

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

**Gayton and Gayton Thorpe Neighbourhood
Plan 2019-2036 – Decision on Examiner's
recommendations**

19 September 2023

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



Borough Council Decision on the Examiner's recommendation for the Gayton and Gayton Thorpe Neighbourhood Plan

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Gayton and Gayton Thorpe Neighbourhood Area
Parish Council	Gayton and Gayton Thorpe Parish Council
Submission Plan (Regulation 16) consultation	17 February – 31 March 2023
Examination	April – September 2023
Examiner's Report Received	7 September 2023

1.0 Introduction

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

2.0 Background

- 2.1 The Neighbourhood Area (incorporating the settlements of Gayton and Gayton Thorpe) was designated on 8 May 2017. This corresponds with administrative boundaries for Gayton Parish. The Gayton and Gayton Thorpe Neighbourhood Plan has been prepared by Gayton Parish Council, the Qualifying Body. Work on the production of the plan has undertaken by members of the Parish Council and the local community, since 2017.
- 2.2 The first draft Plan was published by the Parish Council for Regulation 14 consultation in August 2021. The Regulation 14 consultation took place from 9

August – 3 October 2021, inclusive. Further details are set out in the Consultation Statement¹.

- 2.3 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk in January 2023, with the Regulation 15 legal check signed off on 31 January 2023. A consultation under Regulation 16 took place over 6 weeks, between 17 February – 31 March 2023, inviting comments from the public and stakeholders.
- 2.4 In April 2023, an independent examiner Mr Andrew Ashcroft was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Gayton and Gayton Thorpe Neighbourhood Plan. The examination took place from April – September 2023, reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum. This culminated in the Examiner's Report being issued on 7 September 2023.
- 2.5 The Examiner's Report concludes that subject to making the modifications recommended by the examiner, the plan meets the basic conditions as set out in legislation and should proceed to a Neighbourhood Planning Referendum. Gayton Parish Council has accepted all the Examiner's recommended material modifications; also recognising the need to accommodate consequential changes to the Plan in accordance with paragraph 7.109 of the Examiner's Report. The Parish Council confirmed acceptance of all the Examiner's recommendations (modifications) on 11 September 2023.
- 2.6 Other minor consequential, editorial and/ or grammatical changes to the Neighbourhood Plan were identified by representatives of the Parish Council/ Neighbourhood Planning Group. These are itemised separately to this statement but are published on the Neighbourhood Plan web page², in the interests of clarity and completeness. The Borough Council has also identified a small number of factual updates/ corrections regarding the emerging replacement Local Plan, which are covered within this statement.
- 2.7 The Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are set out in Appendix 1 alongside the Council's decision in response to each recommendation and the reasons for them.

3.0 Reasons for Decision

- 3.1 The Gayton and Gayton Thorpe Neighbourhood Plan 2019-2036 (the Plan) as modified by the Examiner's recommendations and the Borough Council, has had regard to national policies and advice contained in guidance issued by the

¹ https://www.west-norfolk.gov.uk/download/downloads/id/7693/gayton_np_consultation_statement.pdf

² https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/960/gayton_and_gayton_thorpe_neighbourhood_plan

Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A Neighbourhood Plan must not constrain the delivery of important national policy objectives.

- 3.2 The Neighbourhood Plan was examined in accordance with the National Planning Policy Framework (NPPF), July 2021. Shortly before publication of the Examiner's Report (but critically after the draft Examiner's Report was sent to the Borough Council and Parish Council for fact-checking), the updated NPPF was published (5 September 2023). The updated NPPF was therefore not considered by the Examiner, but this is not considered to have any material implications for the Neighbourhood Plan and the range of themes and topics therein. Advice within National Planning Practice Guidance (NPPG) has also been borne in mind in reaching this conclusion.
- 3.3 Paragraph 13 of the NPPF is clear that Neighbourhood Plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the NPPF states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (both paragraphs unchanged between the 2021 and 2023 NPPF versions).
- 3.4 Beyond this, the content of a draft Neighbourhood Plan will determine which other aspects of national policy are or are not a relevant consideration to be considered. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
- 3.5 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan sets out a range of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. There is a very clear focus on safeguarding its rural and landscape character and designating local green spaces. The overarching Plan outcomes (as set out in the Vision) are summarised as follows:
- High quality new developments, sympathetic to the character of the built environment;
 - Protect and enhance indoor and outdoor community spaces, and preserve and protect the natural, built and historical heritage;
 - Develop walkable villages, with safe footpaths/ footways linking key village locations and longer walking routes into the wider countryside;
 - Mitigating/ adapting to climate change and providing a safe, well connected environment for all residents.
- 3.6 Having carefully considered each of the recommendations made within the Examiner's Report and the reasons for them, the Borough Council (in

accordance with the 1990 Act; Schedule 48 paragraph 12) has decided to make the modifications to the draft plan referred to in Appendix 1 (below) to ensure that the draft plan meets the basic conditions set out in legislation. These, together with non-material changes listed in the schedule of Minor and Consequential changes prepared by the Parish Council, will be used in preparing the referendum version Neighbourhood Plan document.

- 3.7 As set out in Appendix 1, it has been decided by the Borough Council and Parish Council to split up the modifications made within the Examiner's report. This has been separated into appropriate columns. As stated by the examiner in the final examination report (May 2023) and left apparent in the table: Areas that need modification are expressed in the 2nd column. Appendix 2 shows amendments to inset Policy Maps and Figure maps, arising from the Examiner's recommended modifications.
- 3.8 To comply with the basic conditions on the European Union legislation, Strategic Environmental Assessment and Habitat Regulations Assessment screening was undertaken and signed off by the Borough Council on 28 June 2021, prior to publication of the first draft Plan for consultation under Regulation 14. The Strategic Environmental Assessment sets out the introduction and background in sections 1, 2 and 3. Section 4 sets out the application of SEA Directive to plans and programmes. Section 5 sets out the framework for Habitats Regulation Assessment. Section 6 sets out the screening outcome, summary and monitoring of the assessment.
- 3.9 The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1998. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 3.10 The Plan, as modified by the Examiner's recommendations, complies with the definition of a Neighbourhood Plan/ NDP and the provisions that can be made by a Neighbourhood Plan. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development'.

4.0 Decision

- 4.1 The Neighbourhood Planning (General) Regulations 2012 (Regulation 18(1)) require the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Plan.
- 4.2 King's Lynn and West Norfolk Borough Council have carefully considered each of the recommendations made in the Examiner's Report and the reasons for them and have decided to accept all material modifications to the draft plan proposed by the Examiner, together with non-material minor and consequential changes that do not materially affect the Neighbourhood Plan's content.

4.3 Following the modifications made, the Gayton and Gayton Thorpe Neighbourhood Plan meets the basic conditions:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
2. The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016);
4. The making of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations; and;
5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

4.4 It is recommended that the Gayton and Gayton Thorpe Neighbourhood Plan 2019-2036 progresses to referendum.

Decision made by:

Geoff Hall [by email]

Geoff Hall
Executive Director Environment and Planning (on behalf of the Cabinet
Member for Development and Regeneration) 19 September 2023

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

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Gayton and Gayton Thorpe NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Gayton and Gayton Thorpe Neighbourhood Plan.
<p>6.1 – A Spatial Strategy for Gayton</p> <p>Policy G1 Spatial Strategy</p>	<p>Paragraph 7.18:</p> <p>Revise the proposed development boundary (as shown on Policy Map 1) to include the site of the recently-constructed Primary School)</p> <p>In the opening part of Policy G1 replace ‘provided’ with ‘where’. Thereafter position the following sentence (beginning with ‘Outside’) so that it sits as a separate paragraph.</p> <p>In b) delete ‘prosperous’</p> <p>Delete d)</p> <p>In f) delete ‘(less than 8 units)’</p> <p>In Gayton Thorpe ii) delete ‘prosperous’</p> <p>Delete the final paragraph of the policy</p> <p>Delete the ‘Note’ at the end of the policy.</p> <p>At the end of paragraph 6.1.14 add: ‘Policy G1 has been designed to take account of Policy LP31 of the emerging Local Plan.</p>	<p>QB – Retained editing rights for document/ LPA (where necessary; e.g. cartography)</p>	<p>YES (Policy G1 and Policy Maps 1 and 4 amendments)</p> <p>NO (paragraph 6.1.14 amendments – Minor deviation from Examiner’s Recommendation – reference to emerging Local Plan Policy LP31 should not be included, due to uncertainties regarding outcome of ongoing Local Plan examination,</p>	<p>Textual and cartographic/ spatial amendments – including minor modifications; e.g. grammatical corrections</p>	<p>[Policy Map 1 (p38) and 4 (p69) – amend red line (development boundary in accordance with Examiner’s Recommendation, show extent of recently constructed school buildings, hardstanding and associated infrastructure, but excluding playing fields (see Appendix 2, below)]</p> <p>Policy G1 – A Spatial Strategy... Gayton</p> <p>Development Proposals within Gayton’s development boundary (as defined on Policy Map 1) will be supported provided where they accord with other provisions in the development plan.</p> <p>Outside this boundary, development will be restricted to:</p> <ul style="list-style-type: none"> a) development for agriculture, horticulture and outdoor recreation uses; b) 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

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	<i>Where necessary the policy will be reviewed once the Local Plan has been adopted.</i>		which commenced in March 2022)		<p>of the parish countryside and comply with other provisions in the development plan;</p> <p>c) renewable energy generation consistent with national and Local Plan policy, where proposals accord with other provisions in the development plan;</p> <p>d) the development of the primary school at Springvale (Gayton village) in line with the consented scheme;</p> <p>e) d) sites allocated as part of the development plan and where the proposed development accords with the principles established in the site allocations; and</p> <p>f) e) small scale (no more than 8 units) rural exception housing on the edge of the Gayton village development boundary for people with a parish connection;</p> <p>Gayton Thorpe</p> <p>In the hamlet of Gayton Thorpe, development will be restricted to:</p> <p>i. development for agriculture, horticulture and outdoor recreation uses;</p> <p>ii. 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</p>

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					<p>of the parish countryside and comply with other provisions in the development plan;</p> <p>iii. very limited and appropriate infill residential development where the housing meets local needs and will help maintain the vitality of the Gayton Thorpe community;</p> <p>The scale and nature of all schemes must ensure that an appropriate level of community and physical infrastructure are available to serve the proposed development.</p> <p>Note: Policy LP31 in the emerging Local Plan would not apply in addition to the scenarios listed above for either Gayton village or Gayton Thorpe hamlet.</p> <p>6.1.14 The development envelope does not include sites which are subject to an outstanding site allocation as per Manor Farm or sites which are subject to an existing planning consent e.g. Howards Way unless it is clear the development is already underway. The reason for omitting these sites is to reflect accurately the built-up area as it is at the time. It is not the intention to ignore the fact that the principle of development has been established at those sites. But by keeping these sites outside the development envelope until they are built out, will provide certainty that if and when the sites do come</p>

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					forward they can only come forward in line with principles already agreed and established and not through revised schemes on the basis that the site now falls within the development boundary. 6.1.15 Policy G1 has been designed to take account of the emerging Local Plan. Where necessary the policy will be reviewed once the Local Plan has been adopted.
7.1 – Development Policy G2 Development and Character	Paragraph 7.20: In the introductory paragraph to Policy G2 replace ‘All new.... Plan area’ with ‘ <i>As appropriate to their scale, nature and location, development proposals</i> ’	QB	YES	Textual amendments	Policy G2 – Development and Character... All new development in the Neighbourhood Plan area As appropriate to their scale, nature and location, development proposals should be of high-quality design, contribute positively to the street scene and must preserve or enhance the settlements of Gayton and Gayton Thorpe by:...
7.1 – Development Policy G3 Preserving the special character of Back Street, Gaydon	Paragraph 7.23: Replace the opening part of Policy G3 with: ‘ <i>Development proposals should preserve and reinforce the special character of Back Street and should respect and where practicable enhance the following features:</i> ’ In e) delete ‘heavily verdant’ In g) delete ‘Picturesque and stimulating’	QB	YES	Textual amendments	Policy G3 – Preserving the special character of Back Street, Gayton... The special characteristic 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: Development proposals should preserve and reinforce the special character of Back Street and should respect and where practicable enhance the following features:

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					<ul style="list-style-type: none"> a) The traditional landmark Gayton buildings (see map, Figure 40) including the 'Lattice House' and the row of buildings between and including 'Latitat Cottage' and 'Sunshine Cottage'. b) Distinctive and characterful boundary treatment including brick and flint walls, wide verges both at low and high level. c) Visually important gaps, as defined on Policy Map 6 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. d) Locally valued views as defined on Policy Map 6. e) The heavily verdant backdrop to the street scene provided by the surrounding farmland and the Gayton Hall grounds. f) Abundant varied hedging, mixed trees, acer, maple, beech and g) Picturesque and stimulating Gardens fronting on to the road providing valued visual amenity and h) Jubilee Green Local Green Space.

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7.1 – Development Policy G4 Conserving and enhancing heritage assets in the parish	Paragraph 7.25: In the second part of Policy G4, replace ‘could potentially impact’ with ‘ <i>would affect</i> ’ and ‘must’ with ‘ <i>should</i> ’	QB	YES	Textual amendments	Policy G4 – Conserving and enhancing heritage assets in the parish... 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 [7]. Any proposals which could potentially impact would affect the significance of a non-designated heritage asset, shown in Policy Map 2 and Policy Map 3 and described in Appendix B, must should 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. 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.
7.2 – Housing Policy G5 Affordable Housing	Paragraph 7.27: In Policy G5, first paragraph, replace ‘will’ with ‘ <i>should</i> ’	QB	YES	Textual amendments	Policy G5 – Affordable Housing... Residential development proposals will should deliver affordable housing in line with affordable housing standards set out in the Local Plan. In the case of First

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					Homes (as defined in the supporting text to Policy G7), these will should be offered to people with a local connection (as defined in the glossary to this plan) on a preferential basis. 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.
7.2 – Housing Policy G6 Housing Mix	<p>Paragraph 7.29:</p> <p>In the first part of Policy G6, replace ‘will be expected’ to with ‘should’</p> <p>Replace the second part of the policy with: ‘The tenure and size of houses on new housing developments should be informed by an assessment of the housing needs and demands in the parish and the detailed characteristics of the site concerned.’</p> <p>At the end of paragraph 7.2.11 add: ‘Policy G6 addresses this matter. An assessment of housing need should be made based on the information in this part of the Plan (and that relating to Policy G7) together with any more up to date assessments of local housing need.’</p>	QB	YES	Textual amendments	<p>Policy G6 – Housing Mix...</p> <p>Residential proposals will be expected to should achieve a balanced housing mix that will contribute to achieving a vibrant and healthy community in the village.</p> <p>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. The tenure and size of houses on new housing developments should be informed by an assessment of the housing needs and demands in the parish and the detailed characteristics of the site concerned.</p>

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					7.2.11 The intent of this policy is to ensure all residential schemes will assist in meeting a range of needs in the community and to ensure that no overall dwelling type will dominate any particular neighbourhood. Policy G6 addresses this matter. An assessment of housing need should be made based on the information in this part of the Plan (and that relating to Policy G7) together with any more up to date assessments of local housing need.
7.2 – Housing Policy G7 Affordable Housing on Rural Exception Sites	<p>Paragraph 7.31:</p> <p>In the opening part of Policy G7, delete the text in brackets and replace ‘are supported provided that’ with <i>‘will be supported subject to the following criteria:’</i></p> <p>Replace criterion d) with <i>‘the development would respect the character of the village and its relationship with the surrounding countryside.’</i></p> <p>In the third part of the policy replace ‘Every effort should be made to’ with <i>‘Proposals which’</i> and after ‘affordable housing’ add <i>‘will be supported.’</i></p>	QB	YES	Textual amendments	<p>Policy G7 – Affordable Housing on Rural Exception Sites...</p> <p>Proposals for small scale affordable housing on rural exception sites for people with a parish connection, (as defined in the supporting text to this plan), on the edge of the Gayton village development envelope are supported provided that: <i>will be supported subject to the following criteria:</i></p> <ul style="list-style-type: none"> a) the proposed development, by virtue of its size, scale and type, will not exceed the identified local needs for affordable housing; 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; c) the affordable homes are provided in perpetuity; d) no significant harm would be caused to the character of the village, its setting or the countryside <i>the</i>

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					<p>development would respect the character of the village and its relationship with the surrounding countryside.</p> <p>Every effort should be made to Proposals which 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 will be supported.</p> <p>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 (as defined in the supporting text to this plan) to Gayton parish, on a preferential basis.</p>
7.2 – Housing Policy G8 Land north of Back Street	<p>Paragraph 7.33: Replace Policy G8 with: <i>‘Proposals for the development of the Local Plan housing allocation (G41.1) which include affordable housing for rent being delivered on the site and allocated to residents with a local connection in accordance with the priorities set out in Policy G7 (Affordable Housing on Rural Exception Sites) will be particularly supported.’</i></p>	QB	YES	Textual amendments	<p>Policy G8 - Land North of Back Street...</p> <p>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). Proposals for the development of the Local Plan housing allocation (G41.1) which include</p>

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					affordable housing for rent being delivered on the site and allocated to residents with a local connection in accordance with the priorities set out in Policy G7 (Affordable Housing on Rural Exception Sites) will be particularly supported.
7.2 – Housing Policy G9 Residential development and design	<p>Paragraph 7.37:</p> <p>In the first sentence of the first part of Policy G9 replace ‘will be expected’ to with ‘<i>should</i>’.</p> <p>In the following sentence replace ‘Major development proposals will’ with ‘<i>Where it is practicable to do so major development proposals should</i>’</p> <p>At the end of the first part of the policy delete ‘Smaller proposals....do this.’</p> <p>In the ‘All new Residential proposals’ section delete ‘aim to’</p> <p>In the ‘Retrofitting historic residential buildings’ section replace ‘is encouraged’ with ‘<i>will be supported</i>’</p> <p>In the ‘Alterations to existing residential buildings’ section replace ‘applicable’ with ‘<i>appropriate</i>’</p> <p>At the end of paragraph 7.2.22 add: ‘<i>Policy G9 incorporates these important ambitions for</i></p>	QB	YES, although the Examiner’s recommended modification should require replacement of text ‘will be expected to’, rather than ‘will be expected’, as suggested in text.	Textual amendments	<p>Policy G9 – Residential development and design...</p> <p>All residential development schemes will be expected to should achieve high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Major development proposals will Where it is practicable to do so major development proposals should demonstrate how their scheme does this through a completed Building for a Healthy Life [14] assessment or, an updated version of this if applicable. Smaller proposals will be strongly encouraged to do this.</p> <p>All new residential proposals</p> <p>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> <ol style="list-style-type: none"> a) Position and orientation to optimise passive solar gain. b) The use of high quality, thermally efficient building materials.

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	<i>major new residential development. It acknowledges that there may be circumstances where it may not be practicable to use this form of assessment. In this context other similar assessment models may be more applicable to the development concerned.</i>				<p>c) Installation of energy efficiency measures such as loft and wall insulation and double glazing.</p> <p>Additionally, any new major residential development, as defined in the glossary, should 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>Retrofitting historic residential buildings</p> <p>The retrofit of Gayton and Gayton Thorpe’s historic residential buildings is encouraged will be supported 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>Alterations to existing residential buildings</p> <p>Proposals involving amendments or alterations to existing buildings should seek to incorporate sustainable design and construction measures as applicable appropriate to the scope of the scheme being proposed.</p> <p>7.2.22 Building for a Healthy Life [14] is the latest edition of Building for Life 12 [15]. It is a widely used design tool for creating places which work well with nature and</p>

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					people and is a government-endorsed industry standard for well-designed homes and neighbourhoods. The Building for Life campaign is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new community. Urban design is about the spaces between and around new homes that can sometimes be overlooked by focusing on the building and its interior, but which are vital to the quality of a place, its attractiveness, functionality and feelings of safety. Community feedback in Gayton during the plan making process has included comments regarding inappropriate densities adopted in modern developments where buildings appear to be crammed together with unsympathetic design which is out of keeping with the village setting. Policy G9 incorporates these important ambitions for major new residential development. It acknowledges that there may be circumstances where it may not be practicable to use this form of assessment. In this context other similar assessment models may be more applicable to the development concerned.
8.1 – Flooding and Drainage Policy G10 Development and surface	Paragraph 7.41: Replace Policy G10 with: <i>‘In areas identified as being of high, medium, and low risk of surface water flooding, or at risk of ground water emergence, (as shown on</i>	QB/ LPA	YES, although the Examiner’s recommended modification (additional text) to	Textual amendments	Policy G10 – Development and surface water flood risk... Any new development or significant alteration to an existing building within the parish of Gayton should be accompanied by an appropriate assessment which gives

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water flood risk	<p><i>Figures 15-17) development proposals should have due regard to the findings of the Borough Council's Surface Water Management Plan and incorporate the following measures as appropriate to their scale, nature, and location:</i></p> <ul style="list-style-type: none"> • <i>where practicable sustainable drainage systems for managing surface water flood risk; and</i> • <i>detailed arrangements for the future maintenance and management of sustainable drainage systems.</i> <p>At the end of paragraph 8.1.6 add:</p> <p><i>'Policy G10 sets out the Plan's approach to this matter. It is based on the policy requirement in existing national and local planning policies. 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. In all cases, sustainable drainage systems (SuDs) will always be the preferred method of surface water drainage. SuDs which achieve the four</i></p>		paragraph 8.1.6 is considered better placed as a continuation to 8.1.4. (rather than 8.1.6). This is considered a non-material amendment/ minor deviation from the Examiner's recommendation, in the interests of clarity and readability.		<p>adequate and appropriate consideration to all sources of flooding and proposed surface water drainage [footnote].</p> <p>This means all development proposals should meet policy requirements set out in the Local Plan and national planning policy, and demonstrate:</p> <ul style="list-style-type: none"> a) The proposal will not increase flood risk to the site or wider area from fluvial, surface water, ground water, sewers or artificial sources b) The proposal will have a neutral or positive impact on surface water drainage c) In assessing risk an allowance having been made for climate change <p>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:</p> <ul style="list-style-type: none"> i. surface water will be appropriately managed through the use of sustainable drainage systems ii. clear proposals are in place for the future maintenance and management of iii) sustainable drainage systems

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	<i>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.</i>				<p>iii. — due regard to the findings of the Borough's Surface Water Management Plan.</p> <p>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.</p> <p>In areas identified as being of high, medium, and low risk of surface water flooding, or at risk of ground water emergence, (as shown on Figures 15-17) development proposals should have due regard to the findings of the Borough Council's Surface Water Management Plan and incorporate the following measures as appropriate to their scale, nature, and location:</p> <ul style="list-style-type: none"> a) where practicable sustainable drainage systems for managing surface water flood risk; and b) detailed arrangements for the future maintenance and management of sustainable drainage systems. <p>8.1.4 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</p>

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					<p>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 https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers. Policy G10 sets out the Plan's approach to this matter. It is based on the policy requirement in existing national and local planning policies. 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. 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.</p> <p>8.1.5 Norfolk County Council (NCC) and the Borough Council of King's Lynn and West Norfolk have worked with the Environment Agency, Anglian Water, Internal Drainage Boards and other organisations to produce a Surface Water Management Plan (SWMP) [16] that covers King's Lynn and other priority settlements in West Norfolk. This report is available to view at www.west-</p>

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					<p>norfolk.gov.uk. Gayton was investigated as part of this work. Following site investigation, the village of Gayton was found to be at high risk of flooding from groundwater emergence. The mapping work produced indicates a number of low points in which surface water would pond, showing a flow path through the settlement in a southwesterly direction. The investigation also identified a possibility that there had been one incident of past development where the infilling of a roadside ditch may have led to an increase in the risk of flooding [footnote: unchanged].</p> <p>8.1.6 As can be seen from the flood risk maps shown in Section 4 of this plan, Gayton Thorpe is also at risk of both fluvial water flooding and surface water flooding. The hamlet regularly experiences flood events.</p> <p>8.1.7 Our parish is partially within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB)...</p>
<p>8.1 – Flooding and Drainage</p> <p>Policy G11 Development and Foul Waste water</p>	<p>Paragraph 7.43: Replace Policy G11 with: <i>'As appropriate to their scale, nature and location development proposals should incorporate Measures to minimise foul water discharge into the sewerage system and ensure that such</i></p>	QB	YES	Textual amendments	<p>Policy G11 – Development and Foul Waste Water... Foul water</p> <p>Development proposals will be required to demonstrate there is adequate foul waste water capacity to serve the development. Applications should be supported by studies as to whether the proposed development will lead to overloading of existing foul waste water infrastructure,</p>

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	<p><i>measures do not have an unacceptable impact on the amenity of the immediate locality.</i></p> <p><i>At the end of paragraph 8.1.11 add: ‘Policy G11 sets out the Plan’s approach to this matter. In this context development proposals will be required to demonstrate there is adequate foul waste-water capacity to serve the development. 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.’</i></p>				<p>to the satisfaction of the water company and Lead Local Flood Authority.</p> <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; eg. odours or other public health impacts.</p> <p>As appropriate to their scale, nature and location development proposals should incorporate Measures to minimise foul water discharge into the sewerage system and ensure that such measures do not have an unacceptable impact on the amenity of the immediate locality.</p> <p>8.1.11 Winter 2020/21 has seen high water levels and considerable overloading of the existing surface water, waste water and sewerage infrastructure resulting in flooding in both Gayton and Gayton Thorpe. Policy G11 sets out the Plan’s approach to this matter. In this context development proposals will be required to demonstrate there is adequate foul waste-water capacity to serve the development. Applications should be supported by studies as to whether the proposed development will lead to overloading of existing foul waste-water infrastructure,</p>

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					to the satisfaction of the water company and Lead Local Flood Authority.
8.2 – Low Emission Infrastructure, Lighting and Communication Policy G12 Charging points	Paragraph 7.45: Delete Policy G12 Delete paragraph 8.21	QB	YES	Textual amendments	<p>Policy G12 – Charging Points for Electric and Ultra-Low emission vehicles</p> <p>.Policy in a Nutshell: This policy requires residential development proposals to be provided with facilities and bays for charging plug-in and ultra-low emission vehicles</p> <p>New residential development proposals, involving the creation of one dwelling or more, should be provided with dedicated facilities per dwelling for charging plug-in and other ultra-low emission vehicles.</p> <p>Context and rationale for Policy G12 – Charging Points for Electric and Ultra-Low emission vehicles</p> <p>8.2.1 There are an increasing number of vehicles coming into use that require electric charging. The rate at which these vehicles will be introduced is certain to accelerate in the future with the adoption of electric vehicles, in line with Government Policy which bestows tangible environmental benefits. Currently there is little or no provision for recharging such vehicles in the villages which need to adapt to meet the current and growing rate of change. The provision of electric charging points in new builds is a logical requirement, as is the provision of publicly accessible charging points.</p>

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8.2 – Low Emission Infrastructure, Lighting and Communication Policy G13 Dark Skies	Paragraph 7.47: In Policy G13, first paragraph, replace ‘limit’ with ‘restrict’ and ‘will be resisted unless’ with ‘should demonstrate that.’	QB	YES, subject to detailed grammatical/ presentational amendments; e.g. use of bullet points/ numerical criteria	Textual amendments	Policy G13 – Dark Skies... Development proposals must limit restrict the impact of light pollution from externally visible light sources. Proposals to install new external lighting in areas which are currently dark at night will be resisted unless: should demonstrate that: a) The lighting is needed to secure pedestrian security; b) Light spillage is minimised through appropriate measures e.g. shields, low-glare fixtures, motion sensors on essential lights. Context and rationale for Policy G13 – Dark Skies...
8.2 – Low Emission Infrastructure, Lighting and Communication Policy G14 Fibre Connections	Paragraph 7.49: Delete Policy G14 Delete paragraphs 8.2.4 and 8.2.5	QB	YES	Textual amendments	Policy G14 – Fibre connections <div style="border: 1px solid black; padding: 5px;"><p>Policy in a Nutshell: This policy requires new build development to include adequate infrastructure (e.g. installation of fibre cabling) to facilitate easy connection with high speed broadband.</p></div> 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. The risk of surface water flooding and ground water emergence in the parish must

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					<p>be addressed when planning suitable underground infrastructure.</p> <p>Context and Rationale for Policy G14 – Fibre connections</p> <p>8.2.4 Several responses from the consultation saw the need to improve the Broadband in both villages.</p> <p>8.2.5 Improvements to communications networks would enhance future environmental protection and, in the case of improved communication links, would help to reduce traffic volumes by enabling more ‘work from home’. Improved links would also assist local businesses and new start-ups which will improve the economy of the village.</p>
9.1 – Green Infrastructure Policy G15 Local Green Spaces	<p>Paragraph 7.73:</p> <p>Delete LGS13 Green Centre</p> <p>Delete LGS14 The Manor Field</p> <p>Replace the final part of Policy G15 with: ‘Development proposals within the designated LGSs will only be supported in very special circumstances.’</p> <p>Delete LGS 13 and LGS 14 from Policy Map 4.</p> <p>At the end of paragraph 9.1.3 add: ‘Policy G15 follows the matter-of-fact approach in the</p>	QB	YES, but re-numbering G15 as G13 in paragraph 9.1.3	Textual and cartographic/spatial amendments	<p>Policy G15 G13 – Local Green Spaces...</p> <p>The following sites (identified on Policy Map 4 and Policy Map 5) are designated as Local Green Spaces:</p> <p>Gayton:</p> <p>LGS 1 Crown Paddock</p> <p>LGS 5 Vicarage Lane Meadow</p> <p>LGS 8 Church Paddock</p> <p>LGS9a Norfolk County Council land North of Vicarage Lane</p>

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	<i>NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy’.</i>				<p>LGS9b Jubilee Hall land LGS 10 Vicarage Lane and Trees LGS 13 Green Centre LGS 14 Manor Farm Field LGS 20 Green on Back Street Gayton Thorpe: LGS 16 Playground LGS 17 Green Centre</p> <p>Development on these sites will not be acceptable other than in very special circumstances in line with national policy and where it will enhance the function of the space as a Local Green Space. Development proposals within the designated LGSs will only be supported in very special circumstances.</p> <p>[Policy Map 4 (p69) – Delete LGS13 and LGS14 in accordance with Examiner’s Recommendation; consequential/ incidental change – amend red-line development boundary in accordance with Policy Map 1 modification (see Appendix 2, below)]</p> <p>Context and rationale to Policy G45 G13 – Local Green Space...</p>

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					9.1.3 The Gayton and Gayton Thorpe Local Green Space Assessment Report and Recommendations [20] contains details of all the above work. It provides an assessment of the proposed Local Green Spaces against the NPPF criteria and a full justification for their designation. Policy G13 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.
9.1 – Green Infrastructure Policy G16 Development and open space provision	Paragraph 7.75: In the second sentence of the first paragraph of Policy G16, replace 'Key considerations.... are' with ' <i>As appropriate to the nature and location of the open space concerned development proposals should respond positively to the following principles:</i> '	QB	YES	Textual amendments	Policy G16 G14 – Development and open space provision... 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 considerations with the delivery of any new open space provision are: <i>As appropriate to the nature and location of the open space concerned development proposals should respond positively to the following principles:</i>

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					<ul style="list-style-type: none"> a) clearly define public and private spaces (for example using vertical markers, railings, walls or robust planting); b) ensure spaces are visible from nearby properties; c) to deliver net enhancements in amenity and biodiversity value. <p>Context and rationale to Policy G16 G14 – Development and open space provision</p> <p>9.1.4 Policy G27 G24 – Outdoor recreation facilities (see above) should be read in conjunction with this policy...</p>
9.1 – Green Infrastructure Policy G18 Development and Biodiversity	<p>Paragraph 7.79:</p> <p>Delete the second part of Policy G18 (on the mitigation hierarchy)</p> <p>Reposition the third part of the policy (on ancient woodland) to the end of the policy. In doing so replace ‘be refused’ with ‘not be supported’</p> <p>In the fourth part of the policy replace ‘will be required to’ with ‘should’ and ‘possible’ with ‘practicable’</p> <p>In the fifth part of the policy replace ‘present in the parish’ with ‘present in the parish, and which would include’</p>	QB	YES	Textual amendments	<p>Policy G18 G16 – Development and Biodiversity...</p> <p>Development proposals close to or involving a site of biodiversity value in the parish (as shown on Maps in Figure 28 and Figure 29) must take account of their biodiversity value.</p> <p>For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:</p> <ul style="list-style-type: none"> a) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ b) Secondly mitigate impacts where these have been found to be unavoidable, through replacement of

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	At the end of paragraph 9.1.10 add the deleted second part of the policy				<p>lost protected and priority habitats and accommodating displaced species in the site boundary</p> <p>e) Thirdly, compensate if mitigation measures are insufficient.</p> <p>Any proposal resulting to the deterioration of Gayton's areas of ancient woodland (due to these habitats being irreplaceable) will be refused.</p> <p>In all locations, development proposals will be required to should demonstrate measurable net gain for biodiversity, and this should be achieved on site wherever possible practicable and in accordance with BS8683:2021-Process for designing and implementing Biodiversity Net Gain.</p> <p>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, and which would include.</p> <ul style="list-style-type: none"> i. Creating new wildlife corridors which link up with existing ones ii. The planting of additional trees and hedgerows iii. The restoration or creation of new natural habitats

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					<p>Any proposal resulting to the deterioration of Gayton's areas of ancient woodland (due to these habitats being irreplaceable) will not be supported.</p> <p>Context and rationale to Policy G48-G16 – Development and Biodiversity...</p> <p>9.1.10 A search using www.magic.gov.uk reveals the presence of a range of national priority habitats in the parish, see Figure 29. This includes:</p> <ul style="list-style-type: none"> • Small areas of ancient woodland close to Well Hall and along the B1145 • Many areas of deciduous woodland around the parish, many areas of broadleaved and conifer woodland • One area of traditional orchard in the north of the parish • Two areas of lowland fens in the south • Good quality semi-improved grassland adjacent to Gayton village • Coastal and floodplain grazing marsh in the south of the parish.

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					<p>9.1.11 For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:</p> <ul style="list-style-type: none"> • Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ • 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 • Thirdly, compensate if mitigation measures are insufficient.
<p>9.1 – Green Infrastructure</p> <p>Policy G19 Preserving the Landscape Character</p>	<p>Paragraph 7.82: Replace the first part of Policy G19 with: ‘<i>As appropriate to their scale, nature and location, development proposals should maintain and where practicable enhance the local character of the landscape and respond positively to the setting of the settlements within the wider landscape. Development proposals should protect and take available opportunities to</i></p>	QB	YES	Textual amendments	<p>Policy G19 G17 – Preserving the Landscape Character...</p> <p>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. Development proposals should protect and take opportunities to enhance the following key landscape characteristics: As appropriate to their scale, nature and location, development proposals should maintain and where practicable enhance the local</p>

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	<p><i>enhance the following key landscape characteristics:</i></p> <p><i>In the Gayton section replace c) with ‘The key features of the defined visually important gaps and defined locally valued views (see Policy Map 6 below and the description in Appendix C)’</i></p> <p><i>In the Gayton Thorpe section i) delete ‘Development should respect’</i></p> <p><i>In the Gayton Thorpe section replace iv) with: ‘The key features of the defined visually important gap and defined locally valued views (see Policy Map 7 below and the description in Appendix C)’</i></p>				<p>character of the landscape and respond positively to the setting of the settlements within the wider landscape. Development proposals should protect and take available opportunities to enhance the following key landscape characteristics:</p> <p>Gayton:</p> <ul style="list-style-type: none"> a) Highly valued views (see Policy Map 6 below and description in Appendix C) 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. 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. 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 6 below and description in Appendix C). The key features of the defined visually important gaps and defined locally valued views (see Policy Map 6 below and the description in Appendix C).

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					<p>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.</p> <p>Gayton Thorpe:</p> <ul style="list-style-type: none"> i. Development should respect Gayton Thorpe's strong rural character ii. Highly valued views to and from prominent historical landmarks including St Mary's Church and Great Barn Farm (see Policy Map 7 below and description in Appendix C) iii. 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. iv. Existing important landscape features including defined visually important gaps (see Policy Map 7 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

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					<p>the bronze age barrow known as a 'tumulus'. The key features of the defined visually important gap and defined locally valued views (see Policy Map 7 below and the description in Appendix C).</p> <p>Context and rationale to Policy G19 – G17 – Preserving the Landscape Character...</p>
9.2 – Footpaths Policy G20 Rural routes for non-motorised users	<p>Paragraph 7.84:</p> <p>In the first sentence of the first paragraph of Policy G20, replace 'or enhance' with '<i>and where practicable enhance</i>' and 'will be expected to' with '<i>should</i>'</p> <p>In the second sentence replace 'Development proposals should' with '<i>As appropriate to their scale, nature and location, development proposals should</i>'</p> <p>In a) replace 'significant' with '<i>unacceptable</i>'</p>	QB	YES, although grammatical changes to criterion a) should be incorporated into part of Examiner's recommended modification; i.e. replacement of 'a significant' with 'an unacceptable'.	Textual amendments	<p>Policy G20 – G18 – Rural routes for non-motorised users: The rural footpath network and the public rights of way network</p> <p>Development proposals will be expected to should maintain or enhance and where practicable enhance the provision and quality of the current public rights of way network in the parish (as shown in Figure 33, Figure 34 and Figure 35). Development proposals should As appropriate to their scale, nature and location, development proposals should:</p> <ul style="list-style-type: none"> a) Not obstruct or result in a significant an unacceptable impact upon the enjoyment of a public right of way; b) Where visible from a public right of way incorporate green landscaping to mitigate or reduce any adverse visual impacts; and

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					<p>c) Utilise available opportunities to improve the quality and provision of the rural routes for non-motorised users in the parish.</p> <p>Context and Rationale to Policy G20-G18 – Footpaths: The rural footpath network...</p>
<p>9.2 – Footpaths</p> <p>Policy G21 Maintaining and walkable and well-connected village</p>	<p>Paragraph 7.86:</p> <p>In the first paragraph of Policy G21, replace ‘All new development proposals’ with ‘<i>As appropriate to their scale, nature, and location, development proposals</i>’</p> <p>In the third part of the policy replace ‘be refused’ with ‘<i>not be supported</i>’</p> <p>In the fourth part of the policy replace ‘will only be supported if it can be demonstrated’ with ‘<i>should demonstrate</i>’</p>	QB	YES	Textual amendments	<p>Policy G21-G19 – Maintaining a walkable and well-connected village...</p> <p>All new development proposals As appropriate to their scale, nature, and location, development proposals should provide safe, convenient and high-quality footpaths on-site, provide direct connections into neighbouring areas and take opportunities to improve connectivity across the wider neighbourhood by creating new links.</p> <p>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.</p> <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 not be supported. Where a development scheme involves the creation of new streets or roads, the routes should be laid out in a permeable pattern and seek to achieve a</p>

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					<p>green rating in the Integrated Neighbourhoods category in the Building for a Healthy Life assessment (see Policy G9). Cul-de-sac development should be avoided unless a green rating can be achieved.</p> <p>Development proposals that will generate additional traffic movements in the parish will only be supported if it can be demonstrated should demonstrate 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.</p> <p>Context and rationale to Policy G21 G19 – Maintaining a walkable and well-connected village...</p>
<p>9.2 – Footpaths</p> <p>Policy G22 Sustainable link between Gayton and Gayton Thorpe</p>	<p>Paragraph 7.89:</p> <p>Delete the second part of Policy G22</p> <p><i>At the end of paragraph 9.2.15 add: ‘If future applications come forward on the Seed Factory/ Gayton Mill site the Parish Council will press for the inclusion of two matters in such proposals. The first is the provision of a pedestrian and cycling route through the site to link in with the future proposed walking and cycling route – Gayton to Gayton Thorpe</i></p>	QB	YES	Textual amendments	<p>Policy G22 G20 – Sustainable link between Gayton and Gayton Thorpe...</p> <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 supported.</p> <p>In the event of a development proposal coming forward on the Seed Factory/ Gayton Mill site, the following will be sought:</p>

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	<i>Green Highway (see Map in Figure 36). If the Green Highway has been established to be unfeasible at the time of the application, then this requirement does not apply. The second is the provision of footways, as necessary to allow for safe, direct, and accessible pedestrian routes into Gayton village.'</i>				<p>a) Provision of a safeguarded pedestrian and cycling route through the site where this is necessary to link in with the future proposed walking and cycling route –Gayton to Gayton Thorpe Green Highway (see the map in Figure 36).</p> <p>b) Provision of footways, as necessary to allow for safe, direct and accessible pedestrian routes into Gayton Village</p> <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> <p>Context and rationale to Policy G22 G20 – Footpath linking Gayton and Gayton Thorpe...</p> <p>9.2.15 Currently there is no planned development that could deliver the entire route. However, the Seed Factory/ Gayton Mill site (17/02233/OM), is critical to the implementation of a safe Gayton to Gayton Thorpe link. Therefore, Policy G22 seeks to safeguard land for this route in the event of that site coming forward. If future applications come forward on the Seed Factory/ Gayton</p>

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					Mill site the Parish Council will press for the inclusion of two matters in such proposals. The first is the provision of a pedestrian and cycling route through the site to link in with the future proposed walking and cycling route – Gayton to Gayton Thorpe Green Highway (see Map in Figure 36). If the Green Highway has been established to be unfeasible at the time of the application, then this requirement does not apply. The second is the provision of footways, as necessary to allow for safe, direct, and accessible pedestrian routes into Gayton village.
10.1 – Transport, Traffic and Parking Policy G23 Car and Bicycle parking	Paragraph 7.91: Replace Policy G23 with: <i>‘Development proposals which would compromise pedestrian safety or give rise to additional traffic movements or congestion which would have an unacceptable effect on the residential amenity of properties in the immediate locality or which would unacceptably detract from the rural nature of the village will not be supported.’</i>	QB	YES	Textual amendments	Policy G23 G21 – Car and bicycle parking policy... To be supported, development proposals should provide for off-street car parking to meet the needs generated by the development. Residential proposals, involving the creation of a new dwelling or more, will be expected to comply with residential parking standards set out in the Borough Council’s Development Management Policies document and repeated below: a) One bedroomed unit – 1 space per dwelling; b) Two or three bedroomed unit – 2 spaces per dwelling; c) Four or more bedroomed unit – 3 spaces per dwelling.

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					<p>d) — Each dwelling to provide a minimum of one covered, secure cycle space per dwelling.</p> <p>Development proposals which compromise pedestrian safety or give rise to additional traffic movements or congestion (by exacerbating or creating on-street parking problems) to the degree of adversely affecting residential amenity or detracting from the rural nature of the village will not be permitted.</p> <p>Development proposals which would compromise pedestrian safety or give rise to additional traffic movements or congestion which would have an unacceptable effect on the residential amenity of properties in the immediate locality or which would unacceptably detract from the rural nature of the village will not be supported.</p> <p>Context and rationale to Policy G23-G21 – Car and bicycle parking policy...</p>
<p>10.2 – The School</p> <p>Policy G25</p> <p>Gayton Primary School</p>	<p>Paragraph 7.95:</p> <p>Delete Policy G25</p> <p>Delete paragraphs 10.2.1 to 10.2.3</p>	<p>QB</p>	<p>NO – Although it is accepted that Policy G25 (with supporting text, paragraphs 10.2.1-10.2.3) is now</p>	<p>Textual amendments</p>	<p>Policy G25 – Gayton Primary School (at Springvale)</p> <p>Policy in a Nutshell: This policy 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>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</p>

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			<p>superseded, it is necessary to retain some reference to the new school, in the interests of clarity and providing context for the following policy (Former Gayton Primary School (Lynn Road)).</p> <p>A minor (factual) non-material modification is proposed, to explain that the new school is now operational, having opened</p>		<p>considerations will apply to any future revised proposals on this site:</p> <ul style="list-style-type: none"> a) The new school should be easily and safely accessible by foot b) 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. e) Satisfactory travel plans are prepared for the delivery and collection of pupils d) An allocated drop-off zone and adequate traffic calming measures are provided. <p>Context and rationale to Policy G25 – A new primary school for Gayton</p> <p>10.2.1 In 2019, the County Council made a County Matters Planning Application 19/02077/CM for the building of a 210 pupil primary school and 56 place nursery at land adjacent to West Hall Farm, Springvale in Gayton. This was approved at a meeting of the Norfolk County Council Planning Committee on 21 February 2020. The new Gayton Primary School (at Springvale) was opened in September 2022, thus achieving these objectives. No specific policies are required.</p>

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			in September 2022.		<p>10.2.2 In the 'Three Wishes' survey [6], of the 32% who stated what they would like to see in the village in the future, virtually all of them related their response to the proposed school site on Back Street, Winch Road (subject of a previous county matters planning application 16/00867/CM). Most of them were opposed but recognised that the school should be in a safe environment, close to the existing site. It was recognised that a bigger school is needed and 8% of respondents thought that a new school urgently needs to be built but a central position, would be much more suitable. Similar views were also given at the Drop-in Consultation.</p> <p>10.2.3 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, for example the need for traffic calming along Lynn Road to assist children and their carers to walk safely to school.</p>
10.2 – The School Policy G26 Former Gayton Primary School	Paragraph 7.98: In the first and second sentences of the first paragraph of Policy G26, delete 'In the event.... within the parish' and 'This includes.... redevelopment.'	QB	YES	Textual amendments	<p>Policy G26-G23 – Former Gayton Primary School (Lynn Road)...</p> <p>Re-use of the existing school site, Lynn Road Gayton</p> <p>In the event that the current school (see Figure 36) successfully relocates within the parish, development 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</p>

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	<p>Replace ‘In determining whether.....apply’ with ‘<i>Development proposals will be assessed against the following principles:</i>’</p> <p>Delete the final part of the policy.</p> <p>At the end of paragraph 10.2.4 add: ‘<i>The new school at Springvale open in [insert date]. This policy provides advice for the future use of the former school building and its playing field. Potential uses could involve the conversion and/or adaptation of the existing building or the redevelopment of the site.</i>’</p> <p>At the end of paragraph 10.2.6 add: ‘<i>In this context development proposals which would affect the assets would require the balanced judgement as described in paragraph 203 of the NPPF and Policy G4 of this Plan.</i>’</p>				<p>redevelopment. In determining whether development proposals can be supported, the following considerations apply. Development proposals will be assessed against the following principles:</p> <ul style="list-style-type: none"> a) Whether the important contribution which the open land, (within which the school building is set), provides to village visual amenity and as a setting to the building itself is retained or strengthened. b) The importance of retaining or enhancing existing landscaping on the site including mature trees and vegetated boundary treatment. c) The effect the proposal will have on the significance of the non-designated heritage asset. d) Whether the proposal conserves or enhances the significance of the Grade I listed St Nicholas’ Church and its setting. <p>For development proposals which affect the non-designated asset the balanced judgement in line with the NPPF 2021 and Policy G4 of this plan.”</p> <p>Context and rationale to Policy G26 G23 – Existing school site</p> <p>10.2.4 10.2.2 There were many responses to the ‘Three Wishes’ survey which commented on the need for and location of the new school. Some respondents also had</p>

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					<p>thoughts about the fate of the old school once it is vacated. Suggestions were that the old school building could be used as the village hall or as a sports hall. The new school at Springvale open in September 2022. This policy provides advice for the future use of the former school building and its playing field. Potential uses could involve the conversion and/or adaptation of the existing building or the redevelopment of the site.</p> <p>10.2.5 10.2.3 The school playing field is valued for its recreational and visual amenity value. It is the subject of locally valued view G-18. This view provides a delightful and open aspect from the footpath of the B1145 over the playing field towards the mature tall trees along the southern and western boundaries of the site. Important Gap G-K from footpath FP9 looks over the open green area of the school playing field, providing pleasant context and setting to the public right of way. See Appendix C for details of views and gaps.</p> <p>10.2.6 10.2.4 The school is identified as a non-designated heritage asset by Policy G4 in this plan. Details of the significance of the school as a local heritage asset are provided in Appendix B. In this context development proposals which would affect the assets would require the balanced judgement as described in paragraph 203 of the NPPF and Policy G4 of this Plan.</p>

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10.3 – Leisure and Play Policy G27 Outdoor recreation areas	<p>Paragraph 7.101:</p> <p>Delete play areas b), f) and g) from Policy G27 and re-number accordingly</p> <p>Delete play areas b), f) and g) from Map 8</p>	QB	<p>YES, but additional explanatory text is considered necessary, to provide further information regarding the importance of individual recreational areas, in lieu of those identified in the submission Plan, but not carried forward.</p> <p>This is considered a minor/ factual amendment (i.e. non-material).</p>	Textual and cartographic/spatial amendments	<p>Policy G27 G24 – Outdoor recreation areas</p> <p>The recreation areas listed below (and identified on Policy Map 8) are highly valued by the community that use them. Development proposals which result in overall recreational enhancements for the benefit of the community on these sites will be supported. Development proposals which result in the loss of these sites will only be supported if they would be replaced by an area of equivalent or better quantity and quality in a suitable location or if it can be demonstrated that the facility is no longer needed due to alternative provision being in place:</p> <ul style="list-style-type: none"> a) Gayton Playground and Playing Field b) Gayton Thorpe Playground (also a Local Green Space) e) b) Gayton Playground at Howards Way e) c) Gayton Football Pitch e) d) Gayton Allotments f) Back Street Green with Jubilee Bench (also a Local Green Space) g) Gayton Thorpe Central Village Green (also a Local Green Space) <p>Contributions towards the improvement in the quality of these spaces will be sought in accordance with the needs</p>

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					<p>generated by a development proposal. Where additional recreation areas are provided as part of new development, in line with borough-wide requirements, consideration should be given to:</p> <ul style="list-style-type: none"> i. engaging with the local community to see if the creation of new facilities is preferred over the upgrading of existing; ii. the appropriateness of the site to provide for play facilities for young children, older children and teenagers; iii. the appropriateness of the site to provide for outdoor gym facilities for teenagers and adults. <p>[Policy Map 8 (p101) – Delete Gayton Thorpe Playground, Back Street Green with Jubilee Bench and Gayton Thorpe Central Village Green in accordance with Examiner’s Recommendation (see Appendix 2, below)]</p> <p>Policy Map 8: Gayton and Gayton Thorpe Recreation Areas</p> <p>Context and rationale to Policy G27 G24 – Outdoor recreation areas...</p> <p>10.3.3 The survey has shown that the following recreation areas are highly valued by the community. (Reference:</p>

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					<p>Early Stage Consultation Report photograph numbers 1, 8, 9, 10, 11, 15 + 16. Votes 55).</p> <ul style="list-style-type: none"> • a large playing field incorporating substantial children's play area, with swings, slides, activity bars and a skate ramp • a further field made over to a football ground with some facilities for players • a large tract of land encompassing villager's allotments situated north of the football ground • the village school playing field on the south side of the B1145 bordered by native hardwood trees <p>[addition of photo montage]</p> <p>Figure 37: Gayton – Allotments and football field</p> <p>[addition of school playing field photo]</p> <p>Figure 38: School playing field showing native trees</p> <p>10.3.3 10.3.4 6% of respondents felt that there was a serious lack of amenities for children and teenagers.</p> <p>10.3.4 10.3.5 Policy G16 G14 Development and New Open Space Provision should be read alongside this policy.</p>
10.4 – Facilities,	Paragraph 7.103:	QB	YES	Textual amendments	Policy G28 G25 – Community Facilities...

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<p>Business and Communication</p> <p>Policy G28 Community facilities</p>	<p>Replace the opening element of the first part of Policy G28 with: <i>'The Plan identifies the following key community facilities:'</i></p> <p>Replace the second part of the policy with: <i>'Proposals which would help to sustain the key community facilities will be supported.'</i></p> <p>In the final part of the policy (on the village hall) replace 'are welcomed.... new site' with <i>'will be supported where the proposed new site:'</i></p>				<p>Development proposals should not compromise the viability of or contribute to the loss of existing established key community facilities. These are: The Plan identifies the following key community facilities:</p> <ul style="list-style-type: none"> a) The Crown Public House, Lynn Road b) Village shop, garage, post office and Hot Hut takeaway (White House Services), Lynn Road c) Butchers (Howards Butchers and Delicatessen), Lynn Road d) Jubilee Hall, Lynn Road e) Gayton Social Club, Lime Kiln Road f) Rumbles Fish Bar, Lynn Road g) Hairdressers (Clouds), Lynn Road <p>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. Proposals which would help to sustain the key community facilities will be supported.</p> <p>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</p>

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					<p>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.</p> <p>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 will be supported where the proposed new site:</p> <ol style="list-style-type: none"> i. is in an accessible location with outdoor space ii. includes adequate provision for off-street parking iii. does not exacerbate existing on street parking issues in the village. <p>Context and rationale to Policy G28-G25 – Community Facilities...</p>
<p>10.4 – Facilities, Business and Communication</p> <p>Policy G29 Development of a new</p>	<p>Paragraph 7.106:</p> <p>Replace the second part of Policy G29 with:</p> <p><i>‘Development proposals should:</i></p> <ul style="list-style-type: none"> • <i>be designed in a modern and attractive fashion;</i> • <i>minimise their effect on the residential amenities of the residential properties on the eastern side of Lime Kiln Road;</i> 	QB	YES, but in the amended second part of Policy G29, replace bullet points with numbered text (Roman: i. ii. lii. Etc).	Textual and cartographic/spatial amendments	<p>Policy G29-G26 – Development of a new community hub – Lime Kiln Road, Gayton...</p> <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> <ol style="list-style-type: none"> a) Retention or enhanced social club meeting space provision b) A new fit-for-purpose village hall

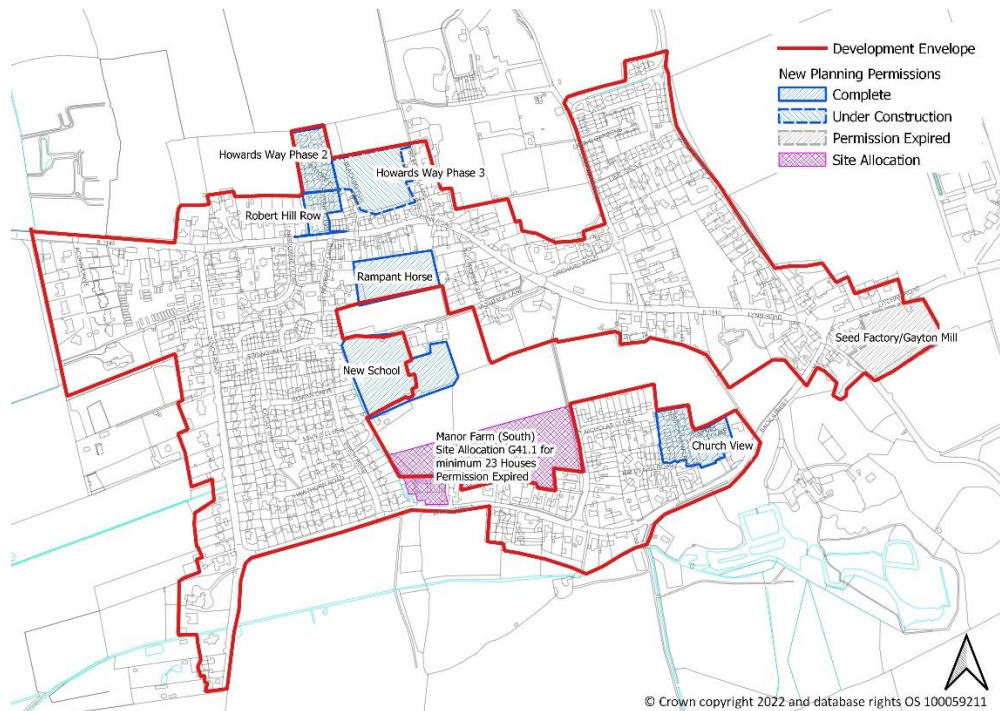
Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Gayton and Gayton Thorpe NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Gayton and Gayton Thorpe Neighbourhood Plan.
community hub	<ul style="list-style-type: none"> • <i>minimise their effect on the locally important views identified in Policy G6; and</i> • <i>incorporate measure to manage the disposal of surface water.</i> <p><i>At the end of paragraph 10.4.10 add: ‘Policy G29 sets out a context for the development of the site. Plainly it offers the potential for a significant transformation in the availability of community facilities in the parish. In this context the Parish Council expects that development proposals would be developed with extensive engagement of the local community and that planning applications are supported by a community engagement statement.’</i></p> <p><i>At the end of paragraph 10.4.11 add: ‘Policy G29 [as renumbered] addresses this matter. Proposals should incorporate measures to satisfy the requirements of Policy G10 (Development and surface water flood risk) and ensure that the development does not increase the risk of surface water flooding in this part of the village.’</i></p>				<p>c) Car parking provision to meet the needs generated by the community hub</p> <p>d) Retention or enhanced open space provision</p> <p>Development proposals that will deliver this new community hub or will help deliver this community hub will, in principle, be supported subject to:</p> <ul style="list-style-type: none"> i. 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. ii. Proposals are designed to minimise impacts on locally valued views within the setting of the village, as shown in Policy Map 6. iii. 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. <p>Development proposals should:</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Gayton and Gayton Thorpe NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Gayton and Gayton Thorpe Neighbourhood Plan.
					<ul style="list-style-type: none"> i. be designed in a modern and attractive fashion; ii. minimise their effect on the residential amenities of the residential properties on the eastern side of Lime Kiln Road; iii. minimise their effect on the locally important views identified in Policy G6; and iv. incorporate measure to manage the disposal of surface water. <p>[Figure 39 (p106) – Consequential/ incidental change – amend red-line development boundary in accordance with Policy Map 1 modification (see Appendix 2, below)]</p> <p>Context and rationale to Policy G29-G26 – A new village hall for Gayton parish...</p> <p>10.4.10 New locations for the village hall were suggested by respondents to the Three Wishes Survey, such as ‘a new village hall and social club to be built on the old social club site’. Another suggestion from the community was that the existing school could be the new Village Hall. The Jubilee Hall Trustees supported the approach for a combined community hub on the current Social Club site. Policy G26 sets out a context for the development of the site. Plainly it offers the potential for a significant transformation in the availability of community facilities in</p>

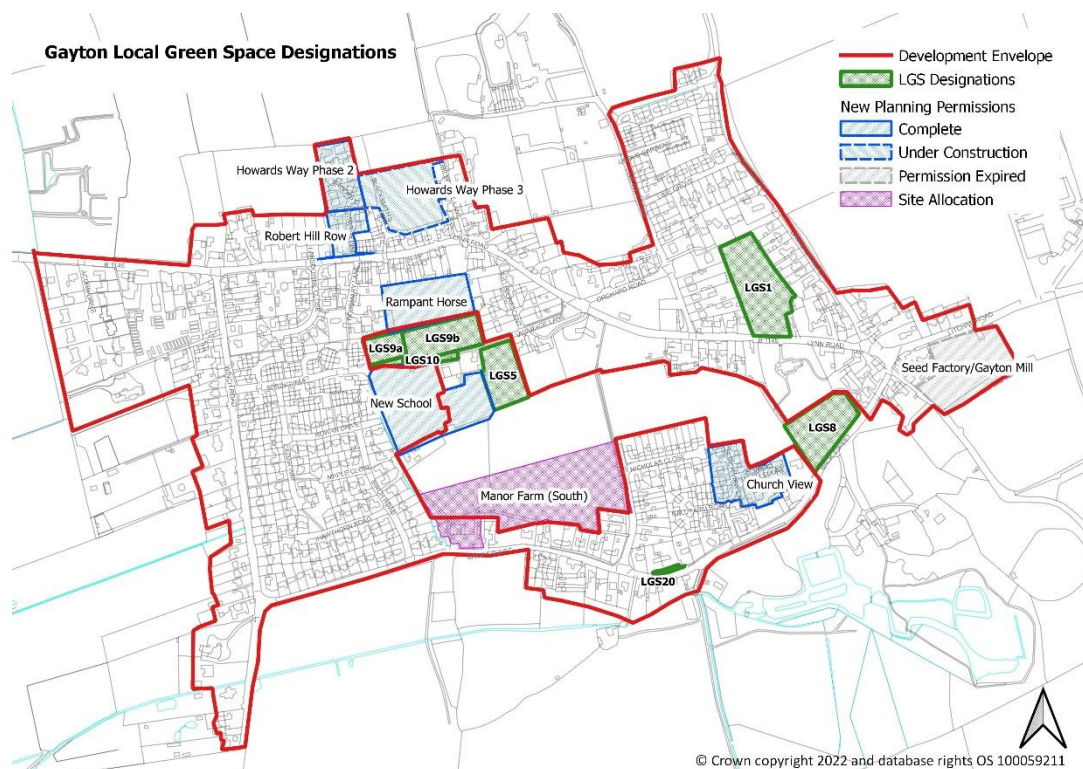
Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Gayton and Gayton Thorpe NP Examination Report September 2021 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in bold italics .	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Gayton and Gayton Thorpe Neighbourhood Plan.
					<p>the parish. In this context the Parish Council expects that development proposals would be developed with extensive engagement of the local community and that planning applications are supported by a community engagement statement.</p> <p>10.4.11 Parts of the site indicated on the map fall within an area of low surface water flooding risk (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 at an early stage of a scheme coming forward. Policy G26 addresses this matter. Proposals should incorporate measures to satisfy the requirements of Policy G10 (Development and surface water flood risk) and ensure that the development does not increase the risk of surface water flooding in this part of the village.</p>
Monitoring and Review [2 Requirements of a Neighbourhood Plan (NP)]	Paragraph 7.108: At the end of paragraph 2.1.3 add: ‘The Parish Council is keen to ensure that the Plan remains up to date and topical. It is also aware of the emerging Local Plan and the way in which its adoption will alter the strategic planning context in the Borough. In these circumstances, the Parish Council will assess the need or otherwise of a full or partial review of a made Plan within six months of the adoption of the emerging Local Plan.’	QB	YES, subject to consequential/ minor (non-material) modifications to reflect current position regarding ongoing replacement	Textual amendments	<p>2.1.3 In order to be an effective planning tool, it is important that the Gayton and Gayton Thorpe NP adds value to the policies in the Local Plan. This NP has been drafted against the existing context provided by the Borough-wide Local Plan and it is not the intention of the NP to duplicate policies which exist at this wider Borough level. The Borough is currently preparing a Local Plan Review [3]. The new Local Plan [3] will cover the plan period 2016 through to 2036 and will replace the Core Strategy and Site Allocations document. The NP Group has been careful to ensure that the emerging Local Plan policies are fully considered as part of drafting the Gayton</p>

Section/ Policy reference	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Gayton and Gayton Thorpe NP Examination Report September 2021</p> <p>Where modifications are recommended, they appear in bold text. Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i>.</p>	<p>Who will make these changes?</p> <p>LPA or QB</p>	<p>Do you agree with the modification</p>	<p>What needs to be done to meet the specific modification?</p>	<p>Amendments and new changes made to the proposed Gayton and Gayton Thorpe Neighbourhood Plan.</p>
			<p>Local Plan examination and insertion of additional monitoring and review text as a new paragraph</p>		<p>and Gayton Thorpe NP. The Parish Council is keen to ensure that the Plan remains up to date and topical. It is also aware of the emerging Local Plan and the way in which its adoption will alter the strategic planning context in the Borough. In these circumstances, the Parish Council will assess the need or otherwise of a full or partial review of a made Plan within six months of the adoption of the emerging Local Plan.</p>
<p>Other Matters – General</p>	<p>Paragraph 7.109:</p> <p>Modification of general text (where necessary) to achieve consistency with the modified policies.</p>	<p>QB</p>	<p>YES</p>	<p>Textual amendments</p>	<p>Incidental text changes within Plan resulting from Examiner’s Recommended Modifications and/ or factual changes/ updates are set out in the schedule of Minor and Consequential Changes, prepared by the Parish Council and published alongside this Decision Statement.</p> <p>In some cases, these minor and consequential changes are also set out in this Appendix, where these occur alongside Examiner’s Recommended Modifications.</p>

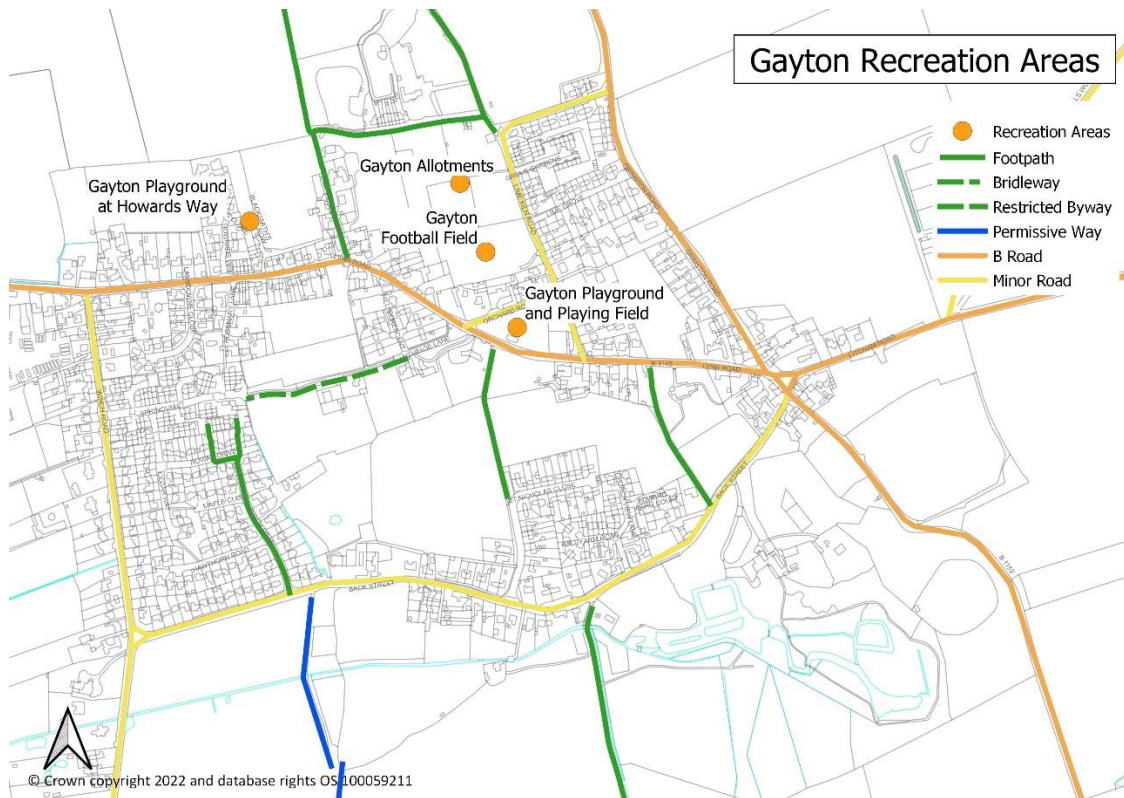
Appendix 2: Changes to policies map insets arising from Examiner’s Recommended Modifications



Policy Map 1: Updated Development Envelope Map which includes planning consents in the NP area that are or have been active since the end of 2016. [Not to scale]



Policy Map 4: Gayton Local Green Space Designations [not to scale]



Policy Map 8: Gayton Recreation Areas [not to scale]

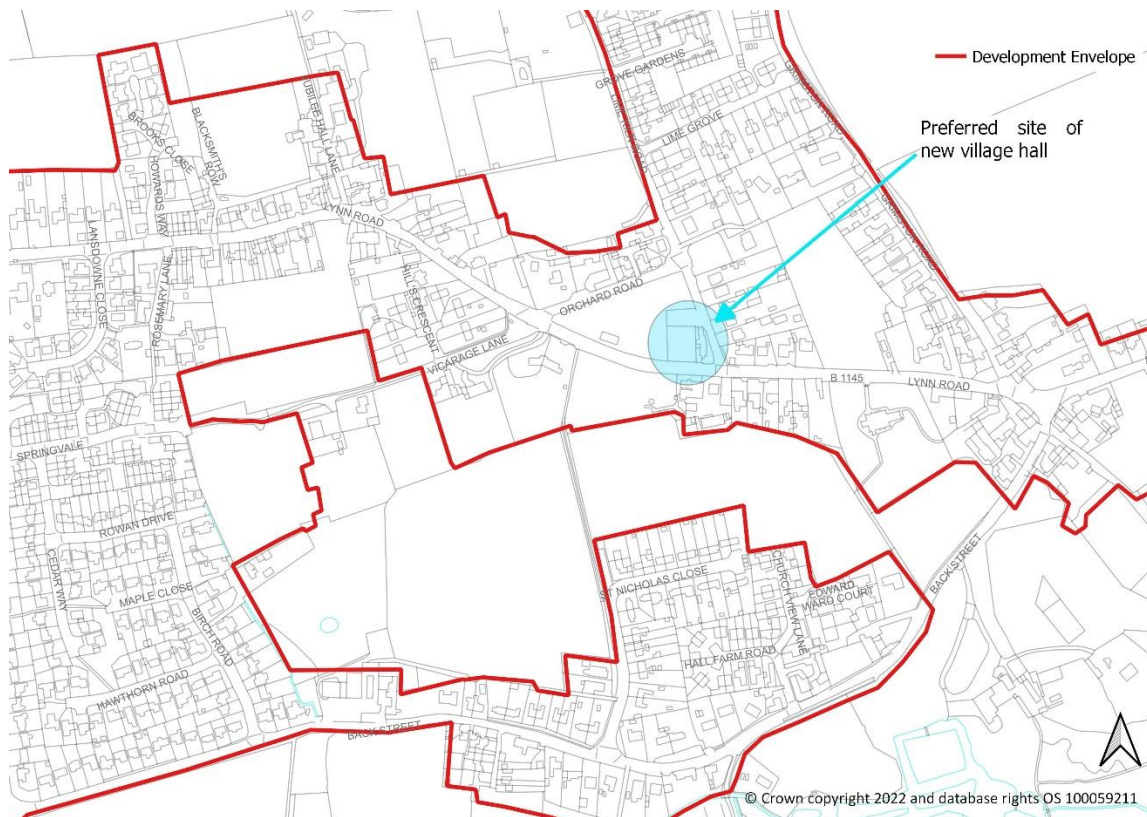


Figure 39: Preferred site for new village hall [not to scale]