

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

**Watlington Neighbourhood Plan 2019-2036 –
Decision on Examiner's recommendations**

16 October 2023

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



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

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Watlington Neighbourhood Area
Parish Council	Watlington Parish Council
Submission Plan (Regulation 16) consultation	19 May – 30 June 2023; extended to 16 August 2023
Examination	June – September 2023
Examiner’s Report Received	23 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 Watlington Neighbourhood Plan has been amended, taking into account these modifications. The Borough Council has reached the decision that the Watlington Neighbourhood Plan should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area was designated on 5 March 2020. This corresponds with administrative boundaries for Watlington Parish. The Watlington Neighbourhood Plan has been prepared by Watlington 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 2020.
- 2.2 The first draft Plan was published by the Parish Council for Regulation 14 consultation in December 2022. The Regulation 14 consultation took place from 5 December 2022 – 30 January 2023, inclusive. Further details are set out in the Consultation Statement¹.

¹ https://www.west-norfolk.gov.uk/download/downloads/id/7854/watlington_np_consultation_statement_february_2023.pdf

- 2.3 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk in March 2023, with the Regulation 15 legal check signed off on 2 May 2023. A consultation under Regulation 16 took place between 19 May – 30 June 2023, inviting comments from the public and stakeholders. This was extended under the guidance/ advice of the Neighbourhood Plan examiner until 16 August 2023.
- 2.4 In June 2023, an independent examiner Mr Tim Jones was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Watlington Neighbourhood Plan. The examination took place from June – 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 23 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. Watlington Parish Council has accepted all the Examiner's recommended material modifications; also recognising that it may be necessary to include factual updates, in accordance with paragraph 100 of the Examiner's Report. The draft Examiner's Report was received, for fact-checking, on 10 September 2023. This was then reviewed by the Parish Council and Borough Council. On 20 September 2023, the Parish Council confirmed acceptance of all the Examiner's recommendations (modifications).
- 2.6 Minor consequential, editorial and/ or grammatical changes to the Neighbourhood Plan are not included in this Decision Statement, except where these are incidental to recommended modifications directed by the Examiner. However, these are expected to be incorporated into the draft referendum version Neighbourhood Plan.
- 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 Watlington Neighbourhood Plan 2019-2036 (the Plan) as modified by the Examiner's recommendations and the Borough Council (working with the Parish Council), has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A Neighbourhood Plan must not constrain the delivery of important national policy objectives.
- 3.2 The Neighbourhood Plan was examined in accordance with the National Planning Policy Framework (NPPF), July 2021. Shortly before the end of the

Examination the updated NPPF was published (5 September 2023). The Examiner acknowledged this in his report, stating that “*the differences [between the 2021 and 2023 versions of the NPPF] do not require further consultation*” (Examiner’s Report, paragraph 21). 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. Specifically, NPPF paragraph 29 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. The Examiner considered the draft Neighbourhood Plan to be clear, intelligible and well written, concluding: “*It has struck the right balance between intelligibility to a lay person and the use of technical words that ensure precision*” Examiner’s Report, paragraph 102).
- 3.6 There is a very clear focus on protecting and enhancing the rural character of Watlington with a focus upon green infrastructure, landscape, heritage assets and tranquillity. The overarching Plan outcomes (as set out in the Vision) are summarised as follows:
- Connecting and expanding ecological networks (key habitats) to deliver net ecological gain;
 - Retain/ protect openness of landscape, to preserve tranquillity and heritage assets;
 - Develop walkable villages, with safe footpaths/ footways linking key village locations and longer walking routes into the wider countryside;
 - Protecting green spaces and community facilities, to maintain a vibrant community; and
 - Contributing towards addressing climate change.
- 3.7 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 other non-material changes, will be used in preparing the referendum version Neighbourhood Plan document.

- 3.8 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 (September 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.
- 3.9 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 September 2022², 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.
- 3.10 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.
- 3.11 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.

² https://www.west-norfolk.gov.uk/download/downloads/id/7852/watlington_np_sea-hra_screening_bcklwn.pdf

4.3 Following the modifications made, the Watlington 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 Watlington 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) 16 October 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 Watlington 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 Watlington Neighbourhood Plan.
Introduction (para 7) Housing and Design (para 26)	<p>Paragraph 42: <u>Recommended modification 1</u> Page 2 paragraph 7 and page 10 paragraph 26 Replace “41” with “38” in both paragraphs and “81” with “78” in the first-mentioned paragraph.</p>	QB	YES – Factual correction	Textual amendments	<p>7. In addition to this, over the last five years permission has been granted for 44 38 new dwellings, with a large development of 22 homes on Downham Road permitted with outline permission (20/01661/OM) in September 2021 (which includes some affordable homes). These permissions represent windfall development, outside of any planned growth in the local plan. This brings the total housing growth to 84 78, including both the allocated site and windfall permissions. The neighbourhood plan accepts this growth has come forward, and the Parish Council and steering group have been proactive through the development of the neighbourhood plan in considering further growth and meeting with local landowners.</p> <p>26. Over the last five years permission has been granted for 44 38 new dwellings, with a large development of 22 homes permitted in 2021 (which includes some affordable homes). These permissions represent windfall development, outside of any planned growth in the local plan. This plan will influence housing growth, including the design and mix of any new homes, and will ensure that the special parts of the parish, such as green spaces, will be protected.</p>

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Housing Mix including Affordable Housing (para 34)	<p>Paragraph 43: <u>Recommended modification 2</u> Page 11, last line Put “6” in superscript.</p>	QB	YES – Minor/presentation correction	Textual amendments	34. The Watlington HNA undertaken by AECOM carried out a modelling exercise which suggests that there is a need for new residential development comprising 39.8% as one bedroom, 0% as two bedrooms, 49.7% as three bedrooms, 0% as four bedrooms and 10.5% as five or more bedrooms ⁶ [footnote link] . This recommended mix is somewhat unusual, as it suggests there is no need for further two- or four-bedroom dwellings over the plan period. This also contrasts with the findings of local consultations, which suggests a high demand for two bed bedroom dwellings. This could be because two-bedroomed homes offer more flexibility over one bedroomed, for relatively little additional cost, especially for a young family or couple.
Policy 2: Design	<p>Paragraph 45: <u>Recommended modification 3</u> Page 19 Policy 2 Delete “(b) Density of new residential development should have consideration to the fact that Watlington overall is of a low density and scale.” Re-letter subsequent considerations appropriately.</p>	QB	YES	Textual amendments	<p>Policy 2: Design</p> <p>All new development within Watlington must demonstrate high-quality design and promote a good sense of place. All development, including extensions, will be expected to be consistent with the Watlington Design Guidelines and Codes (2022) and specifically as they apply to the following distinct character areas:</p> <ol style="list-style-type: none"> 1. Historic Cores 2. Early mid-20th Century ribbon developments 3. Late 20th 21st Century extensions

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					<p>4. Countryside</p> <p>The Design Codes and the Checklist set out in Appendix B¹³ [footnote link] will be used to help assess all planning applications to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:</p> <ul style="list-style-type: none"> a. Development should respect the overall character area of Watlington in terms of scale, building orientation, enclosure and façade rhythm and more specific qualities of its defined character, identified in Figure 5 (SL01-03, BC.03). b. Density of new residential development should have consideration to the fact that Watlington overall is of a low density and scale. e. b. New development should have due regard to the heights and rooflines of other buildings in the immediate area. This is typically, 1 to 2 storey buildings with pitched or hipped roofs depending on the character area (BC01-02). e. c. Extensions requiring planning permission should have due regard to Design Code BC.05 and demonstrate they are maintaining the local character of the area.

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					<ul style="list-style-type: none"> e- d. Materials and colours should respect the local vernacular and adjacent built environment. (Example materials are given in the Design Code BC.06) f- e. Buildings should be designed to front onto streets, and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings. g- f. Proposals involving boundary treatments are encouraged to use features common to the relevant character area, which may include hedgerows, trees, wooden fences, or low masonry walls built from local materials (BC04). h. g. New residential development should provide rear and front gardens. Where the provision of a front garden is not possible, small buffers against the public realm such as planting strips are encouraged (SL.02). i- h. Front gardens should be well planted with rich vegetation to create an attractive environment and sense of openness (OS.02). j- i. Proposals should protect, retain, and enhance existing landscape features to preserve the natural character of the village such as existing mature trees and roots and the Local Green Spaces set out in Policy 6. k. j. Any developments should avoid an unnecessary loss of flora and integrate new trees and vegetation to

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					<p>improve biodiversity net gain and wildlife without blocking future views of vistas and landmarks (SL03 and OS.02).</p> <p>↳ k. New developments should strive for high quality design that meets climatic targets for CO₂ emissions and can be constructed sustainably. Examples for Carbon Neutral Homes are given in Design Code OS.03.</p> <p>⊞- l. Sustainable drainage and storage including rainwater harvesting and the reuse of grey water should form an integral part of a developments design as set out in Design Codes SD01-SD04 and addressed further in Policy 7.</p> <p>⊞- m. Servicing arrangements should be considered when choosing waste storage solutions. Bins should be placed close to the dwelling's boundary and the public highway, but not so as to obstruct pedestrian or vehicle movements or create a negative visual impact (OS.04).</p>
Design (para 51) Policy 3: Infill Development	Paragraph 46: <u>Recommended modification 4</u> Page 20, paragraph 51	QB	YES, although at new criterion b (previously c) "integrate" should be	Textual amendments	51. There is concern that infill development could increase the density of development within Watlington and harm the character of the area. Adverse impacts of this include loss of the village character, amenity, overlooking, loss of green space, trees or hedgerow, loss of visual separation or parking. It is important that infill development, whilst

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	<p>Delete “increase the density of development within Watlington and”.</p> <p>Page 20 policy 3</p> <p>Delete “(a) Be of a similar density to properties in the immediate vicinity, with similar spacing between buildings;”</p> <p>Replace (c) with “<i>integrate with adjacent properties in proximity of the proposal site; and</i>”.</p> <p>Re-letter appropriately.</p>		“Integrate”, in the interests of consistency with other policy criteria		<p>generally acceptable within the settlement area in accordance with the local plan, must be designed to sit appropriately with its surroundings. Although Policy 3 relates to the whole of the Plan area, it is predominantly directed towards the built-up area, as defined by the development boundary.</p> <p>Policy 3: Infill Development</p> <p>Proposals for between 1 and 5 additional dwellings, within the development boundary that would lead to over-development of a site, or the appearance of cramming, will not be supported. It should be demonstrated that any new development will:</p> <ul style="list-style-type: none"> a) Be of a similar density to properties in the immediate vicinity, with similar spacing between buildings; b) a) Avoid significant adverse impact upon the amenity of neighbouring properties; c) Be of a similar plot size to and integrating with adjacent properties in proximity of the proposal site; and Integrate with adjacent properties in proximity of the proposal site; and d) c) Include adequate off-road parking for private vehicles, to meet adopted standards, see Policy 4; and

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					e) d) Protect important features such as traditional walls, hedgerow, and trees. Development proposals will be required to demonstrate how they contribute positively to the key features of the respective character areas identified within the Watlington Design Guidance and Codes (2022).
Natural Environment (para 59)	Paragraph 47: <u>Recommended modification 5</u> Page 24, paragraph 59 Replace “Approximately 4.5km” with “0.45km”	QB	YES – Factual correction	Textual amendments	59. Approximately 4.5km 0.45km outside of the neighbourhood plan area is the SSSI at Setchey which was designated because of its importance for studies of Flandrian sea-level change as part of a network of Fenland sites.
Natural Environment (para 64)	Paragraph 49: <u>Recommended modification 6</u> Page 25, paragraph 64 Replace “mid-2023” with “November 2023”.	QB	YES – Factual correction/ update – although further updates are needed to reflect the latest timetable for implementation of Biodiversity Net Gain	Textual amendments	64. The Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Development proposals must ‘leave biodiversity in a better state than before’. This will become law mid-2023 or 2024 come into force early-2024 and later in the year for smaller sites, with secondary legislation and detail yet to come. There will be three ways to deliver BNG, onsite within the red line, off site locally with biodiversity enhanced in conjunction with nearby landowners, or through statutory credits. The requirement for BNG is in addition to following the usual mitigation hierarchy to avoid, mitigate or compensate for

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			legislation changes		biodiversity losses. Some developers are already designing net gain into their development projects and as set out above, the NPPF encourages the net gain approach, though the requirement to measure this or meet a particular level of BNG is not yet mandatory nationally or within the borough council area.
Figure 8: Green Corridors	Paragraph 51: <u>Recommended modification 7</u> Page 29 to 31, Figure 8 Delete all colouring that shows a green corridor outside the parish boundary. Delete the reference to “Geodiversity Sites”.	QB	YES	Cartographic changes – Figure 8 maps on p29-p31	[Figure 8 (p29-p31) – remove Green Corridor notation where this spills beyond parish/ Neighbourhood Area boundary (p29, p31) in accordance with Examiner’s Recommendation] [Key – p29 map] Watlington Parish Boundary Indicative Green Corridors County Wildlife Sites Geodiversity Sites Trees/ Hedgerow Field Margins/ Hedgerow Waterbodies Priority Habitat Deciduous woodland No main habitat but additional habitats present

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					<p>Traditional Orchard</p> <p>[Key – p30 map]</p> <p>Watlington Parish Boundary</p> <p>County Wildlife Sites</p> <p>Geodiversity Sites</p> <p>Trees/ Hedgerow</p> <p>Field Margins/ Hedgerow</p> <p>Waterbodies</p> <p>Priority Habitat</p> <p>Deciduous woodland</p> <p>No main habitat but additional habitats present</p> <p>Traditional Orchard</p>
<p>Local Green Space (para 74)</p> <p>Appendix C (para 1)</p>	<p>Paragraph 91:</p> <p><u>Recommended modification 8</u></p> <p>Page 32 paragraph 74 and Appendix C paragraph</p> <p>Replace “12” with “9”.</p>	<p>QB</p>	<p>YES - Although QB accepts change, it is noted that they are disappointed</p>	<p>Textual and cartographic changes – Figure 9 map (p35)</p>	<p>74. This neighbourhood plan designates 42 9 LGS for protection, these are identified in Figure 9 and on the Policies Map in Appendix A. These are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation. Justification for each LGS is found in Watlington Neighbourhood Plan Local Green</p>

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Policy 6: Local Green Space Figure 9: Local Green Space	Page 35 policy 6 and Figure 9 Delete the whole of the 2nd, 3rd and 4th proposed LGSs and renumber accordingly.		with the three local green spaces being removed in the centre of the village, though it is recognised that the examiner has given due consideration to each and the evidence presented as part of the assessment.		Space assessment. The LGS policy is important, as is the precise wording. Paragraph 103 of the National Planning Policy Framework sets out that, "Policies for managing development within a Local Green Space should be consistent with those for Green Belts." The justification for the policy wording used here is provided in Appendix C. Policy 6: Local Green Space The following areas are designated as Local Green Space for special protection: <ol style="list-style-type: none"> 1. Millennium Green 2. Land between Downham Road and Mill Road 3. Glebe field 4. Pope's land (Sheep field) 5. 2. Martingales green space 6. 3. Meadows Green (John Davis Way green space) 7. 4. Featherby Drive green space 8. 5. Woodland west of Glebe Avenue 9. 6. Warren Close play area

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					<p>40. 7. Watlington railway sidings</p> <p>41. 8. Runs Wood meadow</p> <p>42. 9. Thieves Bridge meadow</p> <p>These will be protected from inappropriate development in accordance with Green Belt Policy, except for the following deviations:</p> <p>New buildings are inappropriate development, with the only exceptions to this:</p> <ul style="list-style-type: none"> a) Buildings for forestry or agriculture where the Local Green Space is used for commercial woodland or farmland; b) The provision of appropriate facilities in connection with the existing use of land where the facilities preserve the openness of the Local Green Space and do not conflict with the reasons for designation that make it special to the community, such as for recreation or ecology; c) The extension or alteration of a building if it does not impact on the openness or the reasons for designation that make Local Green Space special to the community; or

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					<p>d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>Other appropriate development includes:</p> <ul style="list-style-type: none"> a) Engineering operations that are temporary, small-scale and result in full restoration; b) The re-use of buildings provided that the buildings are of permanent and substantial construction; or c) Material changes in the use of land where it would not undermine the reasons for designation that make it special to the community. <p>Proposals that are on land adjacent to Local Green Space are required to set out how any impacts on the special qualities of the green space, as identified by its reason for designation, will be mitigated.</p> <p>[Figure 9 (p35) – remove Local Green Spaces (LGSs) 2, 3 and 4/ re-number LGSs 5-12 as 2-9, in accordance with Examiner’s Recommendation]</p> <p>Figure 9: Local Green Space [Key – p35 map]</p> <ul style="list-style-type: none"> 1) Millennium Green

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					<p>2) Land between Downham Road and Mill Road 3) Glebe field 4) Pope's land (Sheep field) 5) 2) Martingales green space 6) 3) Meadows Green (John Davis Way green space) 7) 4) Featherby Drive green space 8) 5) Woodland west of Glebe Avenue 9) 6) Warren Close play area 10) 7) Watlington railway sidings 11) 8) Runs Wood meadow 12) 9) Thieves Bridge meadow</p> <p>Appendix C: Justification for the Local Green Space Policy wording</p> <p>1. This Neighbourhood Plan designates 42 9 Local Green Spaces (LGS) for protection across the plan area, these are identified in Figure 9. They are important not only for the wildlife they support, but provide significant quality of life benefits to residents, for example through encouraging recreation.</p>

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Figure 15: Core Footway Network	Paragraph 92: Recommended modification 9 Page 47, Figure 15 Number the red circles, so the key services that are listed in the bottom left hand of the figure can be identified.	QB	YES	Cartographic changes – Figure 15 map (p47)	[Figure 15 (p47) – Number Key Services 1-10 on the Map (corresponding with the Key, in accordance with Examiner’s Recommendations)]
Policy 12: Non-Designated Heritage Assets Figure 19: Non-Designated Heritage Assets	Paragraph 98: Recommended modification 10 Pages 53-54 Alter the list of non-designated heritage assets as follows: Replace “(A) Queen’s Head, Plough Lane” with “(A) Queen’s Head, 1 Plough Lane”; Replace (E) “The Angel, School Road” with “(E) The Angel, 41 School Road”; Replace “(F) Magdalen Road Signal Box” with “(F) Magdalen Road Signal Box, Station Road” Replace “(I) Two rows of Victorian Terraced Cottages, 24-32B and 40-48 Mill Road” with “(I) Three rows of Victorian Terraced Cottages 24-30, 32a, 32 and 32B and 40-48 Mill Road”;	QB	YES, although corrections to Non-Designated Heritage Asset (NDHA) references L and Q are needed, to ensure consistency between Policy 12 and Figure 19 notation	Textual and cartographic changes – Figure 19 map (p55)	Policy 12: Non-Designated Heritage Assets All heritage assets are expected to be conserved in a manner appropriate to their significance, including the following non-designated heritage assets (shown in Figure 19 and on the Policies Map in Appendix A): A. Queen’s Head, Plough Lane Queen’s Head, 1 Plough Lane B. Old School House (No,23) and the Old School (No.25) School Road C. Church House, Church Road D. The Old Butcher’s Shop, Church Road E. The Angel, School Road The Angel, 41 School Road F. Magdalen Road Signal Box, Station Road G. The Poplars, 2 Fen Road

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Watlington 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 Watlington Neighbourhood Plan.
	<p>Replace “(J) Two Victorian Terraced Cottages, Mill Road” with “(J) <i>Two Victorian semi-detached cottages 20 and 22 Mill Road</i>”;</p> <p>Replace “(K) Row of Terraced Cottages, 2-7 Station Road” with “(K) <i>Row of Terraced Cottages, 1, 3, 5, 9, 11 and 13 School Road</i>”;</p> <p>Replace “(L) Row of Terraced Cottages, Station Road” with “(L) <i>Pair of semi-detached cottages, 2 and 4 Station Road</i>”;</p> <p>Replace “(N) White House Cottage” with “(N) <i>White House Cottage, Church Road</i>”;</p> <p>Replace “(O) The Old Market Garden” with “(O) <i>The Old Market Garden, Fen Road</i>”; and</p> <p>Replace “(S) Orchard Nook” with “(S) <i>Orchard Nook, 29 Downham Road</i>”.</p>				<p>H. The Plough, Plough Lane</p> <p>I. Two rows of Victorian Terraced Cottages, 24-32B and 40-48 Mill Road Three rows of Victorian Terraced Cottages 24-30, 32a, 32 and 32B and 40-48 Mill Road</p> <p>J. Two Victorian Terraced Cottages, Mill Road Two Victorian semi-detached cottages 20 and 22 Mill Road</p> <p>K. Row of Terraced Cottages, 2-7 Station Road Row of Terraced Cottages, 1, 3, 5, 9, 11 and 13 School Road</p> <p>L. Row of Terraced Cottages, Station Road Pair of semi-detached cottages, 2 and 4 Station Road/ Victorian Gothic House, Station Road;</p> <p>L. Victorian Gothic House, Station Road</p> <p>M. Morton’s Cottage, 72 and 74 Fen Road</p> <p>N. White House Cottage, Church Road</p> <p>O. The Old Market Garden, Fen Road</p> <p>P. The Elms, 40 Fen Road</p> <p>Q. Row of Victorian or earlier Terraced Cottages, 20-30 Fen Road</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Watlington 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 Watlington Neighbourhood Plan.
					<p>R. Row of Victorian or earlier Terraced Cottages, 50-60 Fen Road</p> <p>S. Orchard Nook, 29 Downham Road</p> <p>T. Park House, Lynn Road</p> <p>U. 54 Mill Road</p> <p>[Figure 19 (p55) – revise Non-Designated Heritage Assets, references A, E, F, I, J, K, L, N, O and S (names) in line with Policy 12, in accordance with Examiner's Recommendations]</p> <p>A. Queen's Head, Plough Lane Queen's Head, 1 Plough Lane</p> <p>B. Old School House (No,23) and the Old School (No.25) School Road</p> <p>C. Church House, Church Road</p> <p>D. The Old Butcher's Shop, Church Road</p> <p>E. The Angel, School Road The Angel, 41 School Road</p> <p>F. Magdalen Road Signal Box, Station Road</p> <p>G. The Poplars, 2 Fen Road</p> <p>H. The Plough, Plough Lane</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Watlington 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 Watlington Neighbourhood Plan.
					<p>I. Two rows of Victorian Terraced Cottages, 24-32B and 40-48 Mill Road Three rows of Victorian Terraced Cottages 24-30, 32a, 32 and 32B and 40-48 Mill Road</p> <p>J. Two Victorian Terraced Cottages, Mill Road Two Victorian semi-detached cottages 20 and 22 Mill Road</p> <p>K. Row of Terraced Cottages, 2-7 Station Road Row of Terraced Cottages, 1, 3, 5, 9, 11 and 13 School Road</p> <p>L. Row of Terraced Cottages, Station Road Pair of semi-detached cottages, 2 and 4 Station Road; Victorian Gothic House, Station Road</p> <p>M. Morton's Cottage, 72 and 74 Fen Road</p> <p>N. White House Cottage, Church Road</p> <p>O. The Old Market Garden, Fen Road</p> <p>P. The Elms, 40 Fen Road</p> <p>Q. Row of Victorian or earlier Terraced Cottages, 20-30 Fen Road</p> <p>R. Row of Victorian or earlier Terraced Cottages, 50-60 Fen Road</p> <p>S. Orchard Nook, 29 Downham Road</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Watlington 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 Watlington Neighbourhood Plan.
					T. Park House, Lynn Road U. 54 Mill Road
Appendix A: Policies Map	Paragraph 99: <u>Recommended modification 11</u> Page 56 Appendix A Remove LGSs (2), (3) and (4) from the policy map and the inset.	QB	YES	Cartographic changes – Appendix A (p56)	[Appendix A: Policies Map (p56) – remove Local Green Spaces (LGSs) 2, 3 and 4, in accordance with Examiner’s Recommendation]
Whole document	Paragraph 100: It may be that certain passages in the draft NDP need updating. Nothing in this report should deter or delay appropriate updating prior to the referendum in respect of incontrovertible issues of primary fact.	QB	YES – Factual corrections	Textual amendments	[Factual corrections/ minor modifications in the interests of clarity, not noted in the Examiner’s Report] <ul style="list-style-type: none"> • 32. The National Planning Policy Framework (NPPF, 2023 Update) para 61 requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. This provides an opportunity to include a policy in the neighbourhood plan that sets out the housing mix that is expected from new residential developments. • 37. Affordability is a serious and worsening challenge in Watlington. One way to address this is to ensure homes come forward of an appropriate size for residents’ needs and budgets.

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					<p>Affordable Housing as defined in the NPPF (2021/2023 update) is housing for sale...</p> <ul style="list-style-type: none"> 63. Legislation and the National Planning Policy Framework (NPPF, 2023 Update) Chapter 15 afford considerable support for protecting and enhancing key landscapes and areas of value in terms of biodiversity. This also includes the need for biodiversity net gains in developments. Para 174-179 supports the mapping of ecological assets and networks, including for enhancement or creation. NPPF (2023 Update) paras 98-103 96-101 covers protecting existing green open spaces and creation of new ones. The NPPF also makes it clear that all new streets should include trees, and that planning policies should ensure streets are tree lined. 88. National Planning Policy Framework (NPPF, 2023 Update) paragraph 92-93 supports the protection of existing village services and the delivery of new ones to maintain the vitality of rural communities... 106. Highway safety and the general functioning of the road network is extensively covered by higher level policies within the Local Plan and NPPF. These, for example, set out that new developments are required not to have an

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					<p>unacceptable adverse impact on highway safety. NPPF (2023 Update) paras 108 and 109 cover highway safety and the operational efficiency of the roads generally. Traffic speeds are not strictly a planning matter, but Community Action 4 seeks to address concerns by setting out how the Parish Council will work with other agencies to address speeding through the village.</p> <ul style="list-style-type: none"> • 110. Chapter 16 of the National Planning Policy Framework (NPPF, 2023 Update), ‘Conserving and enhancing the historic environment’, recognises that the nation’s heritage assets comprise an irreplaceable resource. Paragraph 189 of the Framework requires all heritage assets to: “...be conserved in a manner appropriate to their significance...” • 111. The Government’s Planning Practice Guidance recognises that there are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas local authorities keep a local list of non-designated heritage assets, incorporating those identified by neighbourhood planning bodies. Paragraph 203 of the National Planning Policy Framework (2023 Update) determines that the

Section/ Policy reference	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Watlington 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 Watlington Neighbourhood Plan.</p>
					<p>effect of an application on the significance of a non-designated heritage asset should be considered in determining the application.</p>

Appendix 2: Changes to map insets and Policies Map (Appendix A) arising from Examiner’s Recommended Modifications

Figure 8: Green Corridors (p29-p31)

[remove Green Corridor notation where this spills beyond parish/ Neighbourhood Area boundary (p29, p31) in accordance with Examiner’s Recommendation]

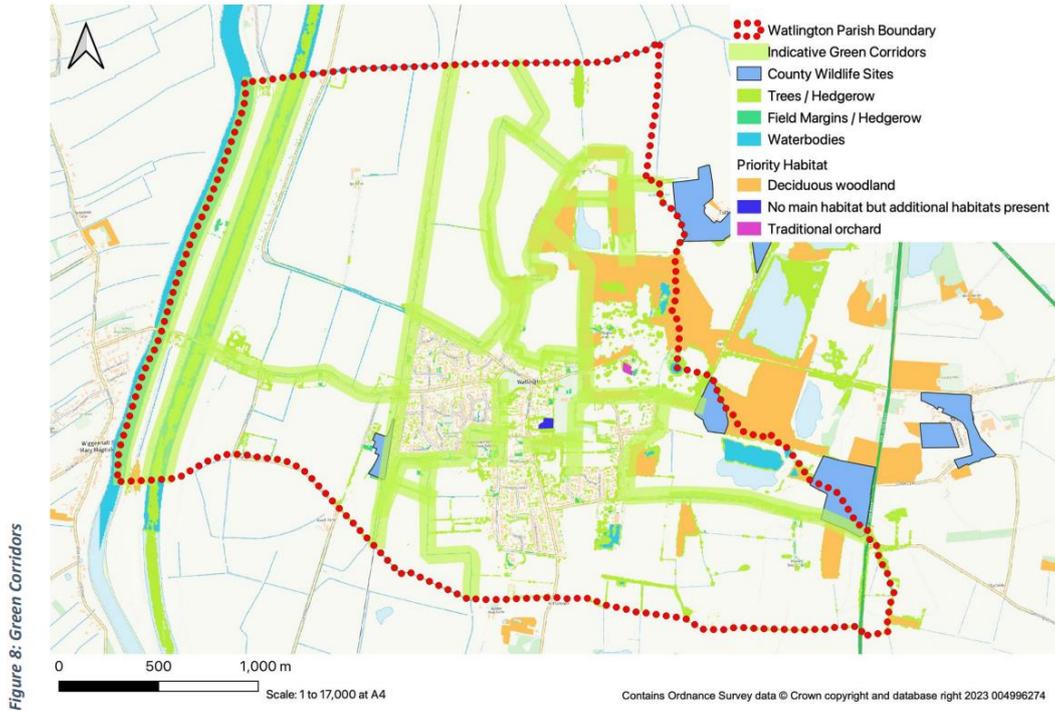


Figure 9: Local Green Space (p35)

[remove Local Green Spaces (LGSs) 2, 3 and 4/ re-number LGSs 5-12 as 2-9, in accordance with Examiner's Recommendation]

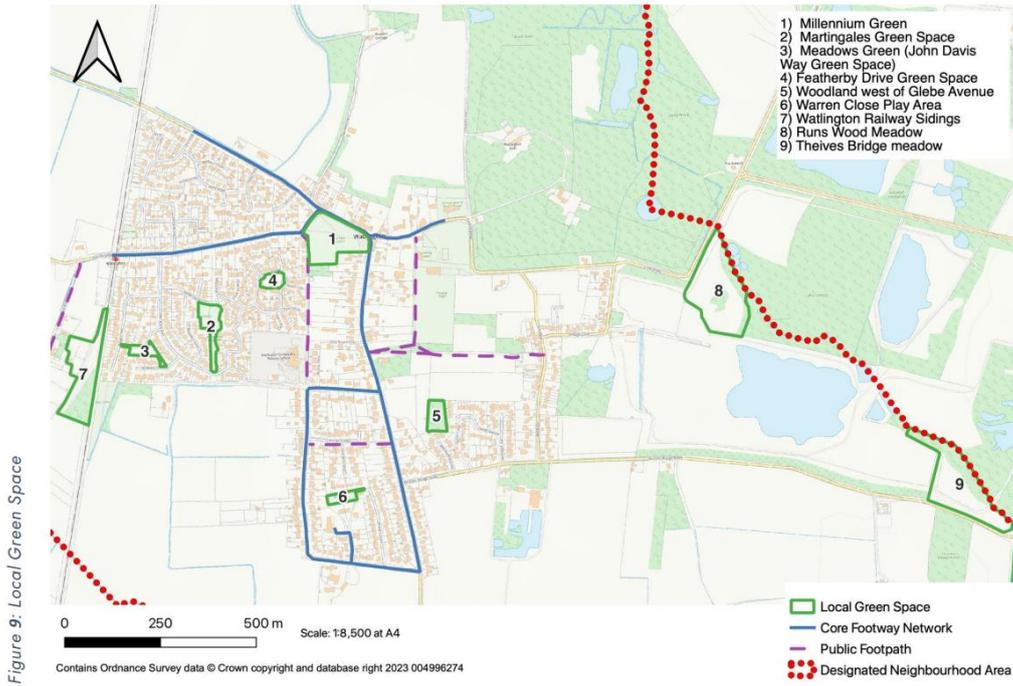


Figure 15: Core Footway Network (p47)

[number Key Services 1-10 on the Map (corresponding with the Key, in accordance with Examiner's Recommendations)]

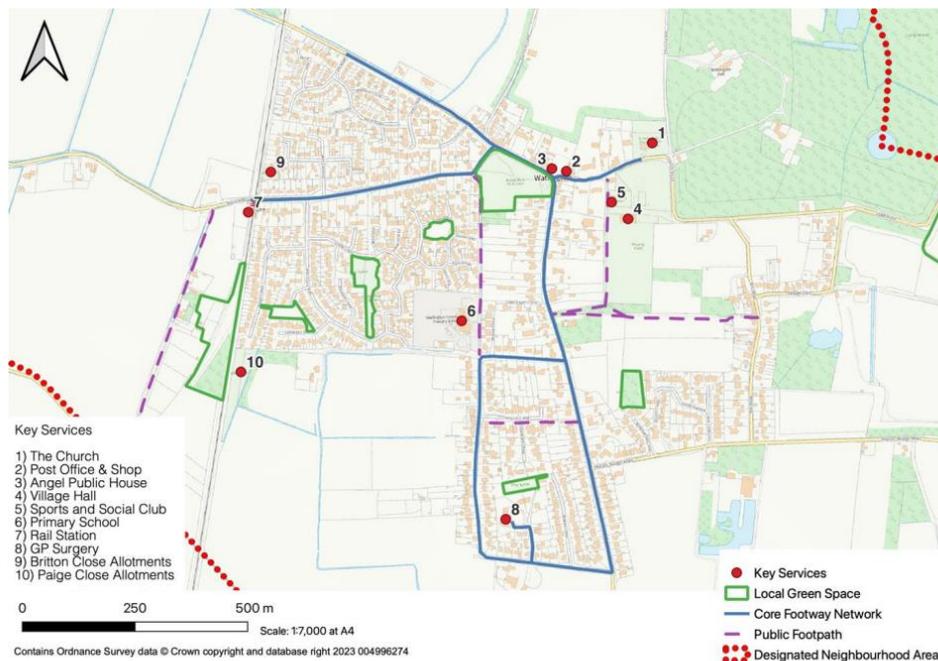


Figure 15: Core Footway Network

Figure 19: Non-Designated Heritage Assets (p55)

[revise Non-Designated Heritage Assets reference A, E, F, I, J, K, L, N, O and S (names) in line with Policy 6, in accordance with Examiner's Recommendations]

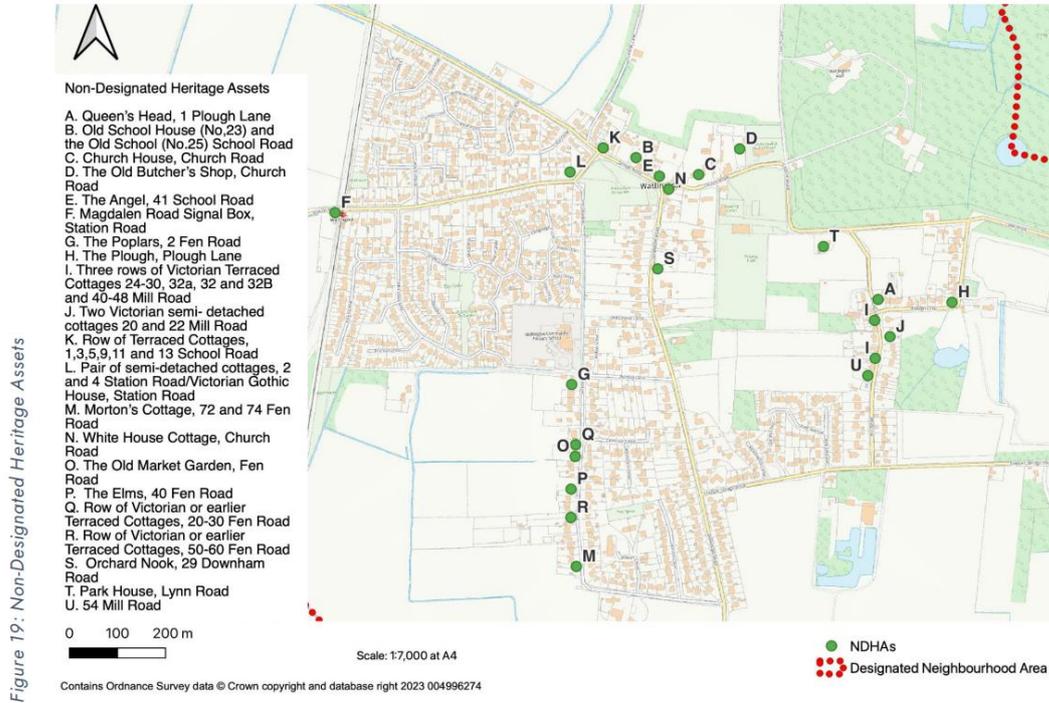
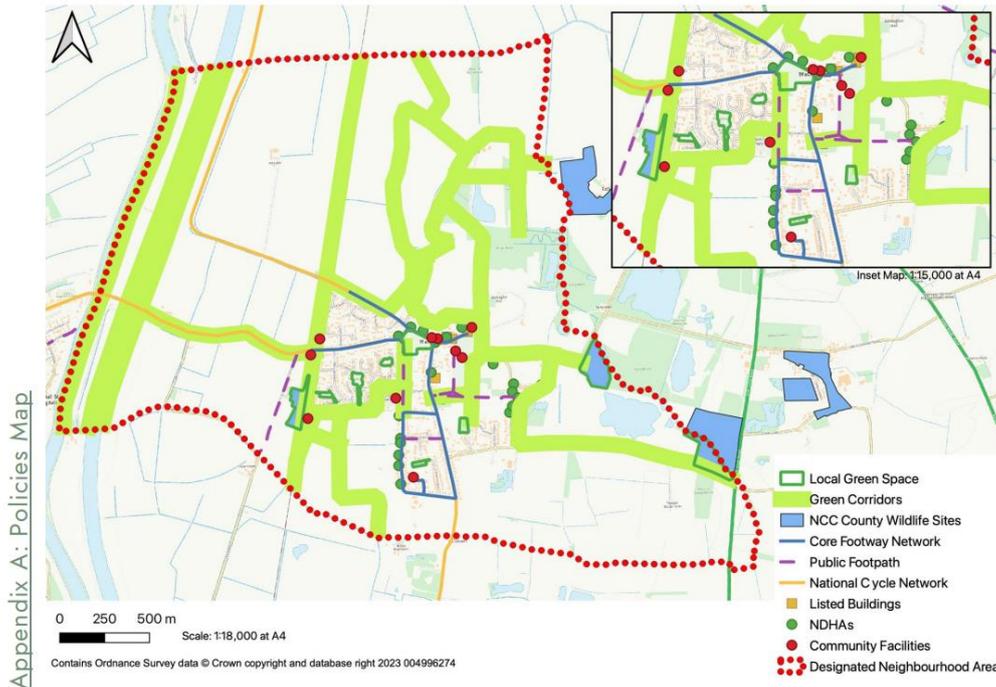


Figure 19: Non-Designated Heritage Assets

Appendix A: Policies Map (p56)

[remove Local Green Spaces (LGSs) 2, 3 and 4, in accordance with Examiner's Recommendation]



Appendix A: Policies Map