP1)	S1	<p>Policy clearly relates to delivery of committed new school proposal. The proposed criteria are generally appropriate, in the event of significant divergence from the approved proposals.</p> <p>Detailed comments re policy wording:  The location of the new school site should be clearly shown on the policies map and it would be helpful if the title to G25(GP1) references the location of the site; e.g. "A new primary school – Land at Springvale, Gayton"  2<sup>nd</sup> bullet point – "On site provision of off-street parking" – wording slightly clumsy – Suggest revised wording; e.g. "Sufficient on-site parking to ensure that development will not adversely affect traffic and road safety on the main highway" or similar.</p>	Noted. These points are accepted in light of this comment but also in light of comments from resident. See Recommended Change Number 11-2a
92/ Policy G26(GS2)	S1	<p>Policy G26(GS2), as drafted, does not provide sufficient clarity as to the location of the current school site. However, it does clearly explain that the policy would be invoked once the new school (G25(GP1)) has been implemented, although the wording of criteria (e.g. 2<sup>nd</sup> bullet point) appears to lack clarity.</p> <p>The location of the new school site should be clearly shown on the policies map and it would be helpful if the title to G26(GS2) references the location of the site; e.g. "Re-use of existing school site – xx Road, Gayton". Even Map 2 does not clearly show its location, although this does show the location for the new/ replacement school. Policy G26(GS2) should then go on to provide a comprehensive set of criteria relating to the re-use of the site, including emphasis upon retention of existing buildings/ heritage assets as far as possible; e.g.:</p>	These points are accepted. See Recommended Change 11-4

Para number	Ref	Comment	NP group response
		<p>Retention of existing school buildings wherever possible, in proportion to their value as non-designated heritage assets</p> <p>Retention of former school playing field for community uses (proposed Local Green Space designation may not be possible as this is an existing NCC site with proposals for relocation of school)</p> <p>[Enhancement of existing access arrangements]</p> <p>[Designated main access point]</p> <p>[Connectivity for non-vehicular assets to rights of way network, other key services etc]</p>	
95/ Policy G27(GC1)	S1	Policy G27(GC1) clearly identifies/ establishes key existing recreation areas, although it would be helpful if the policy title specifies that this relates to existing sites; i.e. "Existing/ established outdoor recreation areas..." .	Please note, the policy refers to existing and potential new areas.
97/ Policy G28(GC2)	S1	<p>Policy G28(GC2) primarily relates to the retention of existing community facilities. It would be helpful to set out the location etc for facilities cited; e.g.:</p> <p>"Development should not adversely affect the viability of, or contribute to the loss of existing established key community facilities. These are:</p> <p>Pubs (name/ street)</p> <p>Garage (street)</p> <p>Post office (street)</p> <p>Convenience shop (street)</p> <p>Butchers (street) etc.</p> <p>Wherever possible, development should support and enhance the retention of existing facilities, through measures such as the provision of complementary and shared parking and compatible functions that do</p>	Please see Schedule of Recommended Change 11-6 for amendments made to this policy.

Para number	Ref	Comment	NP group response
		<p>not adversely affect local amenity...etc”.</p> <p>Facilities to be retained should be fully listed within the policy text. It is probably not necessary to specify the development of a new village hall within G28(GC2), as this is specifically proposed in the next policy in any event.</p>	
97/Policy G28(GC2)	S9	G26(GS2). As before, to preclude creative discussion and concept of development at this stage may not be helpful.	Noted.
98/ Policy G29(GC3)	S1	<p>Policy G29(GC3) sets out what facilities the proposed new community hub should incorporate. This is clear, but the policy could benefit from a reference to the proposed location of the new hub in the policy title; e.g. “Development of new community hub – Lime Kiln Road, Gayton”.</p> <p>Broader comments/ suggestions re Policy G29(GC3): Suggest inclusion of guidance re % of CIL income anticipated to be set aside towards delivery Map 4/ Figure 39 – it is noted that the proposed site for the village hall would impact upon the valued views at Map 4 (view 17), so it is suggested that an additional criterion should be introduced to explicitly reflect this; e.g. “Proposals should be designed to minimise impacts upon valued views within the setting of the village, as shown in Map 4”.</p>	The policy has been amended in light of these suggestions. See Recommended Change 11-8
Policy G29(GC3)	S2	<p>Proposed Location for a New Village Hall at Land South of Lime Kiln Road</p> <p>The LLFA have no formal comments on this proposal, but note in Paragraph 11.4.10 it is stated, “This site would meet the aspiration to build a purpose-built complex from scratch”. As informal advice, we would highlight that the site is at risk of surface water flooding according to Environment Agency datasets and would advise flood risk, as a whole, is considered when considering a new site.</p>	Noted. The policy has been amended to require surface water management issues are addressed.
Policy	S10	Generally all good aspirations. Some of the recreation is very dispersed	The recreation areas are all located close to the

Para number	Ref	Comment	NP group response
G29(GC3)		from the heart of the village.	area of key services and facilities along the B1145.
Additional comments	S9	The Gayton Estate remains a big advocate of the Neighbourhood Plan concept. Given we are one of a few stakeholders that can materially influence what happens in terms of community benefit, it would be really helpful to be involved in the discussions please.	The NPSG is confident that stakeholders have been consulted throughout the process to ensure transparency and were invited to contribute by email, at consultation forums and individual meetings, including monthly Parish Council meetings. Consultation events and activities are described in detail in this Consultation Statement
Additional comments	S10	If Gayton is going to become a sustainable community into a carbon net zero era it will need to be less of a dormitory for people that work elsewhere, and create more working opportunities, with better basic hyper-local amenities, so as to make the village more resilient and critically reduce travel. If taking a most critical stand-point, this plan seems to focus more on trying to prevent bad development happening in the village rather than be a truly creative imagining of how Gayton could become better.	It is clear from the Three Wishes Survey that what most people liked about the parish is the rural character, central green space, peace and quiet, size of village and countryside. Protecting these strengths is a key outcome of this NP. The theme which received the most negative comment was housing development. See Recommended Change 5-3
105/ App B	S1	It would be helpful to include a map (at least with point data) showing the location of non-designated heritage assets (e.g. as for valued views – maps 4-5).	Map provided in Appendix D.
Character Assessment	S7	4.5. The Character Assessment is intended to <i>‘support the design and character policies progressed within the Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners and the local community, to help ensure that all future development and change in the Parish is not only of high design quality but is also appropriate and complementary to the distinct and special character of the settlement’</i> ( paragraph 7 p.4) 4.6. In our view the character assessment is limited to cataloguing features, without explaining their value or how they contribute to a distinctive character, typology or area. It is difficult to see how this fulfils	Noted. The assessment of views and non-designated heritage assets has been reviewed following the regulation 14 consultation so that more information and detail is now provided. See Recommended Change AB-3



Para number	Ref	Comment	NP group response
		the stated objective of creating a platform to support design and character policies.	
Character Assessment	S7	<p>4.7. Appendix B of the Character Assessment introduces the concept of 'Valued Views and Important Gaps'. On page 62 it explains that the views and vistas supplement the written information and detailed photographs in the Character Assessment. It also states that these views and gaps represent a valuable visual amenity which serves to enhance the quality of life for village residents. On this basis it explains that future development should, where possible, seek to preserve these views. It says that the Survey of Residents provides evidence that these features are much valued by residents and visitors to the area. The school site is affected by Important Gap K and Valued View 18. There is nothing in the main body of the document to explain the criteria on which the selection of these views has been based or how their importance is to be understood. For example it is difficult to claim that residents hold the view shown in the photograph below (Fig 13 in the Assessment) as a valuable visual amenity.</p> <p>4.8. The point here is that the evidence is supposed to lead to the policy, in this case Policy G2(G1) which sets out to 'preserve or enhance' the settlement. The evidence to support the preservation of the current school playing field as open space in the centre of Gayton is weak. There is no reason why sensitive development could not take place, respecting the fine trees on the boundaries of the site and the footpath link at the site boundary. It is quite possible to design development that would be sensitive to the character and scale of the Victorian school buildings. But a policy that treats the site in a similar fashion as it would a listed building within a green belt location is not warranted by the evidence (see photos below). Instead the policy can be seen to undermine the opportunities presented by the site for appropriate, sustainable</p>	Noted. The Views assessment work has been reviewed following Regulation 14 consultation to address these concerns. View selection criteria is included. See Recommended Change AB-3. (Views appendix appears in the NP and the CA)

Para number	Ref	Comment	NP group response
		development within the village envelope. <b>For this reason the reference in Policy G2(G1) to ‘reinforcing the distinctive character as described in the Gayton and Gayton Thorpe Character Assessment’ and ‘preserving the open space in the centre of Gayton village’ should be removed or amended to introduce criteria for consideration of development opportunities, in order to meet the requirement of prescribed matters a) and d) referred to at paragraph 3.3 of this report</b>	

## Appendix C      Reg 14 Consultation: Residents Comments Log

As a result of the Reg 14 consultation, every policy has been given a consecutive number to improve navigation. See list of policy number conversions below for traceability.

This document references New Policy Number(Old Policy Number) throughout.

7          A Spatial Strategy for Gayton

Policy G1(GS1) – A Spatial Strategy

8          Development and Housing

Policy G2(G1) – Development and Character

Policy G3(G2) - Preserving the special character of Back Street, Gayton.

Policy G4(G4) – Conserving and enhancing heritage assets in the parish

Policy G5(GH1) – Affordable Housing

Policy G6(GH2) – Housing Mix

Policy G7(GH3) – Affordable Housing on Rural Exception Sites

Policy G8(GH4) - Land North of Back Street

Policy G9(GH5) – Residential development and design

9          Infrastructure

Policy G10(GI1) – Development and surface water flood risk

Policy G11(GI2) – Development and Waste Water

Policy G12(GI3) – Charging Points for Electric and Ultra-Low emission vehicles

Policy G13(GI4) - Dark skies

Policy G14(GI5) – Fibre connections

10        Green Infrastructure and Footpaths

Policy G15(GGI1) – Local Green Space

Policy G16(GGI2) - Development and new open space provision

Policy G17(GGI3) - Roads and Green Infrastructure

Policy G18(GGI4) - Development and Biodiversity

Policy G19(GGI5)– Preserving the Landscape Character

Policy G20(GF1) – Rural routes for non-motorised users: The rural footpath network and the public rights of way network

Policy G21(GF2) – Maintaining a walkable and well-connected village.

Policy G22(GF3) – Sustainable link between Gayton and Gayton Thorpe  
 11 Facilities, Community and Village Life  
 Policy G23(GT1) – Car and bicycle parking policy  
 Policy G24(GT2) – Opportunities for Gayton village centre public parking  
 Policy G25(GP1) – A new primary school, Land at Springvale, for Gayton  
 Policy G26(GS2) – Existing school site  
 Policy G27(GC1) – Outdoor recreation areas  
 Policy G28(GC2) – Community Facilities  
 Policy G29(GC3) – Development of a new community hub – Lime Kiln Road, Gayton

Respondent Id	Residents Comment	NPSG Response
	<b>General Comments</b>	
173255874	I believe Gayton has enough affordable housing already, apart from that I agree with the plans	<p>Thank you for your support for the NP.</p> <p>As at 2017 the Borough Council of King's Lynn and West Norfolk reported Gayton to have 187 affordable housing units. This is over 20% of Gayton's housing stock.</p> <p>The Borough Local Plan seeks the delivery of affordable homes on all new market housing schemes; a 20% target from schemes of 5 units or more. The NP supports the Borough approach.</p> <p>The NP identifies, as a priority, a need to ensure local people are prioritised in the allocation of affordable housing.</p> <p>There was recognition in the Three Wishes Survey that there is a high proportion of social housing in Gayton and, whilst many respondents recognised the need for social and affordable housing, many (but not all) felt Gayton had more than enough.</p> <p>See Policy G5(GH1) Affordable housing and Policy G7(GH3) Affordable housing on rural exception sites. The Housing Needs Survey indicated that there is a need for affordable housing for people with a local connection to Gayton Parish.</p>

Respondent Id	Residents Comment	NPSG Response
174318827	Despite the plan Gayton is being turned into a town with a ridiculous amount of new housing, without the correct infrastructure and tearing down / ripping up wildlife habitats which provided so much joy to residents. These developments don't benefit the community but the pockets of the private land owners and developers.	Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary. The NP seeks to preserve the valued green spaces by designating them as Local Green Spaces, some of which are inside the development boundary and others outside.
174373990	Well done to all involved	Thank you for your supportive comment.
174376361	In principle I agree with the visions	Thank you for your supportive comment.
174417465	Lots happening in a small village so quickly but future looks good if expanding with facilities too.	Your comment is noted. Thank you.
174427130	<p>I think this plan is very complicated.</p> <p>If building work is happening on your doorstep or my doorstep in the end there is no choice however it might affect your or my spatial, heritage, rural etc developments.</p> <p>Surface water flooding has affected me very much so this year and as far as I can see no one wants to take responsibility, builders, Anglian Water etc.</p>	<p>The NP is a framework for future development in the Gayton and Gayton Thorpe area for the period 2019 to 2036. Once made, the NP will become statute and carry the same legal weight as plans drawn up by the Borough and at national level. Planners and developers must follow the policies in the NP when making decisions about planning applications in Gayton and Gayton Thorpe.</p> <p>Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary.</p> <p>The quality of life and wellbeing of the existing population will be a factor in the scale of future developments. Developments should create the least possible impact on the daily life of the village.</p> <p>Policy G4'Conserving and enhancing heritage assets in the parish' applies to development proposals which would impact on existing heritage assets. All development proposals will be expected to conserve or enhance the significance of designated assets in the parish.</p> <p>In recognition of the flooding events in the parish Policy G10(GI1) 'Development and surface flood risk' will work alongside and support borough and national policies relating to flooding. The</p>

Respondent Id	Residents Comment	NPSG Response
		policy sets out surface water management requirements for proposals in areas of surface water flood risk. The policy approach on surface water flooding and drainage matters has been strengthened in light of consultation responses received. Thank you.
174727531	Gayton Thorpe is an important REFUGE for GAYTONIANS and those from further afield. A REFUGE of quiet, country and wildlife.	Noted. Thank you.
175322756	Support varies by vision and policy, so I can neither agree nor disagree with this broad question.	Noted. Thank you for completing the detailed questions.
175393790	The plan is well thought out with policies that relate to preserving and enhancing the villages of Gayton and Gayton Thorpe. Generally very supportive with only a few reservations as shown in comments.	Thank you for your supportive comment.
175398415	<p>You can't build on the playing field, Gayton Estate won't allow it. This has been looked at before.</p> <p>You must stop social housing otherwise Gayton will become Fairstead Est.</p>	<p>It is presumed that this comment refers to the site of a new village hall for Gayton. The NP supports recommendations of the Jubilee Hall Trustees and identifies land in Lime Kiln Road as a suitable site for the delivery of a new village hall as part of a community hub in the centre of the village, close to the playing field but does not suggest that the playing field is built on.</p> <p>As at 2017 the Borough reported Gayton to have 187 affordable housing units. This is over 20% of Gayton's housing stock. The Housing Needs Survey indicated that there is a need for affordable housing for people with a local connection to Gayton Parish.</p> <p>The Borough Local Plan seeks the delivery of affordable homes on all new market housing schemes; a 20% target from schemes of 5 units or more. The NP needs to comply with the Local Plan.</p> <p>The NP identifies, as a priority, a need to ensure local people are prioritised in the allocation of affordable housing.</p> <p>There was recognition in the Three Wishes Survey that there is a high proportion of social housing in Gayton and, whilst many</p>

Respondent Id	Residents Comment	NPSG Response
		respondents recognised the need for social and affordable housing, many (but not all) felt Gayton had more than enough. See Policy G5(GH1) Affordable housing and Policy G7(GH3) Affordable housing on rural exception sites.
175409985	Bit too strong with policies preserving community access/green areas/preservation. Plant more trees and improve hedges. Scheme for the hedges around the Jubilee Hall field with Developer next door.	Comment noted.  Policy G2(G1) 'Development and Character' supports the retention and enhancement of vegetated boundaries, particularly those of existing hedgerows and trees in all new developments.
175736355	Ref Local Green Spaces: Policy G15(GGI1) - I would like to see some of these green spaces e.g.LGS13 sewn to wildlife meadows, and not left to weed and rot.  Ref Local lighting: I am aware of the current policy, but feel some form of non-sky pointed lighting would create a safer environment for all.	Policy G15(GGI1) 'Local Green Space' identifies existing areas of green space which are special to village residents and designates them as Local Green Spaces(LGS) LGS designation does not however impose additional obligations to landowners with respect to the management of the spaces. LGS13 is a privately owned field. The PC adopted a Dark Skies policy before March 2015. Policy G13(GI4) 'Dark Skies' supports limiting the impact of light pollution from externally visible light sources, unless the lighting is needed to secure pedestrian security. The policy supports light spillage being minimised through shields, low glare fixtures, motion sensors etc.
176178535	I strongly disagree with the housing development proposals for Gayton, it will turn Gayton into a commuter hub. The impact on the local surgery will be tremendous, meaning some services will be farmed out. Some of the houses in the village are also out of character, so overall the future does not look bright.	The issue of housing development drew a major response from the community. All the responses were either for no more housing or that future developments should be limited. Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary. Policy G2(G1) 'Development and Character' stipulates that all new developments should be of high quality design and contribute positively to the character of existing settlements. All new

Respondent Id	Residents Comment	NPSG Response
		<p>development should be of high quality design, contribute positively to the street scene and must preserve or enhance Gayton and Gayton Thorpe.</p> <p>Aspiration 18 aspires to work with the Borough on provision of a satellite dispensary.</p>
176216478	<p>If Gayton is to become a 'hub' for the local area and communities, it is essential that utilities (especially broadband/mobile phone connectivity) and supporting infrastructure is improved.</p> <p>A robust Neighbourhood Plan is essential to meet this objective and to retain the character of Gayton and Gayton Thorpe villages.</p>	<p>The NP envisages that future infrastructure is developed to overcome existing shortfalls and improved to cater for the increase in housing and population. Future infrastructure would include improved mobile phone coverage and fibre connections to improve broadband connectivity to enable more working from home which will reduce traffic volumes and environmental pollution and benefit local businesses.</p> <p>Aspirations 17 aspires to improvement of the communication networks.</p> <p>The NP takes full advantage of the opportunity to specify policies which are designed to meet this and all other objectives.</p>
176765248	The visions and policies demonstrate careful consideration for the future of Gayton and Gayton Thorpe	Thank you for your supportive comment.
	<b>Themed Vision Spatial Strategy</b>	
172360678	There should be no development outside the boundary.	<p>Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary. See Policy Map 1. The exceptions provided for in Policy G1(GS1) are to ensure the NP is consistent with national policy requirements (for example allowing for countryside uses), to allow for the site allocated in the Local Plan (land north of Back Street) and to allow for small scale (up to 8 units) rural exception sites where the affordable housing will meet a Gayton specific need. .</p> <p>See Policy Map 1</p>
174372622	Like to see more green spaces. More safe footpaths to go for	The NP aims to retain the existing green spaces in Gayton and



Respondent Id	Residents Comment	NPSG Response
	walks, you've got nothing in this paper for disabled people they need to get about too. Seems to be no thought for anything, just stick Houses up anywhere. Where can we go for a walk here?	<p>Gayton Thorpe and it seeks to protect many of them as Local Green Spaces. For many of them, it is up to the landowner to permit access.</p> <p>The NP also contains policies to maintain and enhance rural footpaths and to maintain a well connected and walkable village. These policies will apply to all new development proposals. See policies G20(GF1): The rural footpath network, G21(GF2): Maintaining a walkable and well-connected village and G22(GF3): Sustainable link between Gayton and Gayton Thorpe.</p> <p>We acknowledge the challenges that people with limited mobility, carers and children face with the accessibility of some existing footpaths. However, whilst the NP aims to ensure that future developments are accessible, the NP is more limited in its ability to improve the existing footpath network where it is not related to a new development proposal. Policy G22(GF3) has been amended to include accessibility of routes and Section 10.2.6 now recognises that some footpaths are inadequate for people with limited mobility or those with a pushchair.</p>
174373990	I would like to see the lime Kilns field included in the boundary as it is of local historic/heritage importance.	The Lime Kiln Field sits outside the village development boundary and is classed as 'countryside' and thus is not an option for development. See Policy Map 1.
174376361	A great shame the Planning Speak on the first page 'Spatial Strategy' has put several people I know, off reading and responding.	This is a shame but the community has seemed interested in the 'space' in the village so it was thought to be a good introduction.
174417465	Enclose villages but keep countryside.	Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary See Policy Map 1
174727531	The most important aspect of future development that has PRIORITY is in the selection and acceptance of the Development Company. This must be screened and be prevented from resale	This is out of scope of the NP.

Respondent Id	Residents Comment	NPSG Response
	without scrutiny.	
174937957	<p>Please ensure the open space in the centre of Gayton Village is preserved, along with views of the church and school.</p> <p>Developing on this open space will destroy the character of the village irreversibly, as well as removing important wildlife and other environmental considerations. Agriculture and horticulture should be encouraged outside of the village to encourage self sufficiency in the area, along with the potential introduction of renewable energy generation such as wind or solar.</p>	<p>The NP intends through a combination of policies that the open space in the centre of Gayton village is preserved.</p> <p>Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary. See Policy Map 1. The exceptions provided for in Policy G1(GS1) are to ensure the NP is consistent with national policy requirements (for example allowing for countryside uses), to allow for the site allocated in the Local Plan (land north of Back Street at Manor Farm) and to allow for small scale (up to 8 units) rural exception sites where the affordable housing will meet a Gayton specific need.</p>
175393790	<p>The vision preserves the green heart of the village which gives the village part of its identity. The new boundary allows for future development on the flax field site. Now Manor Farm has been refused permission on appeal, the development boundary should remain as shown.</p> <p>If an additional site is necessary in the future, land to the south of Back Street or east of Grimston Road could be considered.</p>	<p>The development boundary has not been changed by the NP with respect to the Flax Factory. The development boundary has been changed to reflect new and completed development. Those planning permissions which have not yet commenced or are incomplete remain outside the development boundary.</p> <p>The NP does not seek to allocate any new development sites outside the development boundary. Land north of Back Street (Manor Farm South) remains allocated in the Local Plan.</p>
175400425	In what ways will development outside the development boundary be restricted and which authority? Not made clear so cannot properly respond.	Development outside the development boundary would not be permitted except in certain situations as described in Policy G1(GS1) of the Neighbourhood Plan.
175409985	<p>The developments should bear in mind the importance of green public space and if poss increase this.</p> <p>Develop the flax factory with attractive buildings.</p> <p>The Manor Farm South should now return to countryside following the appeal decision.</p> <p>But the land south of Back Street could be developed and East of</p>	<p>The policies in the NP advocate preservation and provision of green space in keeping with the character of the villages.</p> <p>Flax Factory – Any application will be subject to the normal planning process, which should include the NP.</p> <p>It is anticipated that the Manor Farm South application will be remade but this is not permitted for two years. It should also be noted that land north of Back Street is allocated for development</p>

Respondent Id	Residents Comment	NPSG Response
	Grimston Road but keep the centre clear.	in the Borough Local Plan. The NP does not seek to allocate any new development sites outside the development boundary.
175751238	<p>Disclosure: I am a member of the NPSG but am responding to this consultation personally - my views do not represent those of the NPSG.</p> <p>I feel very strongly that firstly, the development envelope should be respected 100% (and changes to it made with community consent), otherwise the planning system falls into disrepute as no-one can rely on anything. Secondly, Gayton has recently seen a good deal of development that has changed the nature and culture of the village, from an intimate community into a larger, less well integrated, more dormitory community. The NP needs to arrest this process, as people have moved to Gayton for its small village feel and I do not think the planning system should rip the rug from under their feet and transform Gayton into a large, suburban dormitory settlement.</p>	<p>Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary.</p> <p>See Policy Map 1. The exceptions provided for in Policy G1(GS1) are to ensure the NP is consistent with national policy requirements (eg. allowing for countryside uses). To allow for the site allocated in the Local Plan (Manor Farm South) and to allow for small scale (up to 8 units) rural exception sites, where the affordable housing will meet a need specific to Gayton. See Policy Map 1</p>
176765248	Development in Gayton is getting out of control and should be restricted outside the development boundary	Policy G1(GS1) 'A Spatial Strategy' applies a restrictive approach to development proposals outside the development boundary. See Policy Map 1. The exceptions provided for in Policy G1(GS1) are to ensure the NP is consistent with national policy requirements (for example allowing for countryside uses), to allow for the site allocated in the Local Plan (land north of Back Street at Manor Farm) and to allow for small scale (up to 8 units) rural exception sites where the affordable housing will meet a Gayton specific need. See Policy Map 1.
	<b>Themed Vision Development and Housing</b>	
172360678	The online system would only allow me to complete one of the lines above. However I strongly agree with all of these policy proposals.	Noted. Thank you

Respondent Id	Residents Comment	NPSG Response
173836231	I 'strongly agree' with all points G2(G1) to G9(GH5)	Noted. Thank you
174320161	Developers should not be allowed to 'buy out' of providing affordable housing as a significant proportion of their proposed development scheme.	Most of the rules about affordable housing are set in the national and local plans and cannot be changed via the NP. However, policies G5(GH1), G6(GH2) and G7(GH3) seek to ensure that affordable housing in Gayton is planned using best practice and is responsive to local housing needs.
174372622	As the village seems to be getting bigger, I agree we need a new village hall and club house. Is there going to be a doctors surgery at all, nearest is Grimston, I'm sure they'd love a lot more people in there. Any thought on that.	The provision of a doctor's surgery is outside the scope of the NP. Whilst the Borough Plans require all development to be accompanied by appropriate infrastructure, the NP plays a role in identifying needs. The NP includes Aspiration 18: To work with the borough to include a satellite dispensary.
174373990	I am particularly keen to see any new developments incorporate renewable energy provision.  It's a small thing, but if fencing around gardens (new or existing) has a Hedgehog Highway hole included this would support our local hedgehog population, and avoid the need for them to cross roads.	The NP requires developments should be optimised for energy efficiency and encourages renewable energy provision in Policy G9(GH5).  The NP requires that natural boundaries are retained and enhanced in Policy G2(G1). This should benefit hedgehogs.
174376361	All new residential development MUST have it approved in perpetuity for permanent resident occupation, not holiday homes or lettings like AirBnB. This has a precedent in Hunstanton.	The key issues (See Section 5 in the NP) raised in the initial consultation for the Gayton NP did not identify problems with holiday homes and AirBnBs in Gayton and Gayton Thorpe.  At the time of the 2011 census there were 657 dwellings and 4.3% (28 homes) were not permanently occupied. This means that there are currently no convincing grounds to restrict occupancy of new market homes. Note that restrictions do apply to affordable housing. Once the results of the 2021 census are available, this will be reviewed.
174417465	Future of housing needed, keep character of expanded village pleasing to village life.	The NP takes a character-based approach to development policy. Policy G2(G1) requires that the character of Gayton is preserved as documented in the Gayton and Gayton Thorpe Character

Respondent Id	Residents Comment	NPSG Response
	Example: Great Massingham = Heart of village, ponds, pretty Norfolk village/ stores/ pubs. Norfolk character and pretty location.	Assessment.
174422724	Should include solar panels on all new homes.	Policy G9(GH5) states a broad requirement, which includes solar panels, for all new development to be adapted to climate change and to be optimised for energy efficiency.
174427130	Although I basically agree on the above I think the end result is not so cut and dried. Is where I live considered in the heritage aspects of this plan as it doesn't appear to be the case to me.	The NP takes a character-based approach to development policy. Policy G2(G1) requires that the character of Gayton is preserved as documented in the Gayton and Gayton Thorpe Character Assessment.  The designated and non-designated heritage assets of Gayton and Gayton Thorpe are catalogued in the Character Assessment and listed in the NP.
174612411	G7(GH3) - Affordable housing needs to be incorporated in existing planning housing development sites.  Affordable housing should be integrated not separate.	As a general rule affordable housing should be 'peppered' amongst market housing and should be indistinguishable from it, and this is required in policies G5(GH1) and G6(GH2).  G7(GH3) is aimed at providing and prioritising affordable housing for people with a local connection to Gayton. Such a site would be very small and indeed all the homes would be affordable. As the community has a greater degree of control over such a site, it has the potential to be special. An ordinary market housing development would only need to provide 20% of the houses as affordable, so a rural exception site would allow affordable houses to be built without an associated large development of market housing – of which Gayton already has plenty.
174727531	Design standards should be technical viz good insulation, best cooking and water arrangements but never at the expense of humble 'pockets' as is so often the case. Fat(?) rents are not needed	Noted.

Respondent Id	Residents Comment	NPSG Response
174937957	<p>Affordable housing should be in keeping with the character and harmony of older properties.</p> <p>Additional budgets should be allocated for the support of the growing population such as local GP surgeries and a greater police presence.</p>	<p>As a general rule affordable housing should be ‘peppered’ amongst market housing and should be indistinguishable from it, and this is required in policies G5(GH1) and G6(GH2).</p> <p>The provision of a doctor’s surgery is outside the scope of the NP. Whilst the Borough Plans require all development to be accompanied by appropriate infrastructure, the NP plays a role in identifying needs. The NP includes Aspiration 18: To work with the borough to include a satellite dispensary.</p>
175322756	<p>Policy G3(G2) should recognize the mixed development that is a feature of Back Street which ranges from 18th Century terraced cottages of high density set right on the road frontage, 1950's local authority housing, converted barns, right through to modern housing constructed within the last few years. It is this diversity that gives Back Street much of its character.</p> <p>Policy G4 is not supported as the reasons for inclusion as a non designated asset appear to be rather unclear and somewhat subjective. The weighting given to importance to the vernacular is hard to understand given the proposed listing of the Lynn Road brick bus shelter and Conifers.</p> <p>Policy G8(GH4) is not supported on a technical basis as it is understood that the proposed local connection policy conflicts with Borough Council policy.</p> <p>Policy G6(GH2) is neutral because the desired variety is usually (and rightly in my view) dictated by local housing need rather than an objective in itself.</p> <p>Policy G9(GH5) is not supported because it is not understood. Which design standards? Where are they described?</p>	<p>We note that there is a diversity of building styles on Back Street. The purpose of policy G3(G2) is to identify special features, including features of landscape value, which new development should respect or enhance. Policy G3(G2) is aimed at respecting the character of Back Street as a rural, working street. See paragraph 8.1.9.</p> <p>The non-designated heritage assets appendix has been amended and includes selection criteria (now Appendix D).</p> <p>The local connection criteria has been updated in line with borough discussions and is Included in the text supporting the policy text.</p> <p>Noted</p> <p>G9(GH5) requires that Building for a Healthy Life is used to assess new development proposals. Building for a Healthy life contains best practice design guidelines for new developments, is available on-line and is referenced in the NP</p>

Respondent Id	Residents Comment	NPSG Response
175393790	<p>Re G8(GH4). Only if the site is eventually developed which I hope it isn't.</p> <p>I agree with all the policies but I believe there is provision for affordable housing already within the village - the local connection to this should be strengthened if it is considered necessary. Future requirements for housing in the village are probably outside the scope of this NP but should be as indicated in earlier comments on spatial strategy.</p>	<p>Noted</p> <p>The PC is engaging with Freebridge to raise awareness of the availability of the affordable houses for rent and the shared ownership houses so that local people have an opportunity to apply for them. In addition, the PC is discussing with the Borough the possibility of applying local connection criteria to some of the rental units.</p>
175398415	No Social Housing	<p>Most of the rules about affordable housing are set in the national and local plans and cannot be changed via the NP. However, policies G5(GH1), G6(GH2) and G7(GH3) seek to ensure that affordable housing in Gayton is planned using best practice and is responsive to local housing needs.</p>
175400425	<p>Ref G7(GH3)</p> <p>We agree with all except para (6) which we 'disagree' with</p>	<p>The cascade defines casting a net increasingly wider to prioritise people with a local connection over those from further afield. Para 6) means that if no-one can be found with a local connection within Gayton and its neighbouring parishes, then people from the Borough of King's Lynn and West Norfolk would take priority over those from the rest of the UK. Therefore, we believe that the inclusion of para 6 is a meaningful definition of 'local' within the cascade.</p>
175404767	Adaptation to Climate Change is now more important due to rising temperatures.	<p>Policy G9(GH5) states a broad requirement for all new development to be adapted to climate change and to be optimised for energy efficiency.</p>
175409985	<p>G2(G1) - Provide a list of things NOT acceptable.</p> <p>G3(G2) - Yes but west end opposite new houses would work?</p> <p>G9(GH5) - Specify design do's and don'ts</p>	<p>The Borough planners require that the NP is written in positive language. We believe that the combination of this policy and G9(GH5) effectively constrain designs so that the NP provides a basis for undesirable designs to be refused.</p> <p>Please see below re development boundary.</p> <p>G9(GH5) requires that the best practice design guidance in</p>

Respondent Id	Residents Comment	NPSG Response
	<p>When the BC reviews the boundary to the village to include SW Back Street opp ???? houses. Didn't flood, close to services and drainage also would be an acceptable street scene and east of Grimston Road.</p> <p>Preserve all the NP green space/school should extend south not east/better layout, which is of prime consideration and leaves designated green space untouched and secure.</p>	<p>Building for a Healthy life is used to assess development proposals. Building for a healthy life defines do's and don'ts.</p> <p>Defining the development boundary is within the scope of the NP. The emerging local plan does not place any new requirements on Gayton for residential housing. Therefore, the development boundary has been adjusted only to include new completed developments. That is, there is no requirement to extend the development boundary.</p> <p>Policy G15(GGI1) designates the area to the east of the new school (LGS5) as a Local Green Space, thus ensuring that it remains part of the central green area.</p>
175464623	<p>- solar panels on some new housing ?</p> <p>- site for a solar panel "farm" ?</p> <p>- hedgehog paths through all new gardens (possible retrofit too?) to ensure passage through all gardens and out into the countryside?</p>	<p>Policy G9(GH5) states a broad requirement, which includes solar panels, for all new residential development to be adapted to climate change and to be optimised for energy efficiency.</p> <p>A proposal for a solar panel farm would be assessed against policies in the borough plan and the NP.</p> <p>The NP requires that natural boundaries are retained and enhanced in Policy G2(G1). This would benefit hedgehogs.</p>
175727646	<p>Whilst I totally agree that the Affordable Housing should be allocated to people with a Parish connection - consideration must also be given to the people who purchase market value property, that the value of their property is not diminished by the close proximity of Affordable Housing if it is not cared for and maintained in an appropriate way (as, sadly, can sometimes be the case.)</p>	<p>As a general rule affordable housing should be 'peppered' amongst market housing and should be indistinguishable from it, and this is required in policies G5(GH1) and G6(GH2).</p>
175727655	<p>In principle, I support affordable housing. However, numerous examples, countrywide, illustrate that poor upkeep of the properties, which is frequently the case, has a detrimental effect on surrounding private properties and can create social discord</p>	<p>As a general rule affordable housing should be 'peppered' amongst market housing and should be indistinguishable from it, and this is required in policies G5(GH1) and G6(GH2).</p>



Respondent Id	Residents Comment	NPSG Response
	amongst some residents. Associated with this issue, is the intrinsic value of all properties can be adversely affected. If the premises are kept clean and presentable and such conditions can be enforced then I revert to my original statement - I support in principle.	
175751238	<p>Disclosure: I am a member of the NPSG but am responding to this consultation personally - my views do not represent those of the NPSG.</p> <p>Given that there has been so much development, mainly against the wishes of the community, I feel that much greater efforts than are currently available using the planning system should be made to help people with a local connection to take advantage of the new development already completed and planned, now and in perpetuity.</p> <p>I hope that the design policies will start to see refusals of the types of suburban housing estate developments that we have been seeing recently and start to insist on more appropriate developments reflecting the rural village character of Gayton.</p>	<p>The PC is engaging with Freebridge to raise awareness of the availability of the affordable houses for rent and the shared ownership houses so that local people have an opportunity to apply for them. In addition, the PC is discussing with the Borough the possibility of applying local connection criteria to some of the rental units</p> <p>Policy G9(GH5) requires that all new developments are assessed against the best practice design guidance in Building for a Healthy Life.</p>
176215196	<p>Some of the recently built houses are attractive, some shocking.</p> <p>Howards Way - attractive.</p> <p>Back Street - not.</p>	Policy G9(GH5) requires that all future developments are assessed against the best practice design guidance in Building for a Healthy Life.
176215930	G8(GH4) - I don't think this development is needed. Gayton already has significant building in progress. Plus previous large developments such as The Willows and Springvale.	Noted.
	<b>Themed Vision Infrastructure</b>	
172360678	A very high priority must be consideration of the flood risk and management of sewage. Basic requirements which are of paramount importance. High speed connections are also essential	Noted and agreed. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.

Respondent Id	Residents Comment	NPSG Response
	in a rural area to ensure future prosperity.	<p>Policy G10(GI1): We are making changes to strengthen the requirements and scope of Policy G10(GI1) to include groundwater as well as surface water and to strengthen the requirement for sustainable drainage systems.</p> <p>Policy G11(GI2): We have amended Policy G11(GI2) so that it only focuses on waste water (grey and foul) in response to consultee comments.</p>
173836231	<p>Whilst I agree this in principle, I can see future problems as those with up to date cabling to their home will automatically take over the availability of network and those on copper lines will drop out even further.</p> <p>Whilst I have fibre connection the line from the box is copper so my connection is only as good as the last leg!</p> <p>Perhaps this is something the PC can help guide the community to act upon as a collective?</p>	<p>The wider network capacity and availability is in the hands of the telecoms operators and providers. The NP requires that a developer must install an adequate network <i>within</i> a new build development.</p> <p>Action: Given that full fibre provision in Gayton is outside the scope of the NP, the NPSG will propose to the PC that this could be achieved via a community project</p>
174320161	It is imperative that for each individual new development, the sewerage infrastructure capacity must exist to cope with all the new developments which the Council is aware of.	Agreed. We have sought to strengthen the approach taken in Policies G10(GI1) and G11(GI2).
174373990	Excellent to reference Dark Skies - light pollution can be reduced fairly simply and cheaply and dark skies have a recognised benefit to well-being and wildlife. Several studies have concluded that brightly lit areas can in fact increase the risk of crime (conveniently lighting shed and buildings for the burglar!).	Noted, thank you.
174376361	<p>G13(GI4). Lighting (lightening) is required for Vicarage lane - a main route across the village and to the new school.</p> <p>Grimston Road</p> <p>St Nicholas Close to light path to Lynn Road again these should be suitably shielded lights for Dark Skies.</p>	Retrospective provision of lighting is outside the scope of the NP, which can only influence new developments.

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174417465	Need to look at lanes/private roads flooded, ie: Rosemary Lane, council could help us Residents repair road as so much building work has happened at the back of our house and traffic = Needs repairing.	Rosemary Lane is an un-adopted road and out of the scope of the NP.
174427130	Again I basically agree but I have experienced flooding this year and as far as I can make out it has not happened in my neighbours lifetimes, here 30+ years.  No one wants to take responsibility and I am now in the process of building work being done - which I fear may be a waste as I can't see anything to say it won't happen again.	See comments above on NP approach to policies for flooding.  The PC has put together a working group to investigate and put a plan together to address the seasonal flooding issues in Gayton and Gayton Thorpe.
174606209	Resolving the current flooding problems and ensuring any new developments do not exacerbate this issue are absolutely key for the village.	See comments above on NP approach to policies for flooding.  The PC has put together a working group to investigate and put a plan together to address the seasonal flooding issues in Gayton and Gayton Thorpe.
174725496	I would like footpaths increased/enhanced to the max to keep walkers/cyclists away from the main road as it becomes increasingly busy. Village Hall, butchers and any other shop in future should be as far as possible accessible on foot/cycle. Also children to and from school.	We believe that these concerns are covered by the policies G21(GF2) (Maintaining a walkable and well-connected village), G20(GF1) (The rural footpath network) and G22(GF3) (Sustainable link between Gayton and Gayton Thorpe)
174861387	Gayton Thorpe needs including in all flood risk discussions as the steps taken in last years problem period were nothing but temporary and the problems will arise again without a doubt. Parish council minutes on this matter saying resolved by local farmer were only correct in terms of a complete one off.	See comments above on NP approach to policies for flooding.  Gayton Thorpe flooding issues added to Section 9  The PC has put together a working group to investigate and put a plan together to address the seasonal flooding issues in Gayton and Gayton Thorpe.
174937957	Infrastructure is lacking with regards to transport, additional housing will bring larger volumes of traffic which the A47 and A149 cannot handle in the current single-carriage form.	Transport:  The NP is only applicable to proposals coming forward in Gayton Parish. The number of houses coming forward in the parish is modest and is itself unlikely to cause congestion on the A47 and A149. Capacity on those roads is a strategic issue and beyond the

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	<p>Very important to implement electric vehicles charge points, suggest installing where they are likely to bring in custom such as the local pub and restaurant - the landlord will benefit by having potential customers waiting for their cars to charge, therefore bringing more trade to the village. Placing them in the petrol station would be a poor idea due to the lack of space. All charging should come from local renewable sources. Grants should be provided to retrofit existing domestic properties with electric vehicle charging stations.</p>	<p>scope of this plan.</p> <p>Charging Points: The NP requires new build development to include facilities for charging points and bays. Other private and public provision of EV charging points is outside the scope of the NP.</p>
175322756	<p>Policy G12(GI3) is not supported due only to wording of "facilities and bays". Provision of a charging point per dwelling (which is already routine practice for many developers) should make bays redundant. More flexible wording of "and/or" or just "facilities" should be considered.</p> <p>Policy G14(GI5) should be an aspiration rather than a policy. A larger multi home development may be able to provide FTTP but it is likely to be impossible for a new single dwelling - an example would be the Manor Farm barns in Gayton Thorpe.</p>	<p>Charging Points: This policy has been amended in light of Reg. 14 consultation. Please see Schedule of Recommended Changes.</p> <p>G14(GI5) – The NP requires the developer to provide adequate broadband on the development, (even on a single new build house) even though that might mean connecting to a less fast network at the edge of the development. We are of the view that it is still worth requiring adequate broadband on the development site in anticipation of an improvement to the wider off-site broadband provision.</p>
175393790	<p>Infrastructure relating to basic services such as drainage and surface water flooding is clearly inadequate particularly taking climate change into account - I would anticipate future issues if actions are not taken - particularly if rainfall levels in winter remain at the levels of last 3 years.</p>	<p>We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.</p>
175400425	<p>G10(GI1) - no further development until current flood risk dealt with</p> <p>G11(GI2) - If there is no alternative to dumping surface water in</p>	<p>See comments above on NP approach to policies for flooding. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended</p>

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	public sewer, then development should be refused.	Changes.
175404767	G10(GI1)+2 are CRUCIAL in the village and NO build should be allowed unless proof it won't make the situation worse and preferably might improve it.	See comments above on NP approach to policies for flooding. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.
175405773	Service in the village currently is appalling and needs improving before further building works are completed.	Assuming this comment is referring to broadband, the wider network capacity and availability is in the hands of the telecoms operators and providers. The NP requires that a developer must install an adequate network <i>within</i> a new build development.  Action: Given that full fibre provision in Gayton is outside the scope of the NP, the NPSG will propose to the PC that this could be achieved via a community project.
175409985	G10(GI1) - pluvial to aquifer to fluvial G11(GI2) - addition of word to survey text, last sentence 'capacity DEMONSTRABLY exists'.  Drainage is the important one. Also ALL new underground IT cables should be ducted.  Drainage, if AW say they have capacity yet problems exist, then NO development should take place.	See comments above on NP approach to policies for flooding. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.  G11(GI2): We have amended Policy G11(GI2) so that it only focuses on waste water (grey and foul)  G14(GI5) requires suitable underground infrastructure.
175727655	G12(GI3). In support of Green energy, electric cars etc. All new housing should be built with an external electric charging point to help achieve global green ambitions.  G13(GI4). Totally support this policy as light pollution affects all and has a direct impact on personal health. The downside is security, which should not be dismissed given recent events, however, street lights could be timed accordingly.  G14(GI5). Fibre connections are vital to today's society, especially now as more people work from home and are so reliant on the	G12(GI3) Charging Points: The NP requires new build development to include facilities for dedicated charging facilities per dwelling.  G13(GI4) We are of the view that Policy G13(GI4) balances the need for appropriate lighting for pedestrian security with the PC's dark skies policy  G14(GI5) Noted.

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	internet. Everyone should have good, reliable, consistent (weatherproof, copper connections are notorious in damp conditions) access to the www and 'fibre' optic cables should be the industry standard when new housing is being developed. Please refer to G12(GI3) comment above.	
175746101	After witnessing the pathetic lack of action taken to alleviate the risk of flooding during the nineteen years that we have lived here, we feel that it is high time that real action is taken to hold authorities properly to account in this matter.	See comments above on NP approach to policies for flooding. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.  The PC has put together a working group to investigate and put a plan together to address the seasonal flooding issues in Gayton and Gayton Thorpe.
175751238	Disclosure: I am a member of the NPSG but am responding to this consultation personally - my views do not represent those of the NPSG.  Clearly the flooding in Gayton and Gayton Thorpe is dreadful, but there are steps being taken to deal with it and the NP is part of this.  On other infrastructure issues, I am disappointed that no-one has proposed any community energy generation schemes during the many consultations on the NP. I feel that a community the size of Gayton would be in a good position to benefit from and implement green electricity generation schemes that would benefit the whole community both in terms of energy security and also financially.	The NPSG suggests that you might like to raise this with the PC.
176216478	G10(GI1) - Development around The Rampant Horse (pub) has lead to increased surface run-off and current drains are insufficient to deal with this extra water flow.	See comments above on NP approach to policies for flooding. We have strengthened the approach set out in Policy G10(GI1) in response to consultee feedback. See Schedule of Recommended Changes.  The PC has put together a working group to investigate and put a

Respondent Id	Residents Comment	NPSG Response
	G13(GI4) - Pedestrian security must be given priority.	plan together to address the seasonal flooding issues in Gayton and Gayton Thorpe. We are of the view that Policy G13(GI4) balances the need for appropriate lighting for pedestrian security with the PC's dark skies policy.
	<b>Themed Vision Green Infrastructure and Footpaths</b>	
173026518	Developing the footpath network is a great idea, however as a horse owner in the village, I would like to see some footpaths upgraded to byways or bridleways. Historically there are footpaths in the village regularly used by horse riders to gain access to bridle-paths and quieter roads, thus avoiding going on main roads. This village is a rural community, yet I know many horse owners who live in Gayton have chosen to keep their horses elsewhere, due to the lack of safe riding routes in our local area.	Noted and thank you. We refer you to Policies G20(GF1); maintaining a walkable rural network of footpaths; and G21(GF2), maintaining a walkable and well-connected village and also Policy G19(GGI5) – preserving landscape character. We endorse the use of all permitted bridleways/footpaths to ensure their continuance. We have made amendments to the policy to make these clearer.
173662568	Local Green Spaces seem to be for looking across at rather than for being on, or for use by children, teenagers or for sports activities. There doesn't seem to be provision for retirees or the less-abled, or even for younger fit people who want to escape on their own for some respite from life, to simply sit quietly, chat, meet, take a flask, admire the area, listen to the birds, watch the seasons unfold etc, undisturbed.	Noted, thank you. Reference Policy G15(GGI1), identifies and protects existing areas of green space which are demonstrably special to Parish residents, much of which remains under private ownership. Current public green spaces are available to all and in addition Policy G27(GC1) seeks to protect current outdoor recreation areas and G16(GGI2)makes provision for new open space alongside all new developments.
174320161	It's difficult to see how cycle paths can be provided where most needed - along the main roads. The roads are already very narrow.	Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we are liaising with landowners Policy G21(GF2) also considers the needs of cyclists when development proposals come forward.

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174372622	It's for sure we need proper footpaths, I can see Springvale being the new M25 so hopefully we'll all be safe. Can anything be done about speeding, when the new school is finished?	Noted, thank you. Please refer to Policy G25(GP1), this policy includes criteria relating to road and traffic movements. However, speeding along our village roads is not something that can be directly addressed through the NP. This needs to be taken up via the Parish Council with Highways. Local pressure groups and regular and continued correspondence with Highways is the best way to effect change. .
174373990	It would be good to note St Nicholas' Church participation in the Norfolk Wildlife Trust's Churchyard Wildlife Scheme too if appropriate.	Noted, thank you.
174376361	There needs to be a community orchard and perhaps a wildflower meadow for use of the villagers. (Vicarage Lane??)  Encourage use of the allotments.	Noted, thank you. We refer you to G15(GGI1), which identifies Local Green Spaces as well as Policy G18(GGI4) (10.1.19.) which requires proposals to avoid adverse impact on biodiversity and provide net gains in biodiversity where new development is being proposed.  In addition, locally driven initiatives for green infrastructure can be progressed outside the planning process (not in connection with a planning application), possibly via the Parish Council.  Policy G27(GC1), identifies outdoor recreational areas in the Parish which includes allotments for general use. Uptake is reliant on the users and landowner and this suggestion is 'out of scope' of the NP.
174417465	Need more wild areas, planted up to pretty up village even a small space can be reformed. Footpaths need regular pruning. Low hedgerows and bee friendly spaces.	Locally driven initiatives for green infrastructure can be progressed outside the planning process (not in connection with a planning application), possibly via the Parish Council.
174427130	This all sounds good but the end result in how many years time will be interesting!!	Noted, thank you.
174724414	Bridleway to be taken into consideration as well.	Noted and thank you. We refer you to Policies G20(GF1); maintaining a walkable rural network of footpaths; and G21(GF2), maintaining a walkable and well-connected village and also Policy



Respondent Id	Residents Comment	NPSG Response
		G19(GGI5) – preserving landscape character. We endorse the use of all permitted bridleways/footpaths to ensure their continuance. We have made amendments to Policy G20(GF1) to reflect more accurately how this applies to all users of the public rights of way network, including equestrians.
174727531	The terrifying road traffic makes bicycling all but impossible on roads. HGVs should be disallowed in villages such as Gayton Thorpe except for agricultural purposes.	Your concerns are noted, thank you. Refer Policy G22(GF3). Whilst an aspiration, this seeks the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we continue to liaise with landowners  The size and management of traffic, on roads through our villages remains a Norfolk County Council/Highways matter and is 'out of scope' of the NP.
174937957	Recommend safe footpath between Gayton and Gayton Thorpe - unsafe at night.  Budget to support community gardening in public areas.	Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage.  Locally driven initiatives for community gardening in public areas can be progressed outside the planning process (not in connection with a planning application), possibly via the Parish Council.
175324685	Re Map 4: ref Gayton View 36, is this valued view to remain and not to become part of the Howard Way development?	Noted, thank you. View 36 has been removed as a valued view.
175322756	Policy G15(GGI1) is not supported. The Local Green Space Assessment Report and Recommendations on the NPG website shows reasoned and detailed policy objections raised by landowners. Some of these landowners have been part of this community for generations and continue to provide facilities free of charge or at very modest cost, and their long term management of land has done much to create and enhance the look and feel of our parish that we all so enjoy. For land to be designated in the	Thank you for your comments.  Policy G15(GGI1) identifies existing areas of green space which has been recognised to be demonstrably special to the Parish residents and seeks to designate them as Local Green Spaces (LGS).  All landowners were consulted on LGS designation, via letter and email correspondence, invitations to 'open' meetings and later 'zoom' options were extended. This was followed by further

Respondent Id	Residents Comment	NPSG Response
	<p>face of their concerns is poor reward for their generosity and community spirit, and threatens to undermine a relationship with the wider community that has endured for generations.</p> <p>Policy G27(GC1)5 is not supported views as shown on map 4 include some that are questionable in terms of value and importance.</p> <p>Policy G22(GF3) is not supported on a number of grounds. There is already a footpath link from Gayton Thorpe to Gayton via FP10, and the heavily used permissive footpath at the Gayton end, on Manor Farm. There are shortcomings with this footpath but only in terms of it being a direct and well lit. Those are somewhat unlikely attributes by which to judge the value of a footpath; FP10 is easy to walk and through some very pretty countryside. A good footpath that has a long history for precisely that reason. The proposed wish for route, goes through no fewer than 3 woodland areas, two arable fields and a fenced meadow. Hedging would also have to be removed to give access through to the Mill site. Unsurprisingly, given the numerous practical difficulties, the landowner does not support the wished for route. This landowner has a history of voluntarily installing permissive footpaths and assisting the Parish Council in such matters as the proposed Grimston Road trod and as such, landowner concerns are well informed and well intentioned and should be respected.</p>	<p>correspondence during the course of NP progress and decision making.</p> <p>Each open space was considered against national guidance and policy for Local Green Space designation. This assessment was shared with affected stakeholders prior to a further careful consideration as to whether LGS designation would be appropriate or not. The NP Group has considered the views of landowners in the process of designating Local Green Spaces.</p> <p>Noted. The views have been reviewed and more detail on the importance of each view has been provided. As part of this process some views have been removed.</p> <p>Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage. The NP group has liaised with the affected landowners in this process.</p> <p>The current highly valued walking route consists of a right of way and a permissive path. However, it is a lengthy arduous muddy trek, currently limited in its use by loss of its stile access from fields to Common Lane. Whilst helpful to walkers/ramblers it is not conducive to accessing the bus stop in Gayton or its amenities, of which Gayton Thorpe residents suffer from the lack of.</p>
175393790	Policy G18(GGI4) requires input to preserve the biodiversity - a good policy but difficult to achieve without being actively managed, ie. tree planting initiatives. All there policies (and	Noted, thank you for your comments.

Respondent Id	Residents Comment	NPSG Response
	G18(GGI4)) promote and preserve Gayton/GT as villages.	
175398415	<p>It is highly unlikely finance will be provided for a cycle way between Gayton and Gayton Thorpe.</p> <p>Also cycling on Pavements SHOULD NOT be encouraged. There is too much of this now.</p>	<p>Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we are liaising with landowners.</p> <p>Noted.</p>
175400425	G19(GGI5). Gayton views No30, 31,32,29 take no account of residents on Jubilee Hall Lane - there are important views facing NE, E (from Jubilee Hall Lane)	Noted, thank you. The views have been reviewed and some changes have been recommended.
175404767	Developments tend not to respect existing hedgerows which are sometimes seen as 'untidy' or 'inconvenient', when they actually provide valuable greenery, habitat and resource for the ageing. (Elderflower, Blackberries. Sloes etc.)	Noted, thank you. We refer you to Policy G27(GC1)5 – Preserving the Landscape Character, which requires the preservation/enhancement 'of hedgerows, pastureland' etc.
175408413	Where the new seed factory/Gayton Mill will be improved footpath to the junction towers The Crown Pub.	Noted, thank you. This is currently 'out of scope' of the NP and falls under the direction of Norfolk County Council/Highways for its management.
175409985	<p>G16(GGI2) - very important</p> <p>G17(GGI3) - Only on housing estate ???? ???? non hydrocarbon surface to estate roads/block pervious</p> <p>G20(GF1) and @ should be wide enough and safe.</p>	<p>Noted, thank you.</p> <p>Noted.</p> <p>Noted.</p>
175464623	<p>- ensure any previous promises to undertake work are kept</p> <p>- paths to be kept clear, passable and free on dog mess (and bags)</p> <p>New or extra bins?</p>	<p>Noted.</p> <p>Noted. These issues are largely out of the scope of the planning policies in the NP since planning policies only apply when a planning application is being considered. The PC manages the footpaths for which it is responsible and advises the owners of the private footpaths when the vegetation is overhanging. This is</p>

Respondent Id	Residents Comment	NPSG Response
		usually rectified promptly. The PC provides dog bins and relies on dog owners being responsible.
175727655	G22(GF3). A link between Gayton and Gayton Thorpe (GT) would benefit all concerned particularly if it could be used by cyclists as well as pedestrians. This would allow residents from GT to access Gayton's facilities without recourse to cars or other motor transport. Not only would this reduce Co2 emissions but would also encourage better health for all inhabitants of both locations. The fact that many footpaths have disappeared in recent times has given rise to the increased use of cars and increased reliance on the NHS due to poor health. Walking and cycling are great ways to promote healthy living and a simple footpath is all that it takes.	Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we are liaising with landowners.
175746101	The proposals for more safe walking access to our countryside do not go far enough. We need a proper system of linked footpaths that will enable villagers to walk to and from local villages and explore the surrounding landscape without walking along busy roads.	Noted, thank you. The Policies G20(GF1) and G21(GF2), protect and seek to enhance the existing footpath network and looks to incorporate design and layout of development proposals for a walkable and well-connected neighbourhood. Policy G22(GF3) is an aspiration which seeks delivery of a safe and direct pedestrian and cycling route, linking our villages. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we are liaising with landowners. This will ensure the far-reaching circular walks of our Parish are readily and safely accessible to all.
175751238	<p>Disclosure: I am a member of the NPSG but am responding to this consultation personally - my views do not represent those of the NPSG.</p> <p>A footpath/cycle path between Gayton and Gayton Thorpe is often assumed to be for the benefit of Gayton Thorpe - and indeed it would certainly allow GT residents better access to the facilities of Gayton (Bus, shop, hairdresser, butcher, pub, social club, village hall, church etc) particularly by cycle. However, I think such a footpath would actually benefit more people in Gayton than in GT.</p>	<p>Noted, thank you.</p> <p>Noted, thank you. Reference Policy G22(GF3). This is an aspiration, seeking the delivery of a safe pedestrian and cycling route, linking the villages in the Parish. The involvement of Norfolk County Council/Highways and Borough Council is at enquiry stage and we are liaising with landowners</p>

Respondent Id	Residents Comment	NPSG Response
	Although Gayton has well used and well connected footpaths within the village, it lacks good circular countryside walking routes. GT on the other hand has a number of very well thought out circular walking routes which would become more (car free) accessible to people from Gayton were there a good footpath in place.	
176216478	Any scheme to keep pedestrians and cyclists safe for the increasingly busy B1145 - Lynn Road, would be welcome. The kerb-side parking and heavy goods vehicles using this route are particularly dangerous.	Noted, thank you. Existing deficiencies with on-street parking and traffic movements are out of scope of the NP and fall under the direction of Norfolk County Council/Highways for their management. However, Policy G23(GT1) – Car and bicycle parking policy requires off-street parking for new developments. G24(GT2) is an aspirational policy for provision for Gayton village centre public car parking.
	<b>Themed Vision Facilities Community and Village Life</b>	
172710496	<p>The Social Club is a over 100 year old business that should be protected as it is, adjoining a village hall to the Social Club will have a detrimental effect on the Club as a members club run by members for members. The new village hall joining the Social Club should not be a vote for this survey or the village occupants, this vote is solely for the Social Club members to decide.</p> <p>There is no business plan for a new village hall detailing how a village hall will be profitable or able to repay the grants/loans required to develop a new hall which as a over 30 year member of the club I find alarming as the club is a profitable organisation which could very easily suffer at the hands of a new village hall. The village hall committee should provide a new village hall 15 year business plan detailing how the hall will operate and be maintained.</p>	<p>11.4 Facilities, Business and Communication Objective 28 states (P97) states that the NP seeks to preserve Gayton’s existing facilities and protect them from change of use.</p> <p>Policy G28(GC2) (P97) supports proposals which would help all important village facilities to prosper and resists proposals which would damage village amenities.</p> <p>Policy G29(GC3) (P98) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new fit for purpose village hall, together with the retention of or enhanced social club meeting space, car parking provision to meet the needs generated by the community hub and retention of or enhanced local space provision.</p> <p>Development proposals that will deliver this new community hub or help deliver it will in principle be supported. This needs the support of the Landowner, the Social Club and The Jubilee Hall Trustees.</p>

Respondent Id	Residents Comment	NPSG Response
173662568	<p>I wonder if a coffee shop might be a welcome hub for the village. Eg where the old, empty butcher's shop is. I'm from the generation whereby a woman simply doesn't go to a pub on her own, but would definitely go to a coffee shop on her own.</p> <p>G27(GC1) - plenty of discussion around the provision of facilities for young children, older children and teenagers, but little or no discussion around the provision of quiet spaces for adults to sit away from the noise of traffic or children. "Older people are actively discouraged from fully using public spaces, especially after dark, by inadequate facilities and transport, security concerns, and a general lack of interesting activities or venues around public places geared for their preferences. Their involvement .....will require positive initiatives by both local authorities and local businesses. (Holland et al., 2007)" I do feel that the recognition of the demographics of Gayton and Gayton Thorpe has skirted the needs of older people somewhat.</p> <p>As previously stated under 'Comments on Green Infrastructure and Footpaths', Local Green Spaces seem to be for looking across at, rather than for being on, or for use by children, teenagers or for sports activities. There doesn't seem to be provision for retirees or the less-abled, or even for younger adults who want to escape on their own for some respite from life, to simply sit quietly, chat, meet, take a flask, admire the area, listen to the birds, watch the seasons unfold etc, undisturbed. ' I walk round the village on a daily basis, but haven't yet come across anywhere where I can sit quietly, (ie without the noise of children playing, or heavy traffic) on a bench, to spend to half an hour watching the birds and squirrels, or the plants and trees, or take a flask and a magazine or newspaper, or arrange to meet a friend for a quiet chat. This is important respite for a large tranche of society, for whom constant entertainment, noise, clatter, the shrieks of</p>	<p>The NP supports improving existing facilities and businesses which will help to draw the community together.</p> <p>Community Aspiration 16 (P97) states that the NP would wish to develop complementary shops to the existing ones.</p> <p>The Plan aims to be inclusive of all age groups and to encourage physical, mental and emotional well being.</p> <p>Policy G27(GC1) identifies outdoor recreational areas in the Parish and seeks to protect, maintain and enhance these. (P95)</p> <p>Policies G28(GC2) and G29(GC3) encourage the delivery of a replacement village hall which will benefit the older demographic (alongside other demographics) due to improved access and purpose built modern facilities. The NP cannot control the variety of community activities in the parish but it can influence the buildings and infrastructure required to support those activities</p> <p>Community Aspiration 15 has been updated so that it also applies to existing landowners and so that it is not only dependent on new development coming forward. Note the Reg 14 version of the plan states an aim to work with the Planning Department and new developments to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community well being.</p> <p>Many green spaces in Gayton and Gayton Thorpe are privately owned and are not accessible. The NP takes the view that the intrinsic value of these green spaces including their visual amenity should be protected.</p>

Respondent Id	Residents Comment	NPSG Response
	<p>youngsters playing etc are exhausting. Yet they still have the same need to leave the house, get outside, breathe fresh air, see nature, and communicate with others, even if only to say hello and pass the time of day. Attending to their social needs and requirements in this way will enhance their physical and mental health, thereby often improving their general health and reliance upon medical interventions, and enhance their outlook on life. Perhaps a 'Designated Quiet Area' with benches well spaced apart, with no ball games etc allowed, might be considered somewhere, to fill this gap in Policy G27(GC1) for outdoor recreation spaces.</p>	
174320161	<p>A central village car park capable of holding up to 20 cars is needed. The tiny car park being provided by Freebridge is totally inadequate.</p> <p>There is no point in building a new village hall unless there is adequate parking.</p>	<p>The NP requires adequate allocation of car parking space in new developments to ensure no overspill of car parking onto surrounding roads.</p> <p>To retain the provision of the existing car park in Gayton, once used for the Rampant Horse Public House, to ensure adequate off road parking is an aspiration 12 P89 of the NP.</p> <p>Policy G24(GT2) is an aspirational policy of the NP highlighting the community shared desire for additional village centre car parking. The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed.</p> <p>Policy G28(GC2) (P97) supports development proposals which will deliver or help to deliver a new fit for purpose village hall as long as the proposed new site is in an accessible location with outdoor space and includes adequate provision for off street parking.</p> <p>Policy G29(GC3) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new village hall with car parking provision to meet the needs generated by the community hub.</p>
174369836	Village Hall site must not impact the success and continuation of the Social Club. Whilst being developed.	11.4 Facilities, Business and Communication Objective 28 states (P97) states that the NP seeks to preserve Gayton's existing

Respondent Id	Residents Comment	NPSG Response
		<p>facilities and protect them from change of use.</p> <p>Policy G28(GC2) (P97) supports proposals which would help all important village facilities, to prosper and resists proposals which would damage village amenities.</p>
174376361	Perhaps a Picnic Area within a wildflower meadow for families to eat, with 2-3 picnic tables.	<p>The NP seeks to preserve and enhance existing outdoor community spaces in the centre of Gayton and Gayton Thorpe which is important for the wellbeing and benefit of the community.</p> <p>Community Aspiration 15 on P94 (as amended following Reg 14 consultation) of the Plan aims to work with the Planning Department, new developments and existing landowners to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community well being.</p>
174417465	Yes need a better village hall for events and social club.	<p>Policy G28(GC2) (P97) supports development proposals which will deliver or help deliver a fit for purpose village hall as long as the proposed site is in an accessible location with outdoor space and includes adequate provision for off street parking.</p> <p>Policy G29(GC3) (P98) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new fit for purpose village hall, together with the retention or enhanced social club meeting space, car parking provision to meet the needs generated by the community hub and retention of or enhanced local space provision.</p>
174422724	Also large enough for badminton and soft ball tennis courts, including ceiling height.	11.4.7 on P99 states that several respondents wanted a new village hall to have space to support community activities and indoor sports facilities. This would be part of any new build project.
174427130	Car parking is still going to be a problem in the village. Taking away the space at The Rampant Horse site is not going to made up	Policy G23(GT1) on P89 requires parking standards set out in the Borough Local Plan to be met in the Parish.



Respondent Id	Residents Comment	NPSG Response
	<p>or increased from what I can see.</p> <p>Outdoor recreation areas again don't seem to be sited in the best place for those who use them, ie Howard's Way.</p>	<p>The NP requires adequate allocation of car parking space in new developments to ensure no overspill of car parking onto surrounding roads.</p> <p>To retain the provision of the existing car park in Gayton, once used for the Rampant Horse Public House, to ensure adequate off road parking is Aspiration 12 P89 of the NP.</p> <p>Policy G24(GT2) is an aspirational policy of the NP highlighting the community shared desire for additional village centre car parking. The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed.</p> <p>Policy G27(GC1) (P95) identifies outdoor recreational areas in the parish and seeks to protect, maintain and enhance these.</p> <p>Howards Way is a private housing development and outdoor play areas are provided as part of the requirements for planning permission. This play area is open to the community. The NP encourages such developments to have regard to the appropriate placing of such green areas</p>
174606209	A new village hall / social club with associated parking in the location suggested would be really beneficial to the village!	Comment Noted.
174937957	<p>Cycle stores should also incorporate charging for electric bikes. Unlike other character villages in the area.</p> <p>Gayton lacks a prominent village pond - would appreciate creating one which is visible to drivers through the village in the central green space. This would improve diverse wildlife such as ducks and provide a good space to congregate.</p> <p>Please keep all undeveloped central green space as green space,</p>	<p>The NP has a bicycle policy (Policy G23(GT1)) P89 which requires parking standards set out in the Borough Local Plan to be met in the Parish.</p> <p>11.1.1 P89 says that Policy DM17 in the Boroughs Development Management Policies plan provides minimum standards for parking provision for bicycles. The NP supports these standards.</p> <p>The NP seeks to preserve and enhance existing outdoor community spaces in the centre of Gayton and Gayton Thorpe which is important for the wellbeing and benefit of the community. See Section 10.1 Green Infrastructure. Many green spaces in Gayton and Gayton Thorpe are privately owned and are</p>

Respondent Id	Residents Comment	NPSG Response
	such as ponds, community gardens, allotments and additional play areas.	not accessible. The NP takes the view that the intrinsic value of these green spaces including their visual amenity should be protected.  Community Aspiration 15 on P94 (as amended post Reg 14 stage) of the Plan aims to work with the Planning Department, new developments and existing landowners to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community well being. Specific provision of a central pond is outside the scope of the NP.
175324685	With a large majority of the village population living to the south of Lynn road, four of the five recreation areas are situated to the north of Lynn road. This means parents and children having to cross a very busy road to access these facilities, this situation needs addressing. Agree?	Looking at Policy Map 6 on P 96 it is clear that all recreation areas in Gayton are to the north of Lynn Road.  Policy G16(GG12) Development and new open space provision (P70) should be read in conjunction with Policy G27(GC1) and this point is noted.
175322756	Policy G24(GT2) is supported but given proposed Local Green Space designations and protection of central green space, it is very hard to see which areas the Neighbourhood Plan Group believes could provide parking. To be truly credible, I think thought needs to be given to that.  Policy G25(GP1) is strongly supported. The young, and particularly the well educated young, are the future and a new school is hugely significant and very, very welcome.  Policy G29(GC3) is strongly supported. A new village hall that enhances the social club facilities and strengthens it as an organisation, as well as providing all the essential attributes of a village hall and community space would be most welcome.	Policy G24(GT2) P90, This is an aspirational policy in the event that a suitable development and developer is able to provide the parking.  Policy G25(GP1) - A new Primary School for Gayton (P91). Comments noted.  Policy G29(GC3) - A new village hall for Gayton Parish (P98), comments noted.
175393790	I feel the school on Lynn Road should be protected and preserved and would be an ideal building for a new Village hall, if grantees could be accessed for conversion. The site identified for the Village	Policy G26(GS2) (P92) supports future development proposals at the existing primary school site that would secure the continued use of the site. The policy highlights the status of the school fields

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	<p>Hall in the plains, to me, unsuitable - it is too small for the proposal.</p> <p>Car parking in the Village Centre will be inadequate to promote any future commercial activity in the centre of the village without parking on the roadside which is causing traffic issues now.</p>	<p>as a local green space and the value of the existing school building as a non designated heritage asset. This policy does not preclude the Old School becoming the Village Hall.</p> <p>The NP requires adequate allocation of car parking space in new developments to ensure no overspill of car parking onto surrounding roads.</p> <p>To retain the provision of the existing car park in Gayton, once used for the Rampant Horse Public House, to ensure adequate off road parking is an aspiration 12 P89 of the NP.</p> <p>Policy G24(GT2) is an aspirational policy of the NP highlighting the community shared desire for additional village centre car parking. The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed.</p>
175398415	New Village Hall should be built on land previously purchased for a New Hall. You cannot build on the current playing field. There is plenty of room for parking on the current site.	<p>Policy G28(GC2) (P97) supports development proposals which will deliver or help deliver a fit for purpose village hall as long as the proposed site is in an accessible location with outdoor space and includes adequate provision for off street parking.</p> <p>The Jubilee field is no longer viable for a new Village Hall and parking. Policy G29(GC3) (P98) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new fit for purpose village hall, together with the retention or enhanced social club meeting space, car parking provision to meet the needs generated by the community hub and retention of or enhanced local space provision.</p>
175404767	Parking is a big issue and Developments must include provision. It is crucial to protect amenities.	<p>Policy G23(GT1) on P89 requires parking standards set out in the Borough Local Plan to be met in the Parish.</p> <p>The NP requires adequate allocation of car parking space in new developments to ensure no overspill of car parking onto surrounding roads.</p> <p>To be supported development proposals must provide for off</p>

Respondent Id	Residents Comment	NPSG Response
		<p>street parking to meet the needs generated by the development. Residential proposals will be expected to comply with residential parking standards set out in the Boroughs Councils Development Management Doc.</p> <p>Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion to the degree of adversely affecting amenities or detracting from the rural nature of the village will not be permitted.</p> <p>To retain the provision of the existing car park in Gayton, once used for the Rampant Horse Public House, to ensure adequate off road parking is Aspiration 12 P89 of the NP.</p> <p>Policy G24(GT2) is an aspirational policy of the NP highlighting the community shared desire for additional village centre car parking. The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed.</p>
175408413	The football goal and basketball hoops need replacing with new/better equipment as currently it isn't used. The basketball court needs to be bigger with basketball markings on a proper court. The football goal should be separate from this and in a different location.	Outside the scope of the NP.
175409985	<p>G25(GP1) - Any future extension should be to the south NOT on EVERY space.</p> <p>The new Village Hall should be the old school site, it has ideal connection and footpaths etc. It has a lovely green space (weddings with Church and Marquee)</p> <p>The users of the Social Club are resistant.</p> <p>Apply for Heritage Lottery Grant to preserve O/S building</p>	<p>The NP is not planning to allocate an extension site for the New School.</p> <p>Policy G26(GS2) (P92) supports future development proposals at the existing primary school site that would secure the continued use of the site. The policy highlights the status of the school fields as a local green space and the value of the existing school building as a non designated heritage asset. This policy does not preclude the Old School becoming the Village Hall.</p> <p>Policy G28(GC2) (P97) supports development proposals which will</p>

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		<p>deliver or help deliver a fit for purpose village hall as long as the proposed site is in an accessible location with outdoor space and includes adequate provision for off street parking.</p> <p>Policy G29(GC3) (P98) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new fit for purpose village hall, together with the retention or enhanced social club meeting space, car parking provision to meet the needs generated by the community hub and retention of or enhanced local space provision.</p>
175727655	Historically, public houses used to be the focal point for many communities but the Crown seems to languish in this aspect. Large corporations, in this case, 'Greene King' should take an increased interest in the 'local' since they are keen to extract maximum profit from the pub but rarely give much back the supporting village. Increased productivity at the Crown would mean more social interaction (events) between residents and generate more revenue for the brewery.	<p>Policy G28(GC2) (P97) supports proposals which would help important village facilities such as The Crown Public House prosper and resists proposals which would damage village amenities.</p> <p>11.4 Objective 28 ( P97) : To preserve Gayton's existing facilities and protect them from change of use, including The Crown Pub.</p>
176215196	A new village hall was mooted some years ago but met with total lack of interest at the time.	Comment Noted
176215930	I would like current village school to be used as a village community centre and function hall.	<p>Comment Noted.</p> <p>Policy G26(GS2) (P92) supports future development proposals at the existing primary school site that would secure the continued use of the site. The policy highlights the status of the school fields as a local green space and the value of the existing school building as a non designated heritage asset. This policy does not preclude the Old School becoming the Village Hall.</p> <p>Policy G28(GC2) (P97) supports development proposals which will deliver or help deliver a fit for purpose village hall as long as the proposed site is in an accessible location with outdoor space and includes adequate provision for off street parking.</p>

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		Policy G29(GC3) (P98) identifies land which is considered suitable for the delivery of a new village hub to incorporate a new fit for purpose village hall, together with the retention or enhanced social club meeting space, car parking provision to meet the needs generated by the community hub and retention of or enhanced local space provision.
176216478	With the loss of car parking for visitors, (due to rampant Horse development) to the current village hall, butchers and hairdressers etc, this necessitates cars to be parked by the kerb alongside the B1145 - Lynn Road. This virtually makes this important thoroughfare one-way. We already have unacceptable levels of on-street parking along a major thoroughfare.	<p>Policy G23(GT1) on P89 requires parking standards set out in the Borough Local Plan to be met in the Parish.</p> <p>The NP requires adequate allocation of car parking space in new developments to ensure no overspill of car parking onto surrounding roads.</p> <p>To be supported development proposals must provide for off street parking to meet the needs generated by the development. Residential proposals will be expected to comply with residential parking standards set out in the Boroughs Councils Development Management Doc.</p> <p>Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion to the degree of adversely affecting amenities or detracting from the rural nature of the village will not be permitted.</p> <p>To retain the provision of the existing car park in Gayton, once used for the Rampant Horse Public House, to ensure adequate off road parking is Aspiration 12 P89 of the NP.</p> <p>Policy G24(GT2) is an aspirational policy of the NP highlighting the community shared desire for additional village centre car parking. The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed</p>
	<b>Additional Comments</b>	
174369836	Excellent Document. This will ensure that Gayton and Gayton Thorpe continue to be	The NP is grateful for this response; a village general store is an excellent idea but will require private investment or a community

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	Centres of Excellence for years to come. If possible, a Village General Stores would prove an asset. Thank you.	incentive.
174373990	I fully support this plan and recognise the great need for it to be in place.	Noted. Thank you
174376361	Register The Crown as an asset of Community Value  Unadopted rights of way should be investigated for improvement for safety reasons for pedestrians. (viz. Rosemary Lane)	The Crown can be nominated to the borough as an asset of Community Value by the PC or a community group. See west-norfolk.gov.uk.  Note, the policy has been amended in light of changes to the Use Classes system where pubs are now categorised as Sui Generis use.  Unadopted rights of way are out of scope of the NP and should be maintained by the users and is out of scope of the NP
174417465	All issues are addressed: Very important to change the village to make a positive community as so much negative gossip about it needs REVAMP! And ENJOY village Norfolk life, new school!! New village hall! New play areas! Pretty up green spaces and tidy the village up and keep it tidy, pretty and in character of Norfolk architecture and countryside! Sort the rocky/ potholes on lanes. Improve Gayton. Plus “ Negative “ people here will have to ACCEPT the street parking of cars outside our houses and slow down. The village is bustling and busy with even more people moving here. So cars are everywhere = That’s Gayton! Be kind, drive carefully, slow down! Speed awareness ! = IMPORTANT. Transform the “ Negative “ Attitude round here as our future has new residents and village needs a face lift! Positive Attitude. ☺	Thank you
174725496	I'm glad of the opportunity to take part in the consultation.	We welcome your support
174726282	In desperate need of traffic calming along Back Street and Winch Rd. Maybe using speed humps across the roads.	Because the planning policies only come into effect when a planning application for development in the parish is being

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	<p>A weight limit would also help matters. We have articulated lorries and cement vehicles that come along Winch Road which are dangerous considering the road is narrow. We appreciate farm vehicles need to use it but haulage lorries just use it as a cut through from the A47. I'm sure residents in East Winch also would appreciate this.</p>	<p>considered this is largely out of scope of the NP. Highways issues need to be taken up with Highways. Raising this via the Parish Council, local pressure groups and regular and continued correspondence with Highways is the best way to effect change.</p>
175322756	<p>It is clear that a huge amount of work has gone into this draft Neighbourhood Plan, and I would like to thank all involved for their contribution. It is unfortunate however, that some key stakeholders were not represented on the Neighbourhood Plan Steering Group. This exclusion seems to stem from a misunderstanding of pecuniary interests and in particular, the apparent Steering Group belief that landowners should be excluded. In fact the Ministry of Housing Community and Local Government recommends that creation of neighbourhood plans should follow the guidance from the charity Locality, which produces "Neighbourhood Plans Roadmap - A Step by Step Guide". That guidance recommends that "it is useful to identify and approach key local stakeholders" and "some may work closely to support the preparation of the plan. They would be able to provide information and advice, contributing to the evidence base, and may even help in writing parts of the plan". The guide goes on to say "Local stakeholders and/or partners could include: local shopkeepers and small businesses, developers with site options and landowners. It is acknowledged that some stakeholders have had a limited opportunity to contribute to the evidence base via consultation responses, but on the whole the contribution from a group that have a huge bearing on our community has not been encouraged, and in some cases, has actively excluded. No landowners, no small businesspeople, no developers have been represented and their knowledge, history, community spirit and</p>	<p>The Steering Group is confident that it has engaged with key stakeholders in the production of this NP. Our consultation process has included holding community engagement events, surveys and leafletting businesses and houses in the village. Prior to Reg 14 we have undertaken targeted consultation with landowners with respect to proposed spaces for local green space designation. An open forum event was held specifically for landowners on 5 March 2020. The NPSG engaged with landowners with respect to the parish wide rural footpath network. At Reg 14 stage, we directly contacted a wide range of stakeholders. Our engagement activity is reported in the Consultation Statement.</p>



Respondent Id	Residents Comment	NPSG Response
	day to day involvement in the workings of our community could and should have been invaluable in shaping the Plan. A missed opportunity and an inexplicable one given the clear Govt. guidance.	
175398415	<p>G27(GC1) The allotments need ploughing up and re-allocating, it is full of rats and rabbits. There will not be a let in present condition.</p> <p>G26(GS2) The old School site has 3 owners, NCC/Gayton Estate and Diocese of Norwich. It will prove impossible to use this site without all agreeing, which they won't. Diocese is bound to want to sell its part. (playing field).</p> <p>Gayton Estate will want to build on its part.</p> <p>Avoid Social Housing at all cost.</p>	<p>The allotments are sited on land belonging to Gayton Estate and an allotment representative is responsible for managing the administration and healthy waiting list. Our community engagement work has identified this space as being popular with the community.</p> <p>Nevertheless, we believe that Policy G26(GS2) will be helpful to guide the PC and the Borough planners if and when this site comes up for development.</p> <p>If the old school site is proposed for residential development, Borough Local Plan requirements for affordable housing provision may be triggered if the applicable thresholds are met.</p>
175404767	I'd like to acknowledge the hard work that has obviously gone into this Neighbourhood Plan.	Thank you, much appreciated.
175405773	I have been visiting the village for 50 years and living in Back Street for 11 years and I note that infrastructure is mentioned multiple times but I see no plans to manage increases in traffic flows. A development of 40 houses would probably generate some 60 or more extra vehicles on our roads. In Back St, I have noticed the steady increase in traffic and speeds as well as larger lorries and farm vehicles who may be travelling at less than 30mph but still at speeds which are unsuitable. There is also an increase in traffic due to vehicles wishing to avoid increasing congestion through the main village road.	<p>Transport:</p> <p>The NP is only applicable to proposals coming forward in Gayton Parish. The number of houses coming forward in the parish is modest and is itself unlikely to cause congestion on the A47 and A149. Capacity on those roads is a strategic issue and beyond the scope of this plan.</p>
175408413	With the new school being built in Springvale, the crossing at the junction between Orchard Road and Lynn Road is a concern for	Policy G25(GP1) covers criteria related to road and traffic movement for any future revised proposals on the new school

Respondent Id	Residents Comment	NPSG Response
	<p>parents of young children crossing that part of the road. Traffic calming needs to be in place. A zebra crossing etc.</p> <p>Speeding on the B1145 through the village and past the school is a real worry, I feel only something will be done when someone is injured or killed.</p>	<p>site. A new paragraph has been added to the supporting text to highlight this point. See Schedule of Recommended Changes.</p> <p>Controlling speeding on the B1145 needs to be taken up with Highways. Raising these via the Parish Council, local pressure groups and regular and continued correspondence with Highways is the best way to effect change.</p>
175409985	<p>The future of the Village should be in the hands of the Parish Council and those who do not have a hidden agenda. There is room for sensible development, which will not choke the village centre.</p> <p>Also there should be tree planting within the green space and village centre to connect with the new School/link with old School as a village hall.</p> <p>More trees in developments.</p> <p>We need a better central village car park/ 8 On Rampant Horse site is not enough.</p>	<p>The NP seeks to preserve the central green area of Gayton. This area is outside the development boundary.</p> <p>Policy G24(GT2) is an aspirational policy which would see a village centre car park provided were a developer to offer this.</p>
175464623	<p>An excellent document, full of interesting ideas and plans - that we both enjoyed reading.</p> <p>We hope that the majority come to fruition and Gayton (and Gayton Thorpe) remain a wonderful and special place to live.</p> <p>Thank you</p>	<p>Thank you</p>
175727646	<p>It is important to maintain Gayton's status as a Village - over development would impact on this.</p> <p>The more the village is developed, the greater the strain on the facilities and infrastructure, in particular traffic volume/parking facilities, broadband connectivity etc etc.</p> <p>Of course it also has a positive impact on local businesses e.g. the pub, Post Office, shops etc etc and that must be welcomed.</p> <p>A fine balance needs to be considered.</p>	<p>Although there is quite a lot of approved development in the pipeline, the emerging local plan has not required any further housing from Gayton (other than that established on the current allocated site on land at Manor Farm for at least 23 dwellings).The development boundary means that there is limited space for further windfall development.</p>

Respondent Id	Residents Comment	NPSG Response
175727655	Thank you for the opportunity to express my personal views and opinions about the numerous and various issues surrounding Gayton and Gayton Thorpe. Whilst I am new to the area, I am nevertheless, keen to promote good will and harmony wherever possible. Such ambitions are not always easy to achieve unless we present a united front.	Thank you for your support
175751238	<p>Disclosure: I am a member of the NPSG but am responding to this consultation personally - my views do not represent those of the NPSG.</p> <p>I was disappointed that there was apparently no appetite from the consultations to encourage modern and innovative architecture in the villages. I do not mean giving the green light to modernist glass and steel buildings everywhere. However, I do think that there could be scope for encouraging designs of a very high eco and design standard in restricted locations, that the NP could identify. I'm thinking of how Beach Road in Holme has many modern buildings, which has resulted in a rather exciting, modernist character along Beach Road without it 'spoiling' more traditional areas. I'm not suggesting transplanting either the extent or the style of Beach road to Gayton, but I would have liked to see some forward thinking in terms of what innovative materials and design might be integrated and introduced sensitively to Gayton and Gayton Thorpe, and how and where.</p>	The policies in the NP do not preclude this sort of innovation.
176178535	As stated on page 2, I think continued building in Gayton is and will be detrimental to the village and will only help those involved in the building work and those sanctioning such work.	Although there is quite a lot of approved development in the pipeline, the emerging local plan has not required any further housing from Gayton (other than that established on the current allocated site on land at Manor Farm for at least 23 dwellings). The development boundary means that there is limited space for further windfall development.
176215196	I hope the school is going to be big enough to cope with present and future influx.	Noted. Norfolk County Council is responsible for planning school capacity to meet the needs of the population. The County Council

Respondent Id	Residents Comment	NPSG Response
	<p>I can see GP access is going to be a problem</p> <p>A decent Pub would be good, at present it seems to be running into the ground.</p>	<p>has secured consent for the provision of a new school in Gayton as part of this.</p> <p>The Borough Plans require all development to be accompanied by appropriate infrastructure and the NP plays a role in identifying needs and must take infrastructure capacity into account when planning for new growth. However, the NP has limited influence in directing the provision of health services to our parish. The NP includes Aspiration 18: To work with the borough to include a satellite dispensary.</p> <p>The Crown pub has new licensees from 10th December 2021</p>
176781795	Thank you to all N'hood Plan people for this. Really, you have/are doing a massive job. With all your work both Gayton and Gayton Thorpe would just get mashed up, almost by default.	Thank you

## Appendix D      Reg 14 Comments Form

Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form  
Regulation 14 Consultation: 9 August 2021 to 3 October 2021

### Have your say! You can comment on and influence your Neighbourhood Plan

The Neighbourhood Plan Steering Group, on behalf of Gayton Parish Council, is now seeking community support and feedback as part of the formal Regulation 14 Consultation stage, when everyone can have their say. There are documents and maps to help you do this:

- This Pre-submission Comments Form describes the Draft Neighbourhood Plan policies in plain English; the policies in the Neighbourhood Plan have to be written in formal 'planning speak'.
- The Neighbourhood Plan Summary booklet contains the 'planning speak' versions of the visions, policies and maps in the Draft Neighbourhood Plan. **This booklet is helpful when completing the Pre-submission Comments Form here or on-line.**
- The full Draft Neighbourhood Plan and supporting documents (Character Assessment, Local Green Spaces Consultation and the Survey reports) can be seen using this link:  
<https://gaytonnp.wordpress.com/regulation-14-consultation/>
- Paper copies and a large print copy are available 'on loan', please ring 01553 636275.

Once all comments have been addressed, the Draft Neighbourhood Plan will be submitted to the Borough Council of King's Lynn and West Norfolk for examination by an Independent Examiner. The community will then be asked to vote in a referendum to formally approve the Neighbourhood Plan.

All residents and other community stakeholders are invited to respond:

- If you can, please complete the pre-submission comments form online  
<https://www.smartsurvey.co.uk/s/Reg-14/>
- Alternatively, complete the printed Pre-submission Comments Form below and return it to: the Gayton Village Shop/Garage, The Willows, Back Street, Gayton, King's Lynn, PE32 1QR or Oakwood, Common Lane, Gayton Thorpe PE32 1PN.
- By email to: [gaytonnp@gmail.com](mailto:gaytonnp@gmail.com)
- In writing to: GNP Comment, The Willows, Back Street, Gayton King's Lynn PE32 1QR.



Our Neighbourhood Plan Area (in blue)



Thank you for taking time to review your Draft Neighbourhood Plan. **Responses cannot be accepted after Sunday 3 October 2021**

#### Section A - Please complete this Section.

This is a formal stage of consultation on the Neighbourhood Plan (the Plan) before it is submitted to King's Lynn Borough Council. Comments received will be reported in a Consultation Statement which will be submitted with the plan. Your personal details will not be made public unless you are responding on behalf of an organisation, in which case your name and organisation will appear too. The Consultation Statement will be made public.

On submission of the Neighbourhood Plan, Gayton Parish Council is required to share contact details of consultees (those that have commented at this pre-submission stage) with the Borough Council. This enables the Borough Council to discharge its legal duties in relation to publicising the submission of the Plan and in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

**Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form**  
**Regulation 14 Consultation: 9 August 2021 to 3 October 2021**

By submitting a consultation response at this stage, you are authorising Gayton Parish Council to legally collect and share your data in this manner and you are consenting to your comments (but not your personal details) being published verbatim in the Consultation Statement. You can view Gayton Parish Council's Data Protection Policy at <https://gaytonpc.files.wordpress.com/2020/05/gayton-gdpr-march-20.pdf>

(You will need approximately 30 minutes to complete sections A, B and C.)

\* Required information - *Anonymous comments cannot be accepted.*

**If you are responding on behalf of an organisation please state organisation name, your name and contact details here and then continue directly to Section B:**

\* Organisation: ..... \* Print Name: .....

\* Organisation contact: .....

**If you are responding as an individual, please complete this section:**

\* Print Name: .....

\* Email or Home address: ..... \* Postcode: .....

**The following information is collected to help us understand and report how representative the consultation is. The data will be held securely and will not be used for any other purpose. We would be grateful if you can complete it.**

**Do you live in Gayton or Gayton Thorpe? If so, how long have you lived here?(please tick one box)**

0-5 years	<input type="checkbox"/>	6 – 10 years	<input type="checkbox"/>	11 – 15 years	<input type="checkbox"/>	16 – 20 years	<input type="checkbox"/>
21 – 30 years	<input type="checkbox"/>	31 years or more	<input type="checkbox"/>	I don't live here, I only work here.	<input type="checkbox"/>	I don't live or work here.	<input type="checkbox"/>

**What are your housing arrangements? (Please tick one box)**

Homeowner	<input type="checkbox"/>	Renting	<input type="checkbox"/>	Living with family	<input type="checkbox"/>	Other (please specify below)	<input type="checkbox"/>
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**How old are you? (please tick one box)**

Under 10	<input type="checkbox"/>	11 - 17	<input type="checkbox"/>	18 – 29	<input type="checkbox"/>	30 - 44	<input type="checkbox"/>
45 – 59	<input type="checkbox"/>	60 - 74	<input type="checkbox"/>	75 and over	<input type="checkbox"/>		<input type="checkbox"/>

**We would appreciate your detailed thoughts in Section C, which enables you to provide more detail about what you think about the Neighbourhood Plan. If you prefer, you can just complete Section B.**

## Section B

Please say how strongly you support the visions and policies in the Gayton and Gayton Thorpe Neighbourhood Plan

Strongly Agree ☐ Agree ☐ Neither Agree nor Disagree ☐ Disagree ☐ Strongly Disagree ☐

**Comments** (continue on a separate sheet if required)

To give further feedback, continue to Section C, otherwise please submit your survey as described overleaf.



**Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form**  
**Regulation 14 Consultation: 9 August 2021 to 3 October 2021**

## Section C

The table below provides a summary of the planning policies to enable you to give your opinion on each one.

<b>Themed Vision - Spatial Strategy</b>	
<b>Policy GS1 – A Spatial Strategy</b> defines an up-to-date development boundary around Gayton village within which development proposals will, in principle be supported and subject to other policies in the plan, including local green space designations. Development outside the development boundary will be restricted.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Comments on Spatial Strategy</b>     	
<b>Themed Vision – Development and Housing</b>	
<b>Policy G1 – Development and Character</b> stipulates that all new development proposals should be of high-quality design and contribute positively to the character of existing settlements. It includes seven specific measures which must be met as part of this.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy G2 - Preserving the special character of Back Street, Gayton</b> relates to development proposals coming forward along Back Street. It identifies specific special characteristics along Back Street that should be preserved or reinforced.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy G4 – Conserving and enhancing heritage assets in the parish</b> applies to development proposals which would impact on existing heritage assets in the parish. This includes statutorily listed buildings as well as buildings and structures which have been identified through the Plan as being of historic importance locally i.e. non-designated heritage assets. Where a development proposal would impact on a non-designated heritage asset, it requires a balanced judgement by the Borough planners having regard to the historic importance of the building or structure.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GH1 – Affordable Housing</b> applies to schemes which include both affordable and market homes. It requires that the affordable housing units are designed to be integral to the scheme as a whole.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GH2 – Housing Mix</b> applies to residential development schemes. It requires that the housing mix (ownership/renting/size) is one which a) is appropriate to meeting the needs in the parish b) is appropriate to a specific site and c) includes variety so that as to help achieve a vibrant neighbourhood.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GH3 – Affordable Housing on Rural Exception Sites</b> allows for a small-scale development on the edge of the Gayton village development boundary, subject to evidence showing an existing need for affordable housing in the parish. It includes a list of criteria to be met including that the homes are allocated to residents with a parish connection and that the affordable units are provided in perpetuity.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GH4 - Land North of Back Street</b> applies to land that is already allocated in the Borough Local Plan for development (Manor Farm South). It requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy GH3 of the NP.	
Strongly Agree <input type="checkbox"/>	Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>

**Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form**  
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<p><b>Policy GH5 – Residential development and design</b> applies design standards specifically applicable to residential schemes. It will work alongside other NP policies applicable to design including Policy G1: <i>Development and Character</i>.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><a href="#">Comments on Development and Housing</a></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><a href="#">Themed Vision - Infrastructure</a></p>
<p><b>Policy G11 – Development and surface water flood risk.</b> In recognition of the historical flood events in the parish, this relates to development and surface water flooding. It will work alongside and support borough and national policies relating to flooding. It sets out surface water management requirements for proposals in areas of surface water flood risk.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy G12 – Development and Waste Water</b> is included in recognition of the historical events relating to flooding involving backflow of sewage in the village. It requires that sewerage infrastructure capacity exists prior to new development being approved.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy G13 – Charging Points for Electric and Ultra-Low emission vehicles</b> requires residential development proposals to be provided with facilities and bays for charging plug-in and ultra-low emission vehicles.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy G14 – Dark skies</b> resists development proposals that would lead to additional external lighting unless certain criteria are met</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy G15 – Fibre connections</b> requires new build development to include adequate infrastructure (e.g. installation of fibre cabling) to facilitate easy connection with high speed broadband.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><a href="#">Comments on Infrastructure</a></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><a href="#">Themed Vision - Green Infrastructure and Footpaths</a></p>
<p><b>Policy GGI1 – Local Green Space</b> identifies existing areas of green space which are demonstrably special to parish residents and designates them as Local Green Spaces, thereby giving these areas strong protection.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>



**Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form**  
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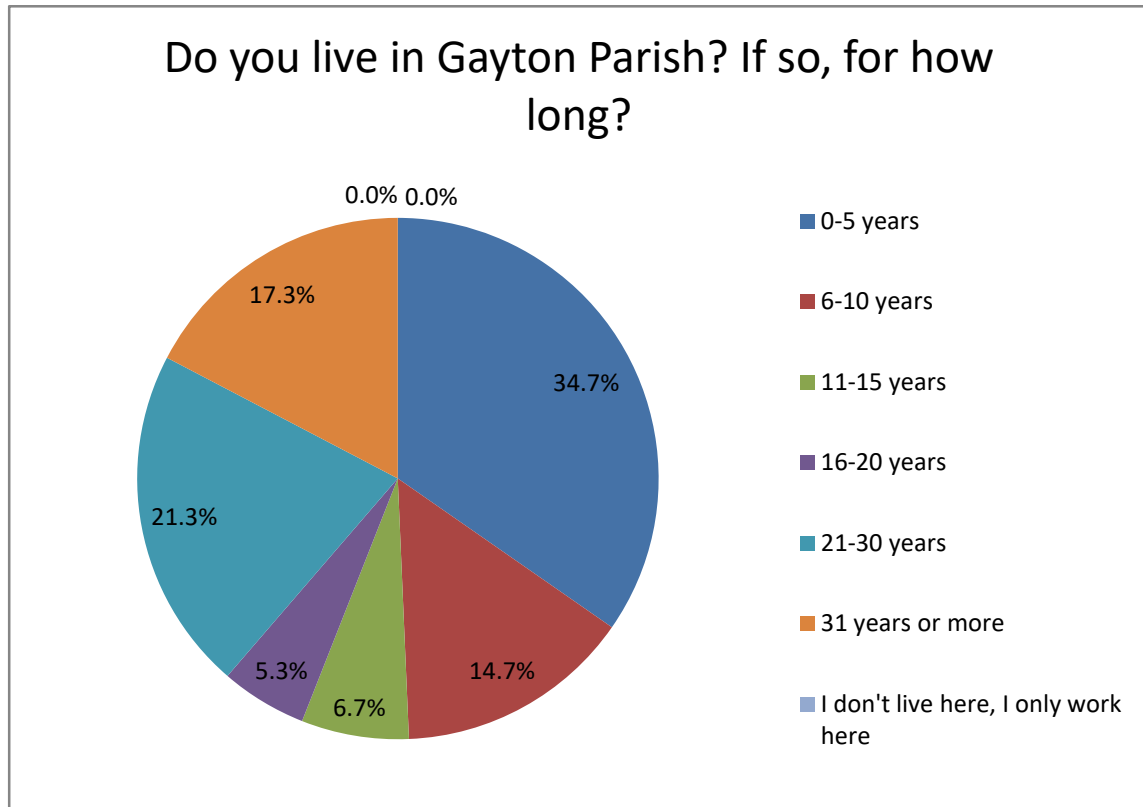
<p><b>Policy GGI2 - Development and new open space provision</b> applies to proposals which include a requirement (through the Borough Local Plan) to deliver green infrastructure. It specifies criteria to be met when this green infrastructure is delivered so that the space is high quality, attractive and functional as an open space.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GGI3 - Roads and Green Infrastructure</b> applies to proposals which would include the delivery of new roads and seeks the provision of green infrastructure as part of new road development.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GGI4 - Development and Biodiversity</b> requires proposals to avoid adverse impacts on biodiversity and provide net gains in biodiversity. The supporting text includes information on existing national priority habitats in the parish.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GGI5 - Preserving the Landscape Character</b> requires all proposals to maintain or enhance landscape character in the parish and identifies key landscape features, including views as part of this.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GF1 - Footpaths: The rural footpath network</b> protects the existing rural footpath network and seeks enhancements to this.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GF2 - Maintaining a walkable and well-connected village</b> requires the design and layout of development proposals to allow for walkable and well-connected neighbourhoods and requires proposals to consider the needs of cyclists as part of this. It resists proposals which would result in poor connectivity between residential areas.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GF3 - Sustainable link between Gayton and Gayton Thorpe</b> is an aspirational policy seeking the delivery of a safe and direct pedestrian and cycling route which would link Gayton to Gayton Thorpe. It identifies the Seed Factory/Gayton Mill site as being key to the delivery of such a route and seeks to safeguard a route through this site.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><a href="#">Comments on Green Infrastructure and Footpaths</a></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p><a href="#">Themed Vision - Facilities, Community and Village Life</a></p>
<p><b>Policy GT1 - Car and bicycle parking</b> requires parking standards set out in the Borough Local Plan to be met in the parish.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GT2 - Opportunities for Gayton village centre public parking</b> is an aspirational policy highlighting the community-shared desire for additional village centre car parking.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>
<p><b>Policy GP1 - A new primary school for Gayton</b> includes criteria relating to road and traffic movements to apply to any future revised proposals for the planned primary school on land at Springvale.</p>
<p><b>Policy GS2 - Existing school site</b> supports future development proposals at the existing primary school sites that would secure the continued use of the site. It highlights the status of the open land as a local green space and the value of the building as a heritage asset of local importance.</p> <p>Strongly Agree <input type="checkbox"/>    Agree <input type="checkbox"/>    Neither Agree nor Disagree <input type="checkbox"/>    Disagree <input type="checkbox"/>    Strongly Disagree <input type="checkbox"/></p>

**Gayton and Gayton Thorpe Neighbourhood Plan Pre-submission Comments Form**  
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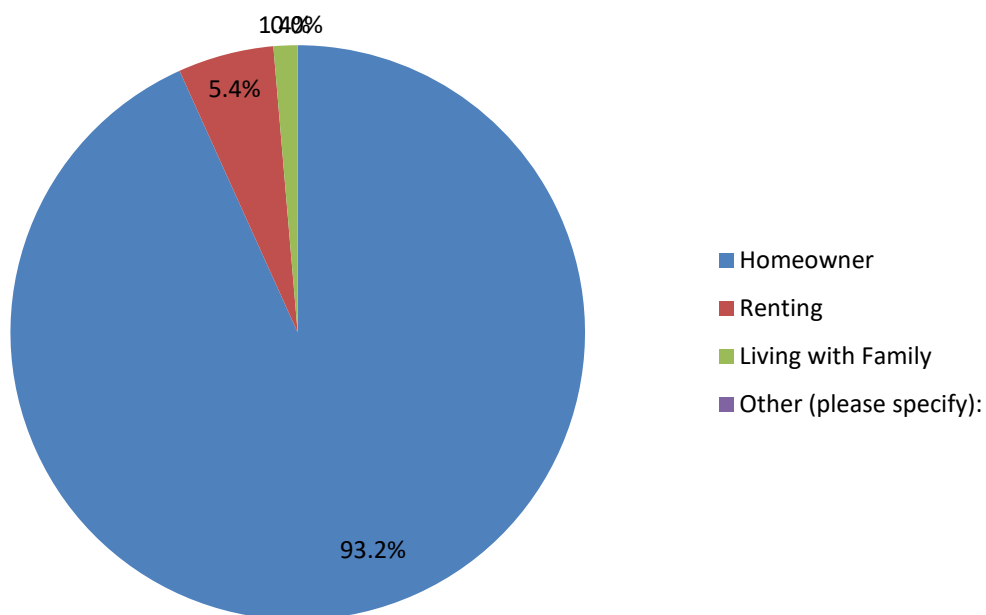
<b>Policy GC1 – Outdoor recreation areas</b> identifies outdoor recreational areas in the parish and seeks to protect, maintain and enhance these. Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GC2 – Community Facilities</b> supports proposals which would help important village facilities prosper and resists development which would damage village amenities such as shops, the village hall etc. Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<b>Policy GC3 – A new village hall for Gayton parish</b> identifies land which is considered suitable for the delivery of a new village hub to incorporate a new village hall, together with the social club meeting space. Strongly Agree <input type="checkbox"/> Agree <input type="checkbox"/> Neither Agree nor Disagree <input type="checkbox"/> Disagree <input type="checkbox"/> Strongly Disagree <input type="checkbox"/>
<a href="#">Comments on Facilities Community and Village Life</a>
<b>Additional Comments</b>

## Appendix E      Results of Reg 14 Community Consultation on Draft NP

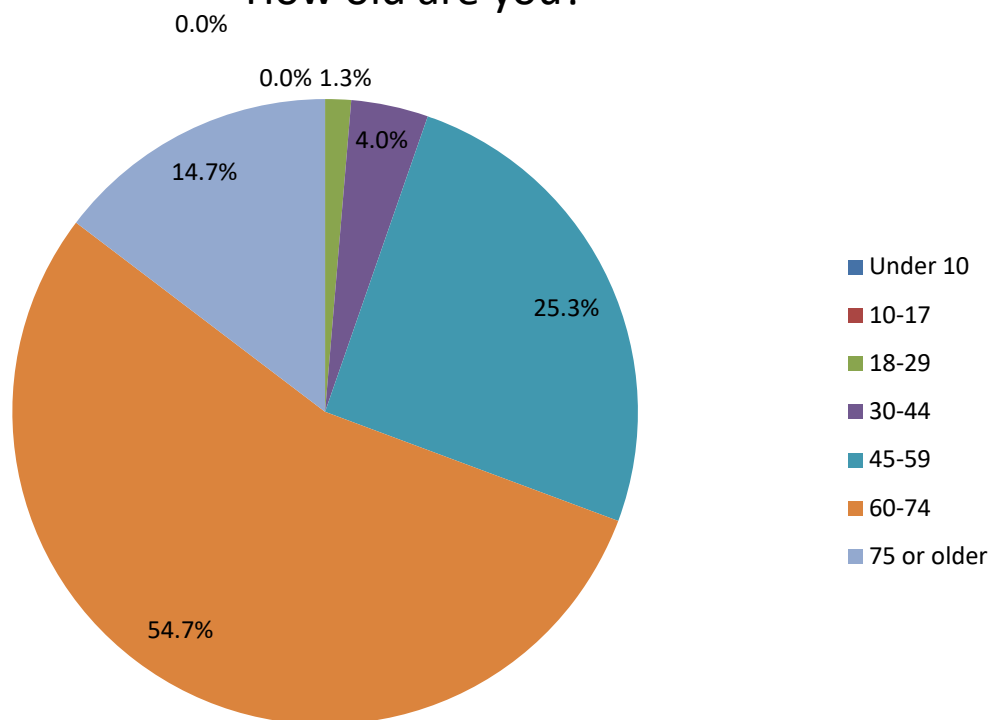
The following charts show the residents responses to the Pre-submission Comments Form.



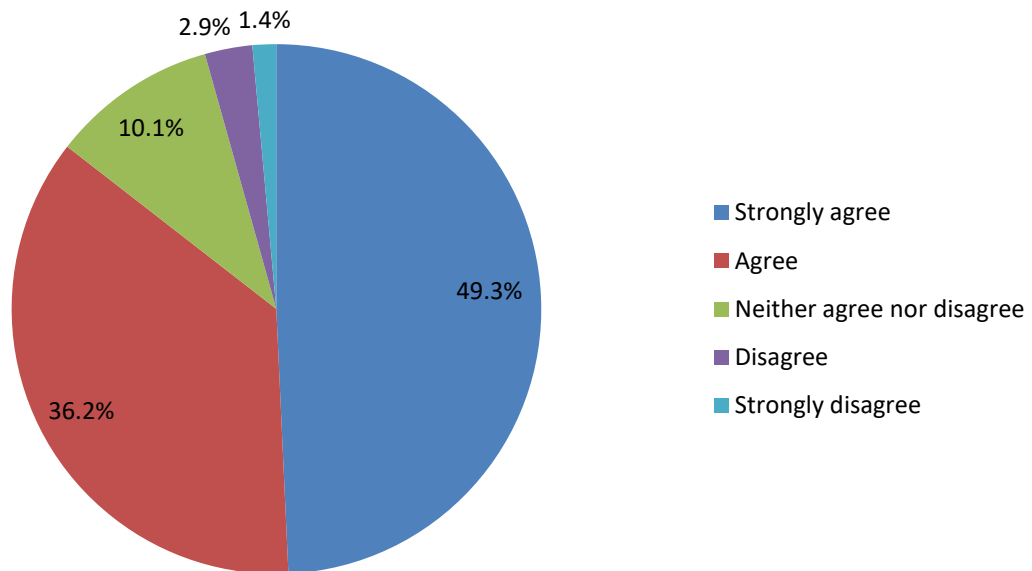
### What are your housing arrangements?



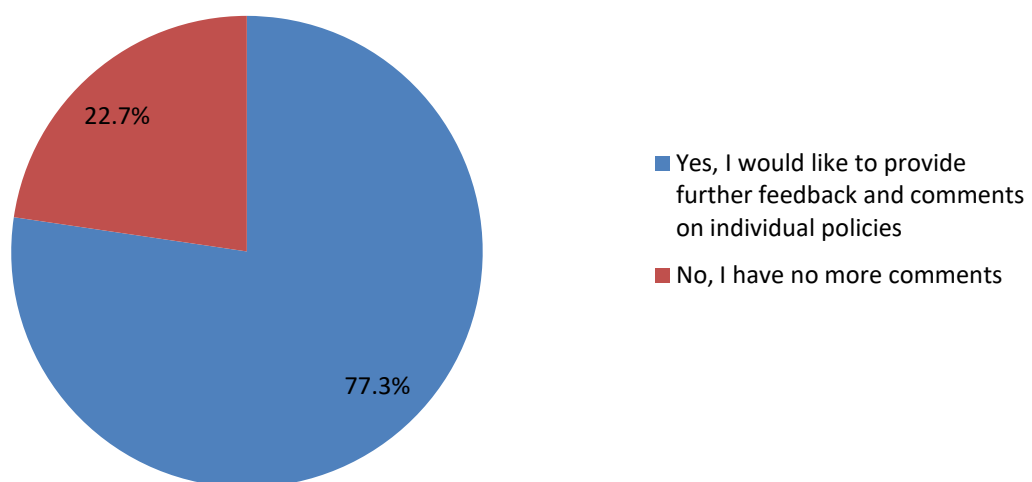
### How old are you?



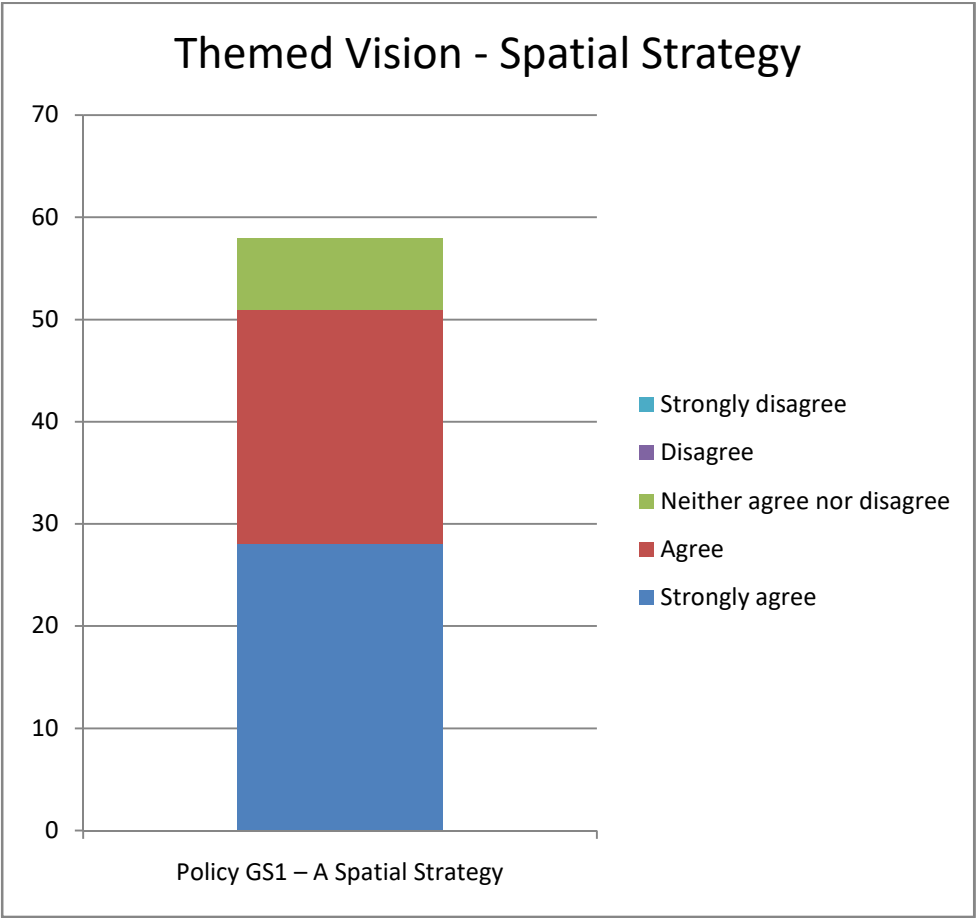
Please say how strongly you support the visions and policies in the Gayton and Gayton Thorpe Neighbourhood Plan



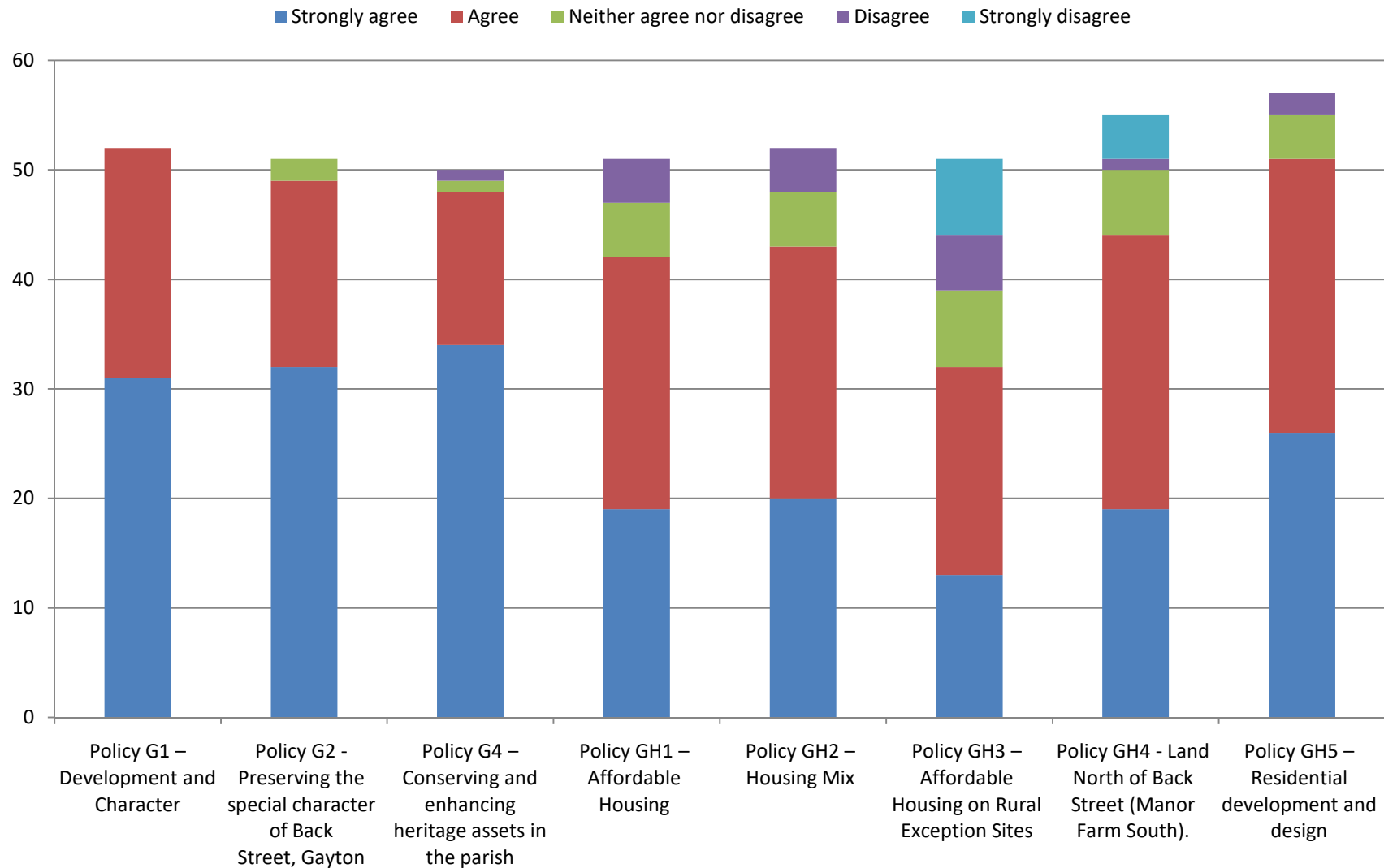
We would really appreciate your detailed thoughts on the Draft Neighbourhood Plan. Please would you go to Section C which enables you to comment on each policy?



NB: All bar charts below show numbers of respondents on the y-axis

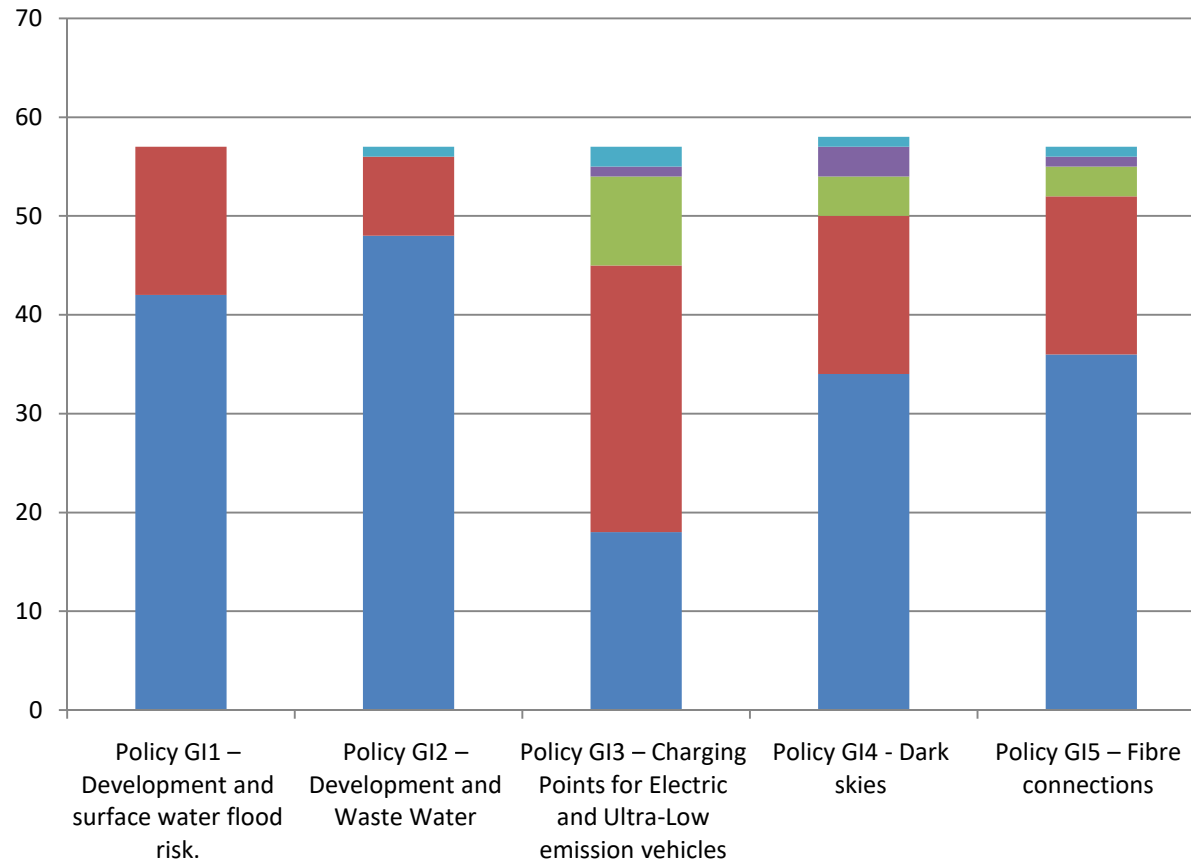


## Themed Vision – Development and Housing



## Themed Vision - Infrastructure

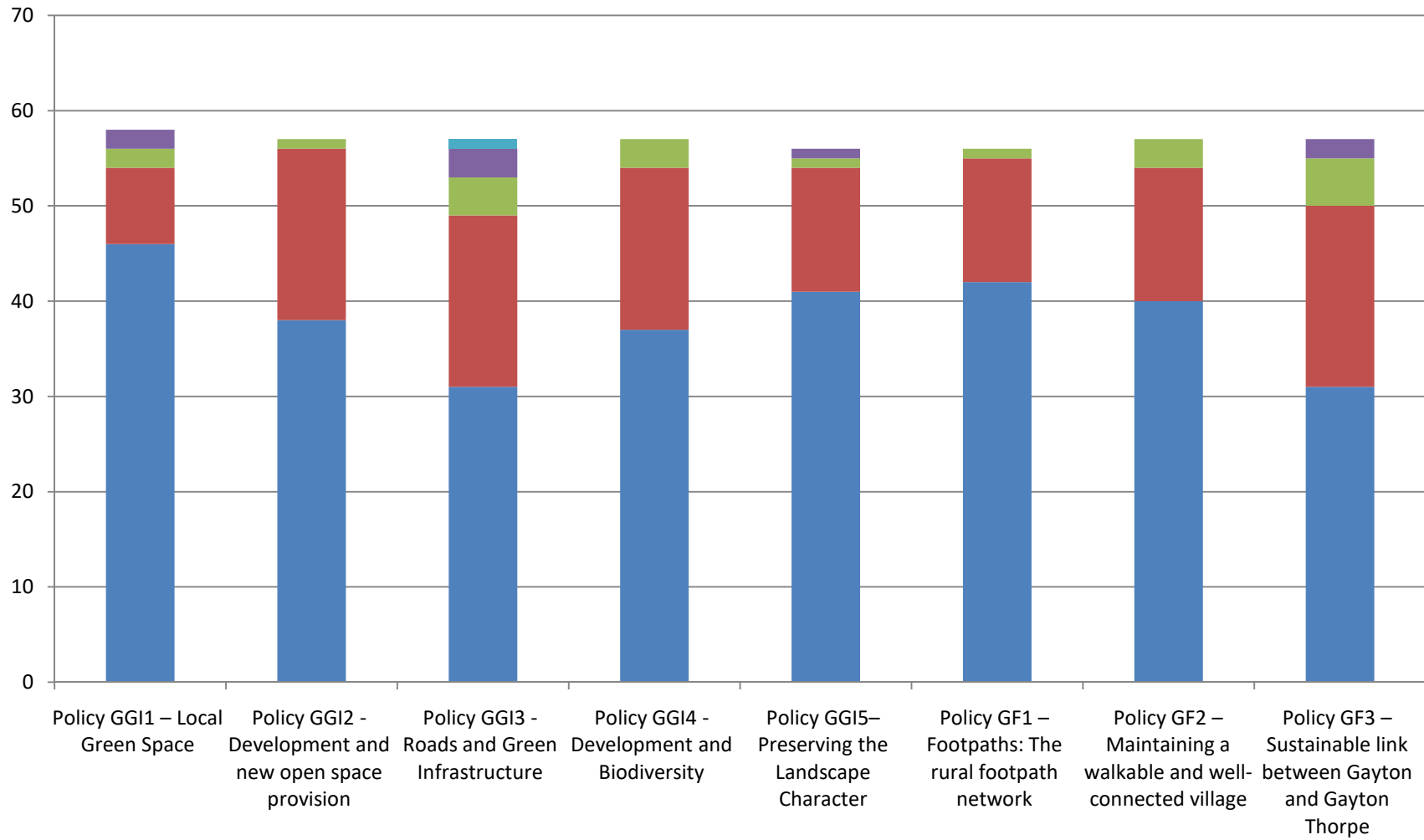
Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree



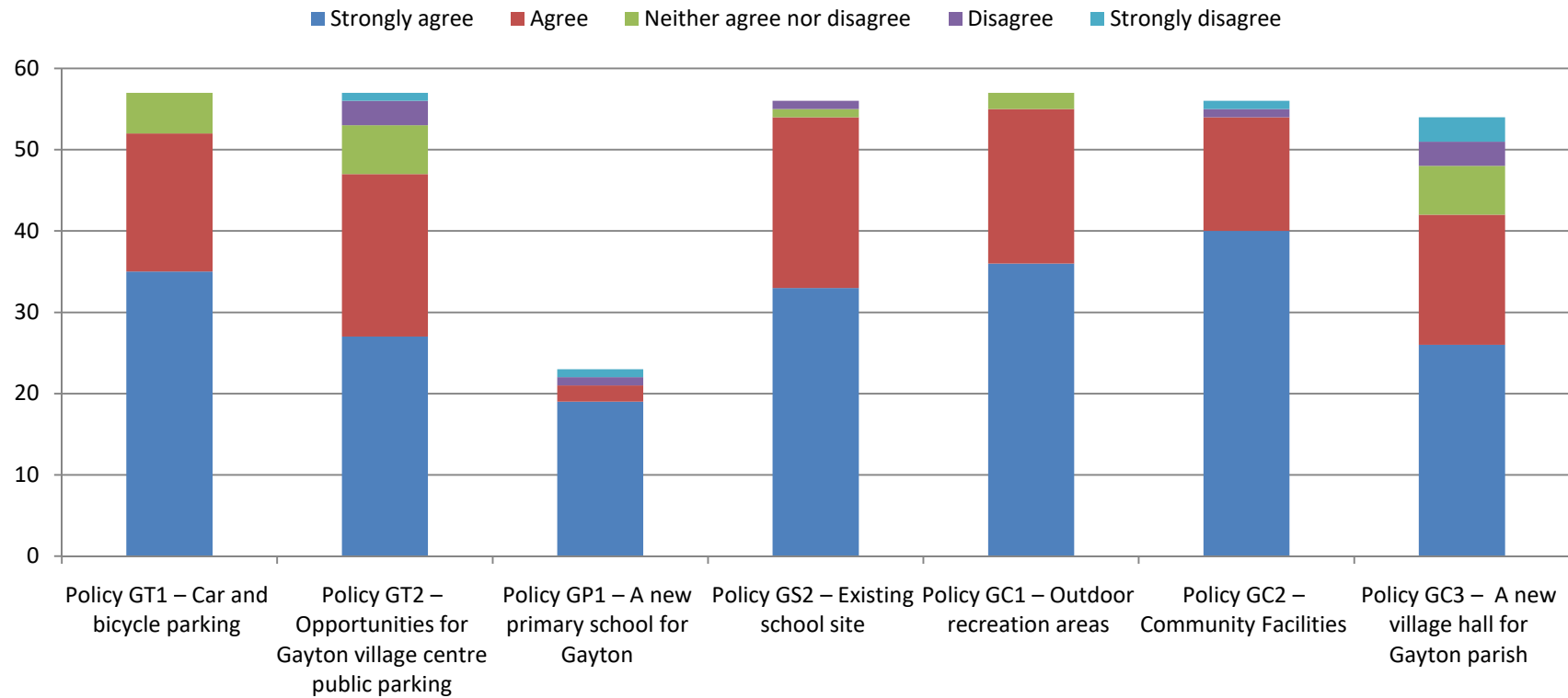


## Themed Vision - Green Infrastructure and Footpaths

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree



## Themed Vision - Facilities, Community and Village Life



## Appendix F      Schedule of Recommended Changes

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
1	Policy numbering	Correct the error in the policy numbering at Reg 14 stage, that resulted in a missing Policy G3.	Correcting an error.
2	Policy system	<p>Every policy to be given a consecutive number to improve navigation. See table of policy number conversion for traceability.</p> <p>This recommended changes document uses BOTH the new and old policy numbers - new(old) - to allow reviewers and those who commented to follow the changes to the NP</p> <p>New policy Number/Old Policy Number</p> <p>7      A Spatial Strategy for Gayton</p> <p>Policy G1(GS1) – A Spatial Strategy</p> <p>8      Development and Housing</p> <p>Policy G2(G1) – Development and Character</p> <p>Policy G3(G2) - Preserving the special character of Back Street, Gayton.</p> <p>Policy G4(G4) – Conserving and enhancing heritage assets in the parish</p> <p>Policy G5(GH1) – Affordable Housing</p> <p>Policy G6(GH2) – Housing Mix</p> <p>Policy G7(GH3) – Affordable Housing on Rural Exception Sites</p> <p>Policy G8(GH4) - Land North of Back Street</p> <p>Policy G9(GH5) – Residential development and design</p> <p>9      Infrastructure</p> <p>Policy G10(GI1) – Development and surface water flood risk</p> <p>Policy G11(GI2) – Development and Waste Water</p> <p>Policy G12(GI3) – Charging Points for Electric and Ultra-Low emission vehicles</p> <p>Policy G13(GI4) - Dark skies</p> <p>Policy G14(GI5) – Fibre connections</p> <p>10     Green Infrastructure and Footpaths</p> <p>Policy G15(GGI1) – Local Green Space</p> <p>Policy G16(GGI2) - Development and new open space provision</p> <p>Policy G17(GGI3) - Roads and Green Infrastructure</p>	Improve clarity

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>Policy G18(GGI4) - Development and Biodiversity</p> <p>Policy G19(GGI5)– Preserving the Landscape Character</p> <p>Policy G20(GF1) – Rural routes for non-motorised users: The rural footpath network and the public rights of way network</p> <p>Policy G21(GF2) – Maintaining a walkable and well-connected village.</p> <p>Policy G22(GF3) – Sustainable link between Gayton and Gayton Thorpe</p> <p>11 Facilities, Community and Village Life</p> <p>Policy G23(GT1) – Car and bicycle parking policy</p> <p>Policy G24(GT2) – Opportunities for Gayton village centre public parking</p> <p>Policy G25(GP1) – A new primary school, Land at Springvale, for Gayton</p> <p>Policy G26(GS2) – Existing school site</p> <p>Policy G27(GC1) – Outdoor recreation areas</p> <p>Policy G28(GC2) – Community Facilities</p> <p>Policy G29(GC3) – Development of a new community hub – Lime Kiln Road, Gayton</p>	
3-1	Chapters 1, 2 and 3.	Ensure every paragraph is given a paragraph number.	General formatting and borough comment at Reg 14 stage.
3-2	Section 3.6.1, 7.1.4, Appendix A	Update these sections with the up to date numbers provided by the Borough for the Gayton development pipeline.	
4	All planning policies with sub clauses	Change the bullet system to a numbering system	General formatting and borough comment at Reg 14 stage.
5-1	Section 5.9	Include more flood maps so the risk for the entire parish is depicted.	In response to Reg 14 comment from Borough and Lead Local Flood Authority
5-2	Paragraph 5.9.1	<p>Add to paragraph 5.9.1 as follows:</p> <p>The Environment Agency’s surface water flood map and fluvial water flood map tell us those areas of the parish including areas of Gayton village (eg. parts of Back Street) that are at risk of flooding. The ‘Three Wishes’ Consultation tells us this is a key concern shared by the community. <u>This</u></p>	In response to comment from Lead Local Flood Authority.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<u>concern is linked to flood events that have occurred in Back Street and which have led to backflow of sewerage on to people's properties in certain parts of the parish. More detail on this is set out in Section 9 to this plan.</u> It is important that new development does not exacerbate the existing situation and that opportunities to reduce overall flood risk are realised.	
5-3	Section 5.12	<p>Amend paragraphs 5.12.1 and 5.12.2 so that they explain more clearly the balanced of opinion between the issues during 2018 community engagement work.</p> <p>5.12 Community Engagement</p> <p>5.12.1 Early engagement work in 2018 [14], [7] identified a wide range of concerns and aspirations shared by different members of the community, some of which could be addressed through planning policies in the Neighbourhood Plan. Others are not related to the development and use of land and, therefore, the Neighbourhood Plan will be limited in scope in terms of dealing with these issues.</p> <p><u>5.12.2 Appendix B to this plan, provides a topic-based overview of the aspirations and issues identified as part of the early 'Three Wishes' for Gayton survey, alongside an explanation as to whether the aspiration or issue can be addressed through a Neighbourhood Plan planning policy.</u></p> <p><del>5.12.2 A theme by theme summary of the aspirations and issues identified as part of the early 'Three Wishes' for Gayton survey undertaken in January and February 2018 [7] is provided in the table below. A detailed description of all consultation activity undertaken for the purpose of progressing our NP will be provided in the Consultation Statement [5] which will accompany this NP. The second column in the table below indicates to what degree each aspiration or issue can be addressed through a planning policy in a neighbourhood plan.</del></p> <p><u>The aspirations and issues identified can be categorised into six broad themes as follows:</u></p> <p><u>a) Development and Housing, with the overwhelming response being that although people recognised the need for ongoing development they were adamantly against a continuation of the recent scale of developments and were highly resistant to development on green spaces around</u></p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><u>the villages and especially in the large green area within Gayton.</u></p> <p><u>b) Character and Location, where people described their strong appreciation for the peace and quiet and rural character of the villages, their current modest size and their proximity to the countryside and its views.</u></p> <p><u>c) Green spaces and outdoor activities, here respondents valued not only the publicly accessible amenity spaces in the villages but also the less accessible green spaces in and around the villages and were opposed to development on them. The paths and footpaths in and around the villages are well used and much appreciated but there is clearly demand for walking and cycle routes to be yet further improved and extended.</u></p> <p><u>d) Infrastructure and Transport, where respondents were concerned about the speed and volume of traffic through the villages and the potential for increased pressure on the road infrastructure as a result of recent planning approvals for major development schemes. They also identified a need for traffic calming measures and road safety improvements and expressed a strong desire for an improved bus service. Residents were also concerned about the severe flooding issues experienced during the last few years in Gayton and Gayton Thorpe and the perceived inability of the existing waste water infrastructure to cope with further housing development.</u></p> <p><u>e) Village Amenities, here the respondents strongly supported the current village facilities, particularly the school, shop, pub and village hall. They expressed a strong requirement for suitable car parking in the centre of the village and specifically parking provision for the village hall.</u></p> <p><u>f) Community and Village life, where the majority of the respondents felt that Gayton was a friendly and safe village with a sense of community. Some respondents felt that this could be improved, especially with respect to young people and children.</u></p>	
5-4	Table 1	Amend so that Objective 5 appears against Policies G2, G3, G4, G15,	Correcting an error
6-1	Section 6.1	Amend so the Vision stands out more. Also the themed vision.	In response to Reg 14 comment from borough.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
6-2	Aspiration 15	Amend aspiration 15 to recognise the role of landowners. Amend throughout the document. “Work with the Planning Department, <del>and new developments</del> <u>and existing landowners</u> to facilitate grassed areas with benches, giving residents the opportunity to sit outside and meet others which would help to improve community wellbeing.”	In response to comment made at regulation 14 stage.
6-3	Page 32	Make minor amendments to Summary of Themed Vision, Objectives and Aspirations	Improve clarity
6-4	6.3	Replace the table with an update that shows the themed vision and objectives in the left column and the planning policies and aspirations in the right column	Improve clarity
7-1	Policy G1(GS1)	Amend as follows:  <b><u>“Gayton</u></b> <b>Development Proposals within Gayton’s development boundary (as defined on Policy Map 1) will be supported provided they accord with other provisions in the <del>Local Plan</del> <u>development plan</u>.</b> <b>Outside this boundary, development will be restricted to:</b> <ul style="list-style-type: none"> <li>a) <del>development for agriculture, horticulture and outdoor recreation uses and other uses that need to be located in the countryside;</del></li> <li>b) <u>uses appropriate to supporting a prosperous rural economy (rural employment uses and sustainable rural tourism) where such uses need to be located in the countryside and where they respect the character of the parish countryside and comply with other provisions in the development plan;</u></li> <li>c) <u>renewable energy generation consistent with national and Local Plan policy, where proposals accord with other provisions in the development plan;</u></li> <li>d) <del>very limited and appropriate infill residential development within the hamlet of Gayton Thorpe where the housing meets local needs and will help maintain the vitality of the Gayton Thorpe community;</del></li> <li>e) the development of the primary school at Springvale (Gayton village) in line with the consented scheme;</li> <li>f) sites allocated as part of the <del>Local Plan</del> <u>development plan</u> and where the proposed development accords with the principles established in the site allocations; and</li> <li>g) small scale <u>(no more than 8 units) rural exception housing on the edge of the Gayton</u></li> </ul>	In response to Reg 14 comments from the borough.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><u>village</u> development boundary for people with a parish connection;</p> <p><b><u>Gayton Thorpe</u></b>  <b><u>In the hamlet of Gayton Thorpe, development will be restricted to:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>development for agriculture, horticulture and outdoor recreation uses;</u></b></li> <li>b) <b><u>uses appropriate to supporting a prosperous rural economy (rural employment uses and sustainable rural tourism) where such uses need to be located in the countryside and where they respect the character of the parish countryside and comply with other provisions in the development plan;</u></b></li> <li>a) <b><u>very limited and appropriate infill residential development where the housing meets local needs and will help maintain the vitality of the Gayton Thorpe community;</u></b></li> </ul> <p><b><u>The scale and nature of all schemes must ensure that an appropriate level of community and physical infrastructure services, facilities and infrastructure are available to serve the proposed development."</u></b></p>	
7-2	Paragraph 7.1.5	<p>Insert an additional paragraph in supporting text to explain what is meant by appropriate infill.</p> <p><u>"7.1.5 The term infill residential development used in this policy means the development of no more than one dwelling on a site which falls between existing dwellings on an existing road frontage in the hamlet of Gayton Thorpe."</u></p>	
7-3	Paragraph 7.1.6	<p>Insert additional paragraphs in supporting text to explain the last paragraph.</p> <p><u>Community infrastructure relates to education and health services, shops and open spaces which bring community cohesion and improve the quality of life for residents. Gayton village is designated as a Key Rural Service centre in the borough Local Plan and by definition has community infrastructure in place to serve the limited level of development envisaged as part of this neighbourhood plan.</u></p>	



Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><u>Physical infrastructure relates to highways and utilities including mains gas, electricity, water and sewerage services but also infrastructure needed to cope with flood events in the parish. As set out later in this plan, there are local concerns with respect to the capacity of the sewerage infrastructure in Gayton village. There have been flood events in the parish that have led to the backflow of sewage onto residential property. As part of any planning application, it is essential that Anglian Water can confirm capacity is either already in place or that provision will be made to improve capacity in order to meet the additional demands of new development. Likewise, any infrastructure required to ensure the adequate management of surface water run-off, taking account of climate change and the risk of groundwater emergence in the parish, must be provided as part of any development proposals. This latter point is addressed in more detail under Policy G10 in this Neighbourhood Plan”.</u></p> <p><u>The Borough of Kings Lynn and West Norfolk currently operates the Community Infrastructure levy (CIL) and it is expected that contributions towards community and physical infrastructure will be made through the payment of the CIL on the commencement of each scheme, and where appropriate, Section 106 Legal Agreement. Development proposals which would lead to a need for additional community and/or physical infrastructure should provide for this identified need.</u></p>	
7-5	Map 1	<p>Include Rampant Horse and Howard’s way in development boundary.</p> <p>Remove the blue hatching indicating planning permission on manor farm and at Seed Factory site, and have third layer which is the Local Plan site allocation G41.1.</p> <p>Mark Seed Factory and Manor Farm as expired permissions.</p> <p>Mark sites ‘under construction’ or ‘completed’ or ‘permitted not commenced’ (if applicable).</p>	
7-6	Paragraph 7.1.11	Update the paragraph to reflect changes to the development boundary.	
8-1	Policy G2(G1)	<p>Amend the policy wording as follows:</p> <p><b>“All new development in the Neighbourhood Plan area should be of high-quality design,</b></p>	To improve clarity in policy wording (in the case of bullet point 2)

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		<p>contribute positively to the street scene and must preserve or enhance the settlements of Gayton and Gayton Thorpe by:</p> <ul style="list-style-type: none"> <li>a) Recognising and reinforcing the distinctive character as described in the Gayton and Gayton Thorpe Character Assessment [16].</li> <li>b) Ensuring buildings are of a scale, layout, height and density that are in harmony with the <u>distinctive features of the built environment and landscape in the immediate vicinity</u><del>immediate village and landscape setting</del>.</li> <li>c) Ensuring choice of materials and new boundary treatments complement the local character in immediate surroundings and wider area with respect to materials and design.</li> <li>d) Incorporating sustainable design and construction measures, energy efficiency measures and measures which will help towards climate change mitigation and adaptation</li> <li>e) Retaining and enhancing vegetated boundaries, particularly those of intact hedgerows and trees.</li> <li>• <del>Preserving the open space in the centre of Gayton village."</del></li> </ul>	<p>and across the plan as a whole (in the case of the last bullet point which is addressed in the LGS policy in the NP).</p>
8-2	Policy G3(G2)	<p>The special characteristic, <u>listed below</u>, of Back Street in Gayton village shall be preserved or reinforced. Where development proposals come forward that could directly or indirectly impact on Back Street they should respect or enhance the following features:</p> <ul style="list-style-type: none"> <li>a) The traditional landmark Gayton buildings, see map Figure 41), including the 'Lattice House' and the row of buildings between and including 'Latitat Cottage' and 'Sunshine Cottage'.</li> <li>b) Distinctive and characterful boundary treatment including brick and flint walls, wide verges both at low and high level.</li> <li>c) Visually important gaps, as defined on Policy Map 4 <del>and Policy Map 5</del> in the built up environment including those provided to the south at the western end of Back Street opposite Manor Farm and to the north providing views of St Nicholas' Church at the eastern end of Back Street.</li> <li>d) Locally valued views as defined on Policy Map 4 <del>and Policy Map 5</del>.</li> <li>e) <u>The heavily verdant backdrop to the street scene provided</u><del>Distinctive characterful setting provided by the surrounding farmland and the Gayton Hall grounds to Gayton Estates farmland.</del></li> </ul>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>f) <b>Abundant varied hedging, mixed trees, acer, maple, beech—and</b>  g) <b>Picturesque and stimulating <del>Characterful</del> gardens fronting on to the road providing valued visual amenity and</b>  h) <b>Jubilee Green Local Green Space.</b></p> <p>22.04.22 update: Above updated in light of feedback from Jacquie and Susanne</p>	
8-3	Paragraph 8.1.14	<p>Amend paragraph 8.1.14 to provide more description of the Gayton Estates Farmland</p> <p><u>“8.1.14 High and low-level verges are a valued green landscape feature along Back Street as is the verdant setting provided by the surrounding pasture land and surrounding Gayton Estates farmland. <del>Gayton Hall is accessed from an attractive, walled entrance on the southern side and at the eastern extent of Back Street. From the entrance there is an uninterrupted and attractive return view across Back Street towards St Nicholas’ Church. The estate grounds are set out to landscaped gardens including wooded areas and lakes. Whilst mostly hidden from public view, the grounds provide a heavily verdant backdrop to the Back Street street scene”.</del></u></p>	In response to Reg 14 comments from the borough.
8-4	Paragraph 8.1.14	<p>Insert an additional paragraph here to provide clarity on characterful gardens</p> <p><u>“The front gardens along Back Street contribute to its character. Both ends of the street are populated with variety of tall trees, making it distinctive from other streets. One being the mass along the boundary of Gayton Hall and the other being at the western end, in the stretch from Birch Road to Winch Road. In between these introductions to what is essentially a route to farming land, are the smaller gardens displaying varied planting, thick hedges, perennials and personality to a country village street.”</u></p>	
8-5	New Map?	<p>New map showing Gayton Non-Designated Heritage Assets (Fig 41)  New map showing Gayton Thorpe non-designated Heritage Assets (Fig 67) All in new Appendix D</p>	In response to Reg 14 comments from the borough.

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8-6	Paragraph 8.1.16	First line. Replace paragraph 184 with paragraph 189	To reflect NPPF 2021 update.
8-7	Policy G4(G4)	<p>Change to Policy G4 amend policy slightly as follows:</p> <p><b>Policy <u>G4</u>– Conserving and enhancing heritage assets in the parish</b></p> <p><b>“All development proposals will be expected to conserve or enhance the significance of designated heritage assets in the parish, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework [15].</b></p> <p><b>Any proposals which <del>would</del> could potentially impact the significance of a non-designated heritage asset (see Appendix B) must be supported by a Statement of Significance describing the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</b></p> <p><b>Where proposals have any effect on a non-designated heritage asset a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.</b></p>	Error in policy numbering and in response to Reg 14 comment from the borough.
8-8	Policy G5(GH1)	<p>Amend the policy as follows:</p> <p><b><u>“Residential development proposals will deliver affordable housing in line with <del>Borough policy</del> affordable housing standards set out in the Local Plan. In the case of First Homes (as defined in the glossary to this plan), these will be offered to people with a local connection (as defined in the glossary to this plan) on a preferential basis.</u></b></p> <p><b>Where affordable housing units are being provided as part of a larger market housing scheme or together with market housing, the affordable housing unit should be designed as integral to the scheme and be generally indistinguishable from open market housing.”</b></p>	In response to Reg 14 comments from the borough.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
8-9	Paragraph 8.2.4	<p>Amend this paragraph as follows:</p> <p><del>“The NP supports the Borough approach so long as the affordable housing element is designed in from the outset as an integral part of any scheme. The NP does however identify as a priority a need to ensure local people are prioritised in the allocation of affordable housing. It has not been possible to include this requirement on market schemes through the NP. Instead, The Housing Needs Survey evidences a local need for affordable housing options for householders with a local connection and in response to this, Policy G7 takes a positive approach in supporting rural exceptions housing on the edge of the Gayton village development envelope. But affordable housing will only come forward via Policy G7 if a rural exceptions scheme comes forward.</del></p> <p>Insert new paragraph</p> <p><u>8.2.5 The work of the NP has identified as a key shortcoming that there is no mechanism in place to give priority to local people to affordable housing which comes forward as part of open market schemes. Policy GH3 looks at this in more detail. Early survey work highlighted unease among some residents (a number of residents commented that Gayton was at ‘saturation point’ with the amount of existing and proposed social housing and that this was going to upset the balance of the village’) with respect to the amount of affordable housing in the parish and the fact that the affordable housing is not prioritised to people with a parish connection serves only to heighten this. During early community engagement work, a number of residents commented that Gayton was at ‘saturation point’ with the amount of existing and proposed social housing and that this was going to upset the balance of the village. There was recognition in the ‘Three Wishes’ Survey [7] that this is a sensitive area but Social housing was a recurring theme throughout the survey responses. However, whilst many respondents recognised the need for social housing, they felt that Gayton had more than its fair share.”</u></p> <p><u>8.2.6 A government ministerial statement issued on 24 May 2021 introduces new requirements to plan making bodies. It requires plans to include policies for First Homes. First Homes are a specific kind of discounted market sale housing which the government requires plan making bodies to consider to meet the definition of ‘affordable housing’ for planning purposes. First Homes must be discounted by a minimum of 30% against market value, sold to a person or persons meeting the</u></p>	To reflect changes in national policy on affordable homes.

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		<p><u>First Homes eligibility criteria. On their first sale, these houses will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.</u></p> <p><u>8.2.7 The ministerial statement sets out that First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</u></p> <p><u>8.2.8The Gayton Housing Needs Survey demonstrates there is need for affordable housing in the parish. If there are people with a connection to the parish who are eligible for the First Home product and are looking to buy their first home in the parish, it is important they are prioritised over others when it comes to the sale of the homes. This will help sustain the existing and established community</u></p>	
8-10	Paragraph 8.2.1	<p>Second line. Replace NPPF 2019 with NPPF 2021. Amend paragraph as follows:</p> <p>“The term affordable housing is defined in the National Planning Policy Framework (NPPF) <del>2019</del><u>2021</u> [15] as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers’”.</p>	To reflect NPPF 2021 update and correct an error.
8-11	Policy G6(GH2)	<p>Amend the policy as follows:</p> <p><b>“Residential proposals will be expected to achieve a balanced housing mix that will contribute to achieving a vibrant and healthy community in the village.</b></p> <p><b><u>Tenure and size should be informed by an understanding of needs and demand in the parish (ie. the information provided in the supporting text to Policies G6 and G7, together with further relevant information made available through up to date housing needs surveys, up to date completions data and/or market assessments of housing needs) as well as site characteristics.”</u></b></p>	In response to Reg 14 comments from the borough.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
8-12	Policy G7(GH3)	<p>Amend the policy so as to remove the local connection criteria (to be placed in the supporting text to the policy).</p> <p><b>Proposals for small scale affordable housing on rural exception sites for people with a parish connection, <u>(as defined in the supporting text to this plan)</u>, on the edge of the Gayton village development envelope are supported provided that:</b></p> <ul style="list-style-type: none"> <li><b>a) the proposed development, by virtue of its size, scale and type, will not exceed the identified local needs for affordable housing;</b></li> <li><b>b) the types of dwellings proposed meet the needs identified in Gayton parish as identified in an up-to-date housing needs survey or assessment;</b></li> <li><b>c) the affordable homes are provided in perpetuity;</b></li> <li><b>d) no significant harm would be caused to the character of the village, its setting or the countryside</b></li> </ul> <p><b>Every effort should be made to combine modern, energy-saving utilities and services with high quality, exceptional design, construction and energy efficiency measures to ensure fully sustainable, environmentally friendly, affordable housing.</b></p> <p><b>Planning permissions for the affordable housing will be subject to a planning obligation which will require that dwellings are allocated to people with a local connection, <u>(as defined in the supporting text to this plan)</u> to Gayton parish, on a preferential basis.<del>in accordance with the following</del></b></p>	
8-13	Paragraph 8.2.14	<p>Insert an additional supporting paragraph which sets out in the local connection criteria</p> <p><u>“8.2.14 For the purpose of Policy G7, a person with a local connection to the parish means criteria 1) to 5) below. Priority will be given to those with the strongest local connection on a preferential basis. In the case of there being no eligible residents meeting criteria 1) to 5) below, a dwelling may be offered to residents the falling into the next tier.</u></p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<u>1) Existing residents of Gayton parish who have lived in the village for more than 3 years;</u> <u>2) Past residents of Gayton parish who have lived there for more than 5 years and moved away within the last 3 years to another location within the area of the Borough Council of King's Lynn &amp; West Norfolk, or existing residents who have been living in Gayton for more than 12 months and have been in the area of the Borough Council of King's Lynn &amp; West Norfolk for more than 3 years;</u> <u>3) Those with permanent employment in Gayton parish;</u> <u>4) Existing residents of the surrounding parishes of Grimston, Great Massingham, West Acre, East Walton, East Winch, and Leziate (see map in Figure 26) who have lived there for more than 3 years, or existing residents of Gayton who have been living in Gayton for less than 12 months but have been resident in Gayton or the surrounding parishes mentioned above for the last 3 years;</u> <u>5) Existing residents of Gayton who have lived in Gayton for less than 12 months and have lived in the area of the Borough Council of King's Lynn &amp; West Norfolk for more than 3 years.</u> <u>6) Existing residents of the area of the Borough Council of King's Lynn &amp; West Norfolk who have been living in the areas for more than 5 years.</u>	
8-14	Policy G8(GH4)	Amend the policy as follows: <b>Land north of Back Street is allocated through the Borough Council of King's Lynn and West Norfolk Local Plan for residential development. In addition to the criteria set out in Policy G41.1 in the Local Plan, this Neighbourhood Plan strongly encourages that the affordable housing for rent being delivered on the scheme is allocated to residents with a local connection, as defined in the supporting text to Policy G7, in line with the priorities set out in Policy G7 (Affordable Housing on Rural Exception Sites).</b>	
8-15	Policy G9(GH5)	Amend policy as follows: <b>All residential development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and building. Major development proposals will demonstrate how their scheme does this through a completed Building for a Healthy Life [19] assessment or, an updated version of this if applicable. Smaller proposals will be strongly encouraged to do this.</b>	To improve clarity and in response to comment from Borough at Reg 14 stage.



Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><u>All new residential development proposals</u> The design and standard of new residential development should aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. This includes:</p> <ul style="list-style-type: none"> <li>a) Position and orientation to optimise passive solar gain.</li> <li>b) The use of high quality, thermally efficient building materials.</li> <li>c) Installation of energy efficiency measures such as loft and wall insulation and double glazing.</li> </ul> <p><u>Additionally, any new major residential development, as defined in the glossary, <del>to</del>should</u> incorporate measures to reduce their onsite CO2 emissions through connecting to low carbon sources or through the incorporation of on-site energy generation from renewable sources (such as solar panels).</p> <p><u>Retrofitting historic residential buildings</u> The retrofit of Gayton and Gayton Thorpe’s historic residential buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing this is done sensitively and the significance of the heritage asset is conserved or enhanced.</p> <p><u>Alterations to existing residential buildings</u> Proposals involving amendments or alterations to existing buildings should seek to incorporate sustainable design and construction measures as applicable to the scope of the scheme being proposed.</p>	
9-1	Policy G10(G11)	<p>Amend the policy as follows: <b>Policy G10</b></p> <p><u>Any new development or significant alteration to an existing building within the parish of Gayton should be accompanied by an appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage<sup>1</sup>.</u></p> <p><del>Development proposals coming forward in areas of high, and medium and low risk of surface</del></p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><del>water flooding shall demonstrate due regard to findings of the Borough's Surface Water Management Plan [21] and any updates to this</del></p> <p><u>This means all development proposals should meet policy requirements set out in the Local Plan and national planning policy, and demonstrate:</u></p> <p><del>Development proposals shall</del></p> <ul style="list-style-type: none"> <li><del>• Be accompanied by a surface water management plan</del></li> </ul> <p><del>Be entirely self-sufficient in their ability to manage surface water run off</del></p> <p><del>Be designed and constructed to reduce the overall level of flood risk to the use of the site and elsewhere when compared to the current use.</del></p> <ul style="list-style-type: none"> <li>i. <u>The proposal will not increase flood risk to the site or wider area from fluvial, surface water, ground water, sewers or artificial sources</u></li> <li>ii. <u>The proposal will have a neutral or positive impact on surface water drainage</u></li> <li>iii. <u>In assessing risk an allowance having been made for climate change</u></li> </ul> <p><u>In areas identified as being of high, medium and low risk of surface water flooding, or at risk of ground water emergence (both of which are known issues in Gayton Parish), development proposals should be accompanied by a scheme specific surface water drainage strategy and demonstrate the following:</u></p> <ul style="list-style-type: none"> <li>i. <u>surface water will be appropriately managed through the use of sustainable drainage systems</u></li> <li>ii. <u>clear proposals are in place for the future maintenance and management of sustainable drainage systems</u></li> <li>iii. <u>due regard to the findings of the Borough's Surface Water Management Plan.</u></li> </ul>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><b><u>In all cases, sustainable drainage systems (SuDs) will always be the preferred method of surface water drainage. SuDs which achieve the four pillars of SuDs design (minimising overall water usage, protecting water quality, delivering biodiversity benefits and amenity benefits) are particularly welcomed. Development should only discharge surface water runoff to the public sewer as a last resort.</u></b></p> <p><b><u>Note 1:</u></b> ie. development that is not “minor development” in relation to flood risk as defined in national planning practice as</p> <ul style="list-style-type: none"> <li>- minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metres.</li> <li>- alterations: development that does not increase the size of buildings eg alterations to external appearance.</li> <li>- householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of houses into flats.</li> </ul>	
9-2	Paragraph 9.1.1	<p>Insert a new paragraph after paragraph 9.1.1 as follows:</p> <p><b><u>“Norfolk County Council is the Lead Local Flood Authority (LLFA) in this parish. This means it is responsible for managing the following types of flooding:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>surface water flooding</u></b></li> <li>• <b><u>ordinary water courses including flooding from drains and ditches but not main rivers which are managed by the Environment Agency</u></b></li> <li>• <b><u>groundwater flooding.</u></b></li> </ul> <p><b><u>At regulation 14 consultation stage, the LLFA clarified that their records show that from 2011 to 2021 there is 1 record of internal flooding (dated 2021) and 1 record external flooding in the Parish of Gayton (dated 2021).</u></b></p> <p><b><u>As part of its duties, the LLFA is also a statutory consultee for certain types of development proposals. To this end the LLFA has published a guidance document for stakeholders (including developers and local planning authorities) providing advice on what is expected in terms of new development and the management of surface water. This document is available to view at</u></b></p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<a href="https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers">https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers</a>	
9-3	Paragraph 9.1.2	<p>Insert additional paragraphs after Reg 14 paragraph 9.1.2</p> <p><u>“As can be seen from the flood risk maps shown in Section 5 of this plan Gayton Thorpe is also at risk of both fluvial water flooding and surface water flooding. The hamlet regularly experiences flood events.</u></p> <p><u>“Our parish is partially within the Internal Drainage District (IDD) of the King’s Lynn Internal Drainage Board (IDB). There are watercourses in our parish which have been designated as ‘adopted watercourses’ by the IDB. This means a watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. The IDB watercourses are to the south and west of Gayton village. A map is available to view here:</u>  <a href="https://www.wlma.org.uk/uploads/KLIDB_135P_MiddletonPierrepointE.pdf">https://www.wlma.org.uk/uploads/KLIDB_135P_MiddletonPierrepointE.pdf</a></p> <p><u>For any development proposals within the IDD there are certain by-laws relating to the watercourse which apply. The case be viewed at <a href="http://www.wlma.org.uk">www.wlma.org.uk</a>.”</u></p>	<p>To flag up flood risk in Gayton Thorpe.</p> <p>To respond to comments made by the Internal Drainage Board.</p>
9-4	Policy G11(G12)	<p>Amend Policy G11 in line with borough consultee response</p> <p><b><u>“ Foul water</u></b>  <b><u>Development proposals shall will be required to demonstrate there is adequate foul waste water capacity to serve the development. Applicants may be required to fund studies to ascertain Applications should be supported by studies as to whether the proposed development will lead to overloading of existing foul waste water infrastructure, to the satisfaction of the water company and Lead Local Flood Authority.</u></b></p> <p><b><u>Measures to minimise foul water discharge from new developments into the sewerage system will be supported, provided that these do not lead to unacceptable impacts on local amenity; eg. odours or other public health impacts.</u></b></p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<del>Development should only discharge surface water runoff to the public sewer as a last resort.</del>	
9-5	Policy G12(GI3)	Amend the policy as follows:  “New residential development proposals, involving the creation of one dwelling or more, should be provided with <u>dedicated facilities per dwelling</u> and bays for charging plug-in and other ultra-low emission vehicles.”	
9-6	Policy G14(GI5)	Amend the policy as follows:  “Development proposals involving new build for residential or employment use must include adequate infrastructure (such as installation of fibre cabling to the nearest BT connection point) to facilitate the delivery of high speed broadband to the property.  <u>The risk of surface water flooding and ground water emergence in the parish must be addressed when planning suitable underground infrastructure</u> ”	In response to comment at Regulation 14 consultation stage.
10-1	Policy G15(GGI1) and Paragraph 10.1.1	In first line replace paragraph 100 (of the NPPF) with paragraph 102  Policy G15 Remove LGS 6 School Playing Field and revise Policy Map 6	To reflect updates made in 2021 NPPF.  Reassessment of LGS designation following regulation 14 consultation and in light of advanced progress of primary school relocation.
10-2	Policy G16(GGI2)	New open space provision or improvements to existing open space provision will be required alongside new development and in line with standards provided in the Local Plan (DM16).Key	To improve clarity in policy wording.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>considerations with the delivery of any new open space provision are:</p> <ul style="list-style-type: none"> <li>a) <del>clearly defining</del> public and private spaces (for example using vertical markers, railings, walls or robust planting);</li> <li>b) <del>ensuring</del>ensure open spaces are visible from nearby properties;</li> <li>c) <del>to deliver net enhancements in</del>the amenity and biodiversity valueof the space being provided; and</li> </ul>	In response to Borough comments at Reg. 14 consultation.
10-3	Policy G18(GGI4)	<p>Make the following amendments to strengthen policy</p> <p><b><u>Development proposals close to or involving a site of biodiversity value in the parish (as shown on Maps in Figure 29 and Figure 30 must take account of their biodiversity value.</u></b></p> <p><b><u>For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:</u></b></p> <ul style="list-style-type: none"> <li>i) <b><u>Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ</u></b></li> <li>ii) <b><u>Secondly mitigate impacts where these have been found to be unavoidable. Through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary</u></b></li> <li>iii) <b><u>Thirdly. Compensate if mitigation measures are insufficient.</u></b></li> </ul> <p><b><u>Any proposal resulting to the deterioration of Gayton's areas of ancient woodland (due to these habitats being irreplaceable) will be refused.</u></b></p> <p><b><u>In all locations, development proposals will be required to demonstrate measurable net gain for biodiversity, and this should be achieved on site wherever possible and in accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain.</u></b></p> <p><b><u>Appropriate measures for delivering BNG in the parish should focus on retaining and enhancing the network of species and habitats currently present in the parish.</u></b></p>	To reflect the Environment Act 2021 requirements for achieving biodiversity net gain(BNG) and provide clarity on the relationship between applying the mitigation hierarchy and achieving BNG. To provide parish context by linking the policy to the sites of known value.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>i) <u>Creating new wildlife corridors which link up with existing ones</u></p> <p>ii) <u>The planting of additional trees and hedgerows</u></p> <p>iii) <u>The restoration or creation of new natural habitats</u></p> <p><del>Development should avoid adverse impacts on biodiversity and provide net gains in biodiversity by creating, restoring and enhancing habitats and, in, In doing so, applicants should seek to development should retain and enhance the network of species and habitats currently present in the parish.</del></p>	
10-4	Paragraph 10.1.9	<p>Insert a new paragraph before existing paragraph 10.1.9 as follows:</p> <p><u>“There are a several sites of value to biodiversity, see Map in Figure 29, in the parish. These are as follows:</u></p> <p><u>County wildlife sites:</u></p> <ul style="list-style-type: none"> <li>• <u>Soigne Wood</u></li> <li>• <u>Brink Hill</u></li> <li>• <u>Lambs Common and The Narboroughs</u></li> <li>• <u>Adjacent. Gravel pit plantation</u></li> <li>• <u>Gayton Thorpe Common (also site of geomorphology interest).</u></li> <li>• <u>Moore Common</u></li> <li>• <u>Gayton Thorpe Wood</u></li> <li>• <u>Watchers Wood (also area of ancient woodland)</u></li> <li>• <u>Gaywood River and Watery Lane</u></li> </ul> <p><u>2 areas of ancient woodland:</u></p> <ul style="list-style-type: none"> <li>• <u>Fisher’s Wood - along Well Hall Lane</u></li> <li>• <u>Watchers Wood (also county wildlife site) on B1145</u></li> </ul> <p><u>3 candidate County Geodiversity Sites</u></p> <ul style="list-style-type: none"> <li>• <u>Gravelpit Plantation. Disused quarry of geological interest. Site is linked with county wildlife site.</u></li> </ul>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<ul style="list-style-type: none"> <li>• <u>Gayton Chalk Pits. A disused quarry complex of geological interest (also a county wildlife site)</u></li> <li>• <u>Gayton Thorpe Common site of geomorphological interest (also a county wildlife site)</u></li> </ul> <p><u>Further information on the biodiversity interest is set out in Appendix C to this plan.</u></p>	
10-4	Paragraph 10.1.9	For avoidance of doubt, retain existing paragraph	
10-4	Paragraph 10.1.9	<p>Insert a paragraph after existing paragraph 10.1.9</p> <p><u>“A wide variety of animal and plant species have been recorded as being present in the parish. This includes:</u></p> <ul style="list-style-type: none"> <li>- <u>A maternity bat roost present in Gayton Thorpe</u></li> <li>- <u>Bee orchids at Vicarage Meadows</u></li> <li>- According to NBIS records, 1020 different species have been recorded in the parish including: 665 species of flowering plant, 146 species of insects, 49 species of moths and butterflies, 72 species of birds and 29 species of mammal.</li> </ul>	
10-4	Paragraph 10.1.9	<p><b>Insert additional paragraph after paragraph 10.1.9 to explain changes regarding biodiversity net gain.</b></p> <p><u>“ The Environment Act became law in November 2021. It mandates minimum measurable Biodiversity Net Gain (BNG) for all developments. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a metric produced by DEFRA and the baseline value is calculated from the condition of the site before any intervention has occurred.</u></p> <p><u>“ BS 8683 is a new British Standard that sets out a process for implementing biodiversity net gain (BNG), which is an approach to development and land management that leaves biodiversity in a measurably better state than before.BS 8683 is aimed at any class or scale of built environment development or land/estate management.</u></p> <p><u>The information provided in this part of the neighbourhood plan on known habitats and species</u></p>	To reflect the Environment Act 2021 and requirements for achieving biodiversity net gain.



Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<u>present in the parish is intended to help and guide applicants in this regard. Detailed information about existing records of protected and priority species can be obtained through a data search from Norfolk Biodiversity Information Service (<a href="http://www.nbis.org.uk">www.nbis.org.uk</a>).</u>	
10-4	Figure 29	Insert additional maps to ensure ancient woodland and county wildlife sites can more readily be seen on this map.  And amend Figure 29 so that legend is clearer. (does not show items that do not appear in parish)	Improve clarity and reflect the assets in the parish.
10-5	Policy G19(GGI5)	<p><b>Any development must maintain or enhance the local character of the landscape and give consideration to the setting of the settlements as a whole within the wider landscape. <u>Development proposals which should protect and take opportunities to enhance the following key landscape characteristics. adversely impact the following important characteristics will not be supported:</u></b></p> <p><b>Gayton:</b></p> <ul style="list-style-type: none"> <li>a) Highly valued views (see Policy Map 4 below and description in Appendix F) to and from prominent historical landmarks including St Nicholas' Church and Gayton Mill Tower which contribute greatly to achieving a sense of place and the setting of these important heritage assets.</li> <li>b) The important contribution the surrounding landscape character makes to the setting of heritage assets including St Nicholas' Church, Gayton Mill Tower and Gayton Hall.</li> <li>c) Open views from roads and pathways at settlement edges out onto open landscape including defined visually important gaps and defined locally valued views (see Policy Map 4 below and description in Appendix F).</li> <li>d) Existing important landscape features including pasture land along Back Street providing an important setting to St Nicholas' Church (opposite Gayton Hall driveway) and to the south of Manor Farm along Back Street, Gayton village sign on the grass triangle, hedgerows, water features, trees and deep verges fronting properties.</li> </ul> <p><b>Gayton Thorpe:</b></p> <ul style="list-style-type: none"> <li>a) <u>Development should respect Gayton Thorpe's strong rural character</u></li> <li>b) Highly valued views to and from prominent historical landmarks including St Mary's</li> </ul>	In response to comments from the Borough at Reg. 14 stage.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>Church and Great Barn Farm (see Policy Map 5 below and description in Appendix F)</p> <p>c) The important contribution the surrounding landscape character makes to the setting of heritage assets including St Mary's Church, Great Barn Farm, Manor Farm and Gate House Farm.</p> <p>d) Existing important landscape features including defined <u>locally valued views</u>, visually important gaps (see Policy Map 5 below and description in Appendix C), The Green, a seasonal pond, hedgerows, pastureland, areas of wetland to the south of the hamlet, the community orchard, woodland and the bronze age barrow known as a 'Tumulus'.</p>	
10-6	Policy Map 4	Replace this map with an updated map that distinguishes between highly valued views and locally valued views	
10-7	Policy G20(GF1)	Amend the title Policy G20 – <del>Footpaths</del> <u>Rural routes for non-motorised users: The rural footpath network and the public rights of way network.</u>	It is not only footpaths to which the policy and the maps relate.
10-8	Policy G20(GF1)	<p>Amend the policy as follows:</p> <p><b>Development proposals will be expected to maintain or enhance the provision and quality of the current <u>public rights of way</u> network <del>of footpaths</del> in the parish (as shown on <del>the maps in Figure 33– 35</del>), <u>Figure 34 and Figure 35</u>). <u>Development proposals should:</u></b></p> <p><b>d) <u>Not obstruct or result in a significant impact upon the enjoyment of a public right of way;</u></b></p> <p><b>e) <u>Where visible from a public right of way incorporate green landscaping to mitigate or reduce any adverse visual impacts; and</u></b></p> <p><b>f) <u>Utilise available opportunities to improve the quality and provision of the rural routes for non-motorised users in the parish</u></b></p> <p><del>Development proposals that would obstruct or would result in a significant impact upon the enjoyment of a public right of way will not normally be allowed.</del></p> <p><del>Development that will be clearly visible from a public right of way should consider the appearance of the scheme from the right of way and incorporate green landscaping to reduce</del></p>	Amended in response to comments from Borough and residents at Reg. 14 stage. This includes a change to refer to rural routes for non-motorised users and not only footpaths.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><del>any visual impacts</del></p> <p><del>Development proposals will be expected to utilise available opportunities to improve the quality and provision of the footpath network in the parish.</del></p>	
10-9	Paragraph 10.2.6	<p>Amend paragraph 10.2.6 to break up the paragraph and provide additional text as follows:</p> <p>“One third of respondents to the ‘Three Wishes’ survey [7] made comments about cycling, walking and footpaths. These respondents described their feelings and experiences of walking in and around the villages. They felt safe walking around Gayton and thought that there is a ‘good footpath network in and around [the] village and into [the] wider countryside’ and the permissive paths are much appreciated.</p> <p>A number of respondents explained that walking on the roads and lanes in the villages exposes them to danger from traffic, ‘especially the massive wagons, making it unsafe to walk/cycle/take a pushchair through our hamlet. <u>Furthermore, in some parts of the village the footpaths are inadequate particularly for people with limited mobility or those with a pushchair – for example on the B1153 and on the B1145 by the village sign, Grimston Road junction by the village sign.</u>”</p>	
10-10	Figures 33, 34 35	<p>Improve the clarity of these maps so it is easier to follow. Remove non parish areas from the map. Remove the areas of green spaces. Also, update the legends.</p>	Improve the readability of the maps.
10-11	Policy G21(GF2)	<p>Amend the policy as follows:</p> <p><b>Maintaining a walkable and well-connected village.</b></p> <p><del>All new development proposals should contribute towards creating a more walkable neighbourhood through provision of</del>  <b>provide safe, convenient and high-quality internal footpaths on-site, provision of direct connections into neighbouring areas and utilising take opportunities to improve connectivity across the wider neighbourhood by creating new links.</b></p> <p><b>Development proposals should also take into account the needs of cyclists through the provision of appropriate infrastructure such as signage, secure and sheltered storage infrastructure and segregated cycling paths where necessary.</b></p>	Wording amended to improve clarity and in response to comments at Reg. 14 stage from the Borough and residents.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>Development proposals which result in decreased pedestrian connectivity between residential areas and services (including the school) or which fail to utilise opportunities to provide new connections will be refused. Where a development scheme involves the creation of new streets or roads, the routes should be laid out in a permeable pattern <u>and seek to achieve a green rating in the Integrated Neighbourhoods category in the Building for a Healthy Life assessment (see Policy G9).</u><del>Cul-de-sac development should be avoided unless a green rating can be achieved.</del><del>will only be acceptable where it is short and, wherever possible, provides onward safe and secure pedestrian links.</del></p> <p><u>Development proposals that will generate additional traffic movements in the parish will only be supported if it can be demonstrated through a transport assessment or, in the case of smaller schemes, in an accompanying Design and Access/Planning Statement, that the traffic impacts of the development will not lead to unacceptable adverse impacts on road safety for all vulnerable users including pedestrians, cyclists and equestrians.</u></p>	
10-12	Paragraph 10.2.7	<p>Insert a new paragraph under paragraph 10.2.7 to explain the Building for a Healthy Life reference.</p> <p><u>Building for a Healthy Life [19] is the latest edition of Building for Life 12 [20]. It is a widely used tool for creating places which work well with nature and people and is a government endorsed industry standard for well-designed homes and neighbourhoods. Two considerations in the Building for a Healthy Life assessment system are 'Natural connections' and 'Walking, cycling and public transport' and these fall under sub-category 'Integrated Neighbourhoods'. In this section the emphasis is on responding to pedestrian and cyclist desire lines, planning cycle friendly streets and providing connected street patterns so that pedestrian routes are as direct as possible.</u></p> <p><u>The toolkit recommends that streets should connect with one another. A further of the twelve considerations is 'Easy to find your way around' which gives a street pattern based on cul-de-sac layout a red alert prompting the designer to 'stop and think'.</u></p>	
10-13	Policy G22(GF3)	Amend policy as follows:	In response to comments from

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>Development proposals which will help achieve the parish's aspiration for the delivery of a safe, accessible pedestrian and cycling route linking Gayton village to Gayton Thorpe (as per the map in Figure 36) will be <del>strongly</del> supported.</p> <p><del>In the event of a revised or new planning application coming forward on the Seed Factory/Gayton Mill site (17/02233/OM), the principle of residential development is</del>  <u>In the event of a development proposal coming forward on the Seed Factory/Gayton Mill site, the following will be sought: supported subject to:</u></p> <ul style="list-style-type: none"> <li>• Provision of a safeguarded pedestrian and cycling route through the site <u>where this is necessary</u> to link in with the future proposed walking and cycling route - Gayton to Gayton Thorpe Green Highway (see the map in Figure 36).</li> <li>• <u>Provision of footways, as necessary to allow for safe, direct and accessible pedestrian route into Gayton village.</u></li> </ul> <p>Where additional walking and cycling infrastructure needs arise and where directly, fairly and reasonably related in scale and kind to the development in the plan area, the developer will be required to contribute, wherever possible, (through Section 106 Agreements, section 278 Agreements, Community Infrastructure Levy, and/or direct investment or works) to the delivery of this route.</p>	Borough and residents at Reg. 14 stage. See 174372622
10-14	Paragraph 10.2.10	<p>Amend the paragraph to be consistent with the policy and refer to cycle route as well as footpath route.</p> <p>There is an aspiration to provide a navigable footpath and cycle route to link Gayton and Gayton Thorpe. Attendees of the Drop-in consultation session [2] offered suggestions for a number of walking routes between Gayton and Gayton Thorpe. Policy G22(GF3) identifies viable options should an opportunity arise to implement a route to link Gayton and Gayton Thorpe. Highways have been asked to consider the viability of Wished-for Way 1, which is the optimum route between Gayton Thorpe and Gayton . Wished-for Way 2 and Wished-for-Way 3 have landowner support, although they are not optimal routes for the residents of the parish. The landowner has expressed openness to Gayton Footpath FP10 becoming a cycle route, however this would require work to ensure this is appropriate for shared use.</p>	To be consistent with the policy.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
11-1	Policy G23(GT1)	<p>Amend the policy as follows:</p> <p><b>To be supported, development proposals <del>must</del><u>should</u> provide for off-street car parking to meet the needs generated by the development. Residential proposals, <u>involving the creation of a new dwelling or more</u>, will be expected to comply with residential parking standards set out in the Borough Council's Development Management Policies document and repeated below:</b></p> <ul style="list-style-type: none"> <li>• One bedroomed unit – 1 space per dwelling;</li> <li>• Two or three bedroomed unit – 2 spaces per dwelling;</li> <li>• Four or more bedroomed unit – 3 spaces per dwelling.</li> <li>• Each dwelling to provide a minimum of one covered, secure cycle space per dwelling.</li> </ul> <p><b>Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion(<del>by exacerbating or creating on street parking problems</del>) to the degree of adversely affecting residential amenity or detracting from the rural nature of the village will not be permitted.</b></p>	In response to comments from Borough at Reg 14 stage.
11-2	Policy G24(GT2)	<p>Amend the policy as follows:</p> <p><del>The provision of an additional village centre car park to serve existing facilities such as the village hall will be welcomed.</del><b>Development proposals for additional public car parking in or around Gayton village centre will be supported subject to:</b></p> <ol style="list-style-type: none"> <li><b><u>a) the predicted impact of the proposal on road safety being assessed as delivering overall improvements in the village centre.</u></b></li> <li><b><u>b) the site being located within safe and convenient walking distance to village facilities such as the village hall; and</u></b></li> <li><b><u>c) the proposal is sensitively designed with respect to the immediate environs and is appropriately landscaped</u></b></li> </ol>	
11-2a	Policy G25(GP1)	<p>Amend the policy as follows:</p> <p><b>Policy G25 – A new primary school for Gayton, <u>Land at Springvale</u></b></p> <p><b>Land has been approved for the development of a new primary school, nursery school with associated car parking, playing field and landscaping. The following site-specific considerations</b></p>	In response to resident and Borough comment at Reg. 14 stage.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>will apply to any future revised proposals on this site:</p> <ul style="list-style-type: none"> <li>a) The new school should be easily and safely accessible by foot</li> <li>b) <del>On site provision of off street parking is provided so that the development will not lead to road safety issues on the main highway.</del> <u>The provision of sufficient on-site parking to ensure that development will not adversely affect traffic and road safety on the main highway and nearby residential streets.</u></li> <li>c) Satisfactory travel plans are prepared for the delivery and collection of pupils</li> <li>d) An allocated drop-off zone and adequate traffic calming measures are provided.</li> </ul>	
11-3	Supporting text to Policy GPI	<p>Create a new paragraph after 11.2.2. Put the last sentence from 11.2.2 into this paragraph and provide additional detail.</p> <p>“The requirements set out in this policy reflect existing concerns of the community with respect to the impact of the approved scheme on on-street parking and pedestrian safety in and around the new site, <u>for example the need for traffic calming along Lynn Road to assist children and their carers walk safely to school.</u>”</p>	Reflect resident concern and improve document clarity
11-4	Policy G26(GS2)	<p>Amend the policy as follows:</p> <p><b>Policy G26 –<u>Re -use of existing school site, Lynn Road, Gayton</u></b><del>Existing School Site</del></p> <p><b>In the event that the current school – see Map 36 -successfully relocates within the parish, development proposals which help to secure the continued use of the current building and school site will be supported. This includes change of use applications and redevelopment. <u>In determining whether development proposals can be supported, the following considerations apply:</u></b></p> <ul style="list-style-type: none"> <li>a) <u>Whether the important contribution which the open land, (within which the school building is set), provides to village visual amenity (local green space designation applies) and as a setting to the building itself is retained or strengthened.</u></li> <li>b) <u>The importance of retaining or enhancing existing landscaping on the site including mature trees and vegetated boundary treatment.</u></li> <li>c) <u>The effect the proposal will have on the significance of the non-designated heritage asset</u><del>the contribution the building and boundary features make to village character and the status of the building as a non-designated heritage asset (as per Policy G4 in this plan)</del></li> </ul>	In response to Borough comments at Reg. 14 stage.

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>d) <u>Whether the proposal conserves or enhances the significance of the Grade I listed St. Nicholas Church and its setting</u></p> <p><u>For development proposals which affect the non-designated asset the balanced judgement in line with the NPPF 2021 and Policy G4 of this plan."</u></p>	
11-5	Map 36	Add the existing school site and other facilities to Map 36	In response to Borough comment to Policy G26(GS2) at Reg. 14 stage
11-6	Policy G28(GC2)	<p>Amend the policy as follows:</p> <p><b>Development proposals should not adversely affect the viability of, or contribute to the loss of existing established key community facilities: These are: <del>compromise the viability of important village amenities (the pub, petrol station, post office and shop and the butchers plus the village hall and the social club) during the plan period.</del></b></p> <ul style="list-style-type: none"> <li>- The Crown Public House, Lynn Road</li> <li>- Village shop, garage, post office and Hot Hut takeaway (White House Services), Lynn Road</li> <li>- Butchers (Howards Butchers and Delicatessen), Lynn Road</li> <li>- Jubilee Hall, Lynn Road</li> <li>- Gayton Social Club, Lime Kiln Road</li> <li>- Rumbles Fish Bar, Lynn Road</li> <li>- Hairdressers (Clouds), Lynn Road</li> </ul> <p><u>Wherever possible, development should support the retention or enhancement of existing facilities, through measures such as protection of existing public car parking, provision of new complementary and shared parking and compatible functions that do not adversely affect local amenity</u><del>Proposals that help important village amenities prosper, for example, through safeguarding associate parking or through development of complementary uses will be</del></p>	To respond to Borough Reg. 14 comments and to update in light of the Changes to the Use Classes System and permitted development rights.



Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p><del>supported.</del></p> <p><b><u>Development proposals resulting in the loss of the pub, (Use Class Sui-Generis), the two hot food takeaways (Use Class Sui-Generis) the social club or village hall (both Use Class F.2), the village shop and the butchers (where they fall into Use Class F.2) will not be permitted unless it is demonstrated the parish would remain suitably provided for following the loss, or, if not; it is no longer viable or feasible to retain the premises in their current use.</u></b></p> <p><b>Development proposals which will deliver or help to deliver a new fit-for-purpose village hall are welcomed as long as the proposed new site is in an accessible location with outdoor space and includes adequate provision for off-street parking. Otherwise there is likely to be unacceptable levels of on-street parking.”</b></p>	
11-7	Paragraph 11.4.2 Insert a paragraph to include reference to the General Permitted Development Order	<p><u>“In July 2020, the Government announced radical changes to the Use Classes Order (this is a system of categorising different types of land uses). A number of uses which were previously in separate categories are now categorised as Class E (Commercial, Business and Service). This broad class includes a shop (other than small shops of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within a 1000 metre radius), cafes and restaurants, financial and professional services, light industrial, medical or health services, creches, day nursery. Hot food takeaways and pubs are classified as sui generis uses and the village hall and social club are categorised as falling in Class F2.</u></p> <p><u>Under legislation introduced at the same time (amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015) the Government relaxed the permitted development regime. This included allowing a change of use from Class E to residential use subject to criteria including the need to seek a prior approval from the local planning authority.”</u></p>	
11-8	Policy G29(GC3)	<p>Amend policy so that it requires engagement and support of community and key stakeholders and in line with borough comments:</p> <p><b><u>Policy G29 – Development of a new community hub – Lime Kiln Road, Gayton</u></b>  <b><del>A new village hall for Gayton Parish</del></b></p>	In response to concerns expressed on the behalf of the Social Club and in response to Borough and LLFA comments at Reg. 14

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
		<p>“Land at south end of Lime Kiln Road, as shown in Figure 39, is identified as a suitable location for future provision of a community hub incorporating the following uses:</p> <ul style="list-style-type: none"> <li>a) Retention or enhanced social club meeting space provision</li> <li>b) A new fit-for-purpose village hall</li> <li>c) Car parking provision to meet the needs generated by the community hub</li> <li>d) Retention or enhanced open space provision</li> </ul> <p>Development proposals that will deliver this new community hub or will help deliver this community hub will, in principle, <u>be supported subject to:</u></p> <ul style="list-style-type: none"> <li>a) <u>The proposal having the support of the community at large to be demonstrated in a community engagement statement (to be submitted alongside the planning application) detailing pre-application engagement activity and stakeholder and community input.</u></li> <li>b) <u>Proposals are designed to minimise impacts on locally valued views within the setting of the village, as shown in Policy Map 4.</u></li> <li>c) <u>Inclusion of appropriate measures to address surface water flood risk (in the following order or priority: assess, avoid, manage and mitigate flood risk) and compliance with Policy G10 and the Local Plan with respect to flood risk management. As part of this a surface water drainage system will be required that demonstrates that no additional flood risk is created to adjoining property or land.</u></li> </ul>	stage.
11-9	Paragraph 11.4.10	<p>Insert a paragraph at end.</p> <p><u>Parts of the site indicated on the map falls within an area of low surface water flooding (as shown on the Environment Agency’s online maps of areas at risk from surface water flooding). This risk will need to be fully investigated and an early stage of a scheme coming forward.</u></p>	
12-1	Glossary (First Homes)	<p>Insert First Homes as follows:</p> <p>First Homes are a specific kind of discounted market sale housing which the government requires plan making bodies to consider to meet the definition of ‘affordable housing’ for planning purposes. First Homes must be discounted by a minimum of 30% against market value, be sold to a person or persons meeting the First Homes eligibility criteria and on their first sale, will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.</p>	

Rec. Number	Page, paragraph number, Policy	Change (showing new policy numbers only)	Reason why
12-2	Glossary (Major development)	Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development (other than for the specific purposes of paragraphs 176 and 177 in NPPF 2021) it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.	
AB-1	Appendix	New Appendix B - Add overview of aspirations and issues after Appendix A	
AB-2	Appendix	New Appendix C - Add Wildlife and Geology sites details after Appendix B	
AB-3	Appendix B	Replace with revised Appendix D that provides more detail on each proposed non designated heritage asset.	
AB-2	Appendix B	New Appendix D -Provide a map showing the location of non-designated heritage assets.	In response to comments made at Reg. 14 stage.
AB-3	Appendix C	New Appendix E - Replace with revised Appendix C (Views)	
CA-1	Character Assessment	Update appendices with Non-designated Assets and Views appendices from NP	

Further minor updates to correct errors, improve readability, reduce length of NP and updates due to time passing following late stage review in August 2022.

		Justification for change
Paragraph 3.5.3 (parish stats info about level of lone parents with children above school age)	Delete	Info available in DSE

Paragraph 3.6.1 (dwelling stock)	Amend to cut down on text and align with Appendix ! more clearly	
Paragraph 3.7.1	Reduce text	
Section 4	Remove altogether but keep paragraph 4.1.1. and make part of next section.	Info will be in Consultation Statement
Figure 13	Remove as part of Section 4.	Will be in Consultation Statement.
Para 5.1.2	Remove last paragraph and incorporate into bullet points above	Improve flow and cut down on words
Para 5.2.3	Delete	Old info regarding Borough Plan
Paragraph 5.3.1	Amend to reduce duplication.	
Para 5.4.1	Cut down on text. Don't need to talk about the first County matters application.	Things have moved on.
Para 5.8.3	Minor edit	
Para 5.12.1 and 5.12.2	Remove paragraphs and change title	Improve flow
Para 5.12.4	Remove reference to Appendix B	
Remove Appendix B		Not needed now we are past Reg 14 stage
Para 6.1.3	Edit paragraph to reduce text and reflect fact that Appendix B is removed	
7.1.2	Add information about the new Borough Local Plan	Improve clarity
7.1.4	Remove text about construction works at rampant horse and simply refer to Appendix A.	
7.1.9	Remove sentence	It's been said already
7.1.10	Amend to update the info and link to Appendix A	
8.1.7	Remove all of paragraph	The bullet that it originally related to in the policy has been removed.
8.1.3	Reference the views and gaps map	

Policy G4	Place heritage map underneath this policy. i.e. Figure 41 and amend the policy wording.	
8.1.18	Edit last sentence to reference Appendix B	Note this is not the Appendix B proposed for deletion above.
Policy G5	Correct the reference to the local connection criteria	
Supporting text to G5	Detailed reconfiguration	To remove info duplicated across this group of policies and improve the flow.
8.2.20	Delete one sentence here that reads: <b>There</b> was no support for building any more social housing in the village	Does not correctly reflect feedback.
8.2.23	Minor culling	
8.2.24	Correction	
9.1.4 and 9.1.8	Speech marks to be taken out after hyperlinks?	
Para 10.1.9	Amend last sentence. Do not include the info on the biodiversity sites in the plan. Provide it separately as we do the open spaces assessment	
Remove appendix providing info on the county wildlife sites		Opportunity to reduce the length of plan.
10.1.22	Three paragraphs about the Character Assessment. Remove.	Not needed
10.2.2	Remove first sentence as it has been said in previous paragraph. Amend second paragraph to improve flow and meaning.	
10.2.3	Amended	
10.2.9	Remove first sentence about Building for Healthy Life	Been said already.

11.1.3	Update	reflect recent development
11.2.1	Remove first sentence	Old news
11.2.5	Sentence inserted describing the value of the open space (school playing field). Refer to Locally Valued view 18 and gap K.	
Policy 28	Tidy up of last section of the policy.	Failed to spot at recommended changes stage.
11.4.10	Reworded	For clarity
Appendix B: Overview of aspirations	Remove	It had a role at reg 14 stage but now it serves to lengthen the plan with very weak role.  Put it in Consultation Statement
Appendix C: Gayton parish county wildlife sites	Removed and provided as supporting evidence base on the value of the sites	Opportunity to reduce the length.