

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

**Marshland St. James Neighbourhood
Development Plan 2022-2038 – Decision on
Examiner's Recommendations**

13 August 2025

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



**Borough Council Decision on the Examiner's recommendation for the
Marshland St. James Neighbourhood Development Plan 2022-2038**

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Marshland St. James Neighbourhood Area
Parish Council	Marshland St. James Parish Council
Submission Plan (Regulation 16) consultation	24 March – 12 May 2025 (inclusive)
Examination	June – July 2025
Examiner's Report Received	1 August 2025

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 regarding Neighbourhood Planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the Examiner's Report have been accepted. Accordingly, the draft Marshland St. James Neighbourhood Development Plan has been amended, taking into account these modifications. The Borough Council has reached the decision that the Marshland St. James Neighbourhood Development Plan 2022-2038 (also referred to as the "Neighbourhood Plan") should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area was designated on 24 January 2020. This corresponds with administrative boundaries for Marshland St. James Parish. The Neighbourhood Plan has been prepared by Marshland St. James 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 October 2024. Full details of the Regulation 14 consultation are set out in the Consultation Statement¹, submitted alongside the Neighbourhood Plan.

¹ https://www.west-norfolk.gov.uk/download/downloads/id/9336/03_msj_ndp_consultation_statement_2025.pdf

- 2.3 A preliminary draft Neighbourhood Plan was previously prepared for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening. The Initial screening exercise concluded that the Plan is not likely to have any significant effects on the environment and accordingly would not require SEA. Similarly, the HRA report concluded that this Plan is not likely to have significant environmental effects on a European Nature Conservation Site or undermine their conservation objectives alone or in combination, taking account of the precautionary principle. This was signed off by the Borough Council, as the statutory competent body, on 3 September 2024.
- 2.4 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk on 11 March 2025, with the Regulation 15 legal check signed off on 13 March 2025. A consultation under Regulation 16 took place between 24 March 2025 and 12 May 2025, inclusive, inviting comments from the public and stakeholders.
- 2.5 In June 2025, an independent examiner MR Andrew Ashcroft was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Marshland St. James Neighbourhood Development Plan 2022-2038. The examination took place from June – July 2025, reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 2.6 The Examiner's Report found that subject to specified modifications, as set out in the Examiner's Report (1 August 2025), the Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. Marshland St. James Parish Council has accepted all the Examiner's recommended material modifications.
- 2.7 Prior to receipt of the fact checking report the Examiner issued a Clarification Note on 20 June 2025, raising matters that were settled by the Borough Council and Marshland St James Parish Council. The draft Examiner's Report was received, for fact-checking, on 16 July 2025. This was then reviewed by the Parish Council and Borough Council; both organisations providing feedback (factual corrections regarding the draft Report). This culminated in the Examiner's Report being issued on 1 August 2025.
- 2.8 The Examiner's Report makes several recommended modifications to ensure that the Neighbourhood Plan meets the basic conditions and can be properly applied as part of the development plan (paragraph 7.1). the Examiner's recommended modifications focus on the policies themselves give that the basic conditions relate primarily to this aspect of neighbourhood planning (paragraph 7.2).
- 2.9 Notwithstanding, the Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are set out within the Examiner's Report alongside the Council's decision in response to each recommendation and the reasons for them.

3.0 Reasons for Decision

- 3.1 The Marshland St. James Neighbourhood Development Plan 2022-2038 (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 December 2023 version of the National Planning Policy Framework (NPPF), which was in force at the time of the draft Plan (Regulation 14) consultation. Paragraph 13 of the NPPF requires 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 (December 2023 version NPPF).
- 3.3 Beyond recognition of strategic planning policies, the content of a draft Neighbourhood Plan will determine where these are, or are not, relevant 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.
- 3.4 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the Borough 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 recommended *"that the Plan should proceed to referendum based on the neighbourhood area as approved by the Borough Council in January 2020"* (as per Examiner's Report, paragraph 8.4).
- 3.5 The Examiner concluded that the Marshland St. James Neighbourhood Development Plan contributes to the achievement of sustainable development through: *"Sustainable development has three principal dimensions – economic, social, and environmental. I am satisfied that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension the Plan includes a policy for new services and facilities (Policy MSJ1). In the social role, it includes policies on community facilities (Policy MSJ2), and on housing mix and affordable housing (Policies MSJ3/4). In the environmental dimension, the Plan positively seeks to protect its natural, built, and historic environment. It includes a specific policy on design (Policy MSJ5). MSJPC has undertaken its own assessment of this matter in the submitted Basic Conditions Statement"* (Examiner's Report, paragraph 6.11).

- 3.6 The Neighbourhood Plan vision for was formulated from the opinions expressed in the responses to the parish surveys. It aims to retain the character of the village, whilst recognising the need to adapt to changes around the local economy and the way residents live their lives, through the following objectives:
- A. Ensure that future housing development is a mix and type that meets the needs of the community.
 - B. Encourage investment in infrastructure, including transport, to support a growing population.
 - C. Create new employment opportunities.
 - D. Support high quality design of new development, both in terms of what development looks like and how it performs from an energy perspective.
- 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, as set out in legislation. These, together with other non-material changes, are being 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 (August 2025) and left apparent in the table: Areas that need modification are expressed in the 2nd column. Appendix 2 shows Minor Modifications to the Plan text proposed unilaterally by the Borough Council (as local planning authority); i.e. factual corrections and updates, and Appendix 3 shows amendments to inset Policy Maps and/ or 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 (SEA) and Habitat Regulations Assessment (HRA) a preliminary screening opinion was undertaken and submitted alongside the Neighbourhood Plan. This concluded that Marshland St. James Neighbourhood Development Plan 2022- 2038 does not require full assessments of SEA and HRA. A preliminary SEA/ HRA screening document (March 2024)² was prepared by the Parish Council's Neighbourhood Plan consultant and similarly submitted alongside the Neighbourhood Plan Proposals (Regulation 15).
- 3.10 The Plan, as modified by the Examiner's recommendations, is compatible with Convention rights contained in the Human Rights Act 1998 (Examiner's Report, paragraph 16). There has been full and adequate opportunity for all interested

² https://www.west-norfolk.gov.uk/download/downloads/id/9340/05_msj_ndp_sea_preliminary_screening_report_july_2024.pdf

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 Development Plan 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 Marshland St. James Neighbourhood Development Plan 2022-2038 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;
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 Marshland St. James Neighbourhood Development Plan 2022-2038 progresses to referendum.

Decision made by:

Stuart Ashworth

Stuart Ashworth

Assistant Director, Environment and Planning (on behalf of the Cabinet
Member for Development and Regeneration)

13 August 2025

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 Marshland St. James NP Examination Report August 2025 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 Marshland St. James Neighbourhood Development Plan 2022-2038.
Paragraph 9 (page 6)	[Paragraph 7.10] Replace paragraph 9 with: <i>'Marshland St James is in the Borough of King's Lynn and West Norfolk and so the Neighbourhood Plan sits within the context of the adopted King's Lynn and West Norfolk Local Plan 2021-2040. The Local Plan has replaced the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies.'</i>	QB	YES	Textual amendments	Marshland St James is in the borough of King's Lynn and West Norfolk and so the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council has the adopted 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) document over the plan period to 2026. The Borough Council has been working on a local plan review with a timeframe to 2040 this is anticipated to be adopted in Spring 2025, when this plan is adopted, it will supersede the Core Strategy and SADMP. Marshland St James is in the Borough of King's Lynn and West Norfolk and so the Neighbourhood Plan sits within the context of the adopted King's Lynn and West Norfolk Local Plan 2021-2040. The Local Plan has replaced the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies.
Paragraph 14 (page 6)	[Paragraph 7.10] Replace the opening part of paragraph 14 with: <i>'The former King's Lynn and West Norfolk Local Plan, Sites and Allocations Development Management Plan 2016, had allocated two sites for development, G57.1</i>	QB	YES, but delete references to Figures 3 and 4, which are to be deleted from the	Textual amendments	The King's Lynn and West Norfolk Local Plan, Sites and Allocations Development Management Plan (SADMP) 2016, allocated two sites for development, G57.1 and G57.2, in Marshland St James for at least 25 dwellings, as shown in Figure 3 and 4 and both benefit from outline and reserved matters for all or part of the sites. The former King's Lynn and West Norfolk Local Plan, Sites

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	<i>and G57.2, in Marshland St James for at least 25 dwellings, as shown in Figure 3 and 4 and both benefit from outline and reserved matters for all or part of the sites. G57.1 has now been developed. G57.2 has been carried forward as an allocation in the 2021-2040 Local Plan.'</i>		Neighbourhood Plan		<p>and Allocations Development Management Plan 2016, had allocated two sites for development, G57.1 and G57.2, in Marshland St James for at least 25 dwellings and both benefit from outline and reserved matters for all or part of the sites. G57.1 has now been developed. G57.2 has been carried forward as an allocation in the 2021-2040 Local Plan.</p> <ul style="list-style-type: none"> • G57.1- Land adjacent to Marshland St James Primary School (at least 15 dwellings) • G57.2- Land adjacent 145 Smeeth Road (at least 10 dwellings)
Policy MSJ1: New Services, Facilities and Employment Opportunities (page 16)	<p>[Paragraph 7.16]</p> <p>Replace the policy with:</p> <p><i>‘Development proposals for new community services, facilities and employment opportunities in Marshland St. James including new commercial development (Use Class E) will be supported.</i></p> <p><i>Wherever practicable, development proposals should be well-connected to the main settlement area and facilitate sustainable travel opportunities.</i></p> <p><i>Development proposals outside the main</i></p>	QB	YES, but retain criteria references A-D, for ease of reference	Textual Amendments	<p>A. Development proposals for new community services, facilities and employment opportunities in Marshland St James will be welcomed. This includes new commercial development under Use Class E.</p> <p>B. Effort should be made to ensure proposals are well connected to the main settlement area, thereby encouraging sustainable travel opportunities. Where development is located outside of the main settlement proposals should be sensitively designed to reduce impacts on the landscape.</p>

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	<p><i>settlement should be sensitively designed to reduce their impacts on the surrounding landscape.</i></p> <p><i>Proposals for the enlargement of redundant farm buildings for commercial use will be supported where they do not detract from the character and appearance of their immediate surroundings and are subordinate in scale to the parent building and respect its design and detailing.</i></p> <p><i>Wherever practicable, development proposals should incorporate sustainable construction practices, including the use of local materials, renewable energy sources, and low-carbon technologies.'</i></p>				<p>C. Enlargement of redundant farm buildings for commercial use will be viewed favourably. Extensions should not detract from the character and appearance of their immediate surroundings. Where an extension is acceptable it should be subordinate in scale to the existing building and respectful in its design detailing to the parent building.</p> <p>D. Sustainable construction practices, including the use of local materials, renewable energy sources, and low carbon technologies, should be incorporated wherever possible</p> <p>A. Development proposals for new community services, facilities and employment opportunities in Marshland St. James including new commercial development (Use Class E) will be supported.</p> <p>B. Wherever practicable, development proposals should be well-connected to the main settlement area and facilitate sustainable travel opportunities. Development proposals outside the main settlement should be sensitively designed to reduce their impacts on the surrounding landscape.</p> <p>C. Proposals for the enlargement of redundant farm buildings for commercial use will be supported where they do not detract from the character and appearance of their immediate surroundings and are</p>

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					subordinate in scale to the parent building and respect its design and detailing. D. Wherever practicable, development proposals should incorporate sustainable construction practices, including the use of local materials, renewable energy sources, and low-carbon technologies.
Policy MSJ2: Protection of Community Facilities (page 19)	[Paragraph 7.20] Revise the opening element of the policy to read: <i>‘The Plan identifies the following community facilities and services which should be given protection for the application of Policy LP38 – Community and Culture and Policy LP39 – Community Facilities of Local Plan 2021- 2040.’</i>	QB	YES	Textual amendments	The following community facilities and services should be afforded protection through the Local Plan: The Plan identifies the following community facilities and services which should be given protection for the application of Policy LP38 – Community and Culture and Policy LP39 – Community Facilities of Local Plan 2021-2040: <ul style="list-style-type: none"> • Marshland Hall • Marshland St James Playing Field • Marshland St James Primary and Nursery School • The Methodist Church
Policy MSJ3: Housing Mix (page 22)	[Paragraph 7.24] Replace the policy with: <i>‘Housing proposals should respond positively to local housing need using the most recent evidence available. Development proposals should be based on the evidence in the Marshland St James Housing Need Assessment (2022) unless more up-to-date,</i>	QB	YES, but retain criteria references A- B, for ease of reference	Textual amendments	A. Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Marshland St James Housing Need Assessment (2022) will be acceptable evidence unless more up-to-date, robust evidence identifies a different local housing need. B. New residential open market development, with the exception of individual self-build and custom-build plots, should offer a housing mix whereby at least

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	<i>robust evidence identifies a different local housing need.</i> <i>Proposals for open market residential development should incorporate a housing mix whereby at least 75% of the homes delivered have three-bedrooms or fewer, unless evidence is provided showing either that there is no longer such a local need, or that such a housing mix would make the scheme unviable.'</i>				75% homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, or the scheme is made unviable. A. Housing proposals should respond positively to local housing need using the most recent evidence available. Development proposals should be based on the evidence in the Marshland St James Housing Need Assessment (2022) unless more up-to-date, robust evidence identifies a different local housing need. B. Proposals for open market residential development should incorporate a housing mix whereby at least 75% of the homes delivered have three-bedrooms or fewer, unless evidence is provided showing either that there is no longer such a local need, or that such a housing mix would make the scheme unviable.
Paragraph 65 (page 24)	[Paragraph 7.27] At the end of paragraph 65 add: <i>'Development proposals which incorporate a different mix of affordable housing should</i>	QB	YES	Textual amendments	The HNA estimates that Marshland St James requires roughly 23.8 units of affordable housing over the plan period. Using overall housing tenures, it is suggested that roughly 70% of this should be for social/affordable rented housing and roughly 30% for affordable home ownership such as First Homes and Shared Ownership. This would equate to the need for 16.2 units of affordable rental

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	<i>provide appropriate evidence to justify such an approach.'</i>				housing and 7.6 units of affordable home ownership over the plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. Whilst it is unlikely that the number of dwellings delivered in the plan period will meet the affordable housing need, an appropriate benchmark to take in the policy for tenure mix is ensuring affordable rented housing is a priority with a ratio of 70:30 (70% rented and 30% ownership going forward). Development proposals which incorporate a different mix of affordable housing should provide appropriate evidence to justify such an approach.
MSJ4: Affordable Housing (page 25)	[Paragraph 7.27] Replace the opening element of the second part of the policy with: 'In addition to national eligibility criteria, the development of First Homes should comply with at least one of the following local criteria:'	QB	YES	Textual amendments	In addition to the national eligibility criteria, the following local eligibility criteria, which aims to establish a local connection as preference will be applied to First Homes, with the requirement to meet at least one of these: In addition to national eligibility criteria, the development of First Homes should comply with at least one of the following local criteria: A. Current residents of the parish who are renting or living with other family members; B. Former residents of the parish who moved away within the last three years and are renting or living with other family members;

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					<p>C. People who are renting or living with other family members outside of the parish but who have caring responsibilities in the parish; or</p> <p>D. People who are working in local employment within the parish.</p>
Policy MSJ5: Design (page 30)	<p>[Paragraph 7.31]</p> <p>Replace the opening element of the first part of the policy with:</p> <p><i>‘Development proposals should incorporate high-quality design and be consistent with the Marshland St. James Neighbourhood Plan Design Guidance and Codes (2022) in general, and specifically as they apply to the following distinct character areas and their defined maps:’</i></p> <p>Replace the first sentence of the second part of the policy with:</p> <p><i>‘As appropriate to their scale, nature and location, development proposals should respond positively to the Design Codes and the checklist set out in Appendix B.’</i></p>	QB	YES	Textual amendments	<p>All development, including extensions, is expected to have a high-quality design and be consistent with the Marshland St James Neighbourhood Plan Design Guidance and Codes (2022) in general, and specifically as they apply to the following distinct character areas and their defined maps: Development proposals should incorporate high-quality design and be consistent with the Marshland St. James Neighbourhood Plan Design Guidance and Codes (2022) in general, and specifically as they apply to the following distinct character areas and their defined maps:</p> <ul style="list-style-type: none"> • CA1: Smeeth Road • CA2: Countryside • CA3: Edge of settlement <p>The Design Codes and the checklist set out in Appendix B should be used to help assess all planning applications to determine their acceptability. As appropriate to their scale, nature and location, development proposals should respond positively to the Design Codes and the checklist</p>

Section/ Policy reference	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Marshland St. James NP Examination Report August 2025</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 Marshland St. James Neighbourhood Development Plan 2022-2038.</p>
					<p>set out in Appendix B. The following design considerations are especially important to the area:</p> <ul style="list-style-type: none"> A. All new development within CA1 and CA3 should preserve the linear development pattern of the current settlement, backland or estate development will not normally be acceptable. B. Density of new residential development should take into consideration the low and medium density ranges; a higher density will not generally be acceptable. C. New development should have regard to the heights of other buildings in the area and the general low profile of buildings. D. Materials and colours should be used which reflects the local vernacular and adjacent built environment. E. Spacious front and back gardens should be provided to maintain the rural character of the area. F. Design should protect and enhance key landscape features, such as meadows, orchards, green space and ponds, with development integrating trees, hedgerow and vegetation. G. New or existing development proposing boundary treatments should incorporate features such as

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					<p>hedgerows, trees, wooden fences, and low walls built from local materials.</p> <p>H. New development should minimise impact on dark skies and reduce light pollution.</p> <p>I. Development that incorporates zero carbon design or construction principles will be supported.</p> <p>J. New development should demonstrate that the proposal does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding.</p>
Paragraph 83 (page 33)	<p>[Paragraph 7.33]</p> <p>At the end of paragraph 83 add: <i>‘In this context, on-street parking should be avoided in future development.’</i></p>	QB	YES	Textual amendments	<p>Policy MSJ6 adds further local detail to the existing local plan requirements, reflecting the Marshland St James and the Design Guidance and Codes Document (2022). In this context, on-street parking should be avoided in future development.</p>
Policy MSJ6: Residential Parking (page33)	<p>[Paragraph 7.33]</p> <p>Replace the policy with: <i>‘Development proposals should incorporate on-plot front or side parking to meet the most up-to-date parking standards.’</i></p>	QB	YES, but retain criteria references A-B, for ease of reference	Textual amendments	<p>A. On-street parking should be avoided in future development. Where it is a necessity, these should be accommodated through formal parking facilities such as laybys where they are in accordance with established parking standards</p> <p>B. To minimise the visual impact of parked cars, landscaping should be integrated into the design, ensuring that green spaces and soft landscaping</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Marshland St. James NP Examination Report August 2025 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 Marshland St. James Neighbourhood Development Plan 2022-2038.
	<p><i>Parking areas and driveways should be constructed using sustainable materials, such as permeable paving, to reduce the impact of impermeable surfaces on drainage systems and improve the environmental quality of the development.</i></p> <p><i>Wherever practicable, parking areas should be landscaped either specifically or within the overall design of the wider development, and ensure that green spaces and soft landscaping elements mitigate the impact of parking areas within the streetscape.'</i></p>				<p>elements mitigate the dominance of parking areas within the streetscape.</p> <p>C. Parking areas and driveways should be constructed using sustainable materials, such as permeable paving, to reduce the impact of impermeable surfaces on drainage systems and improve the environmental quality of the development.</p> <p>D. On plot front or side parking should be incorporated in future development.</p> <p>A. Development proposals should incorporate on-plot front or side parking to meet the most up-to-date parking standards.</p> <p>B. Parking areas and driveways should be constructed using sustainable materials, such as permeable paving, to reduce the impact of impermeable surfaces on drainage systems and improve the environmental quality of the development.</p> <p>C. Wherever practicable, parking areas should be landscaped either specifically or within the overall design of the wider development, and ensure that green spaces and soft landscaping elements mitigate the impact of parking areas within the streetscape.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Marshland St. James NP Examination Report August 2025 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 Marshland St. James Neighbourhood Development Plan 2022-2038.
Paragraph 94 (page 35)	[Paragraph 7.37] Delete paragraph 94	QB	YES	Textual amendments	Policy MSJ7: Footway Improvements 94. Footway improvements, to upgrade existing, and ensure new facilities are up to highway standard and fully accessible is important for encouraging walking within the village. The Parish Council is already working with the Highway Authority to deliver improvements in this area, but future development also has a part to play. Policy MSJ7 requires development proposals to contribute towards improving footway provision.
Policy MSJ7: Footway Improvements (page 35)	[Paragraph 7.37] Delete the policy	QB	YES	Textual amendments	MSJ7: Footway Improvements Planning proposals for new built development, excluding householder applications, are expected to deliver improved footway provision. This includes reinstating or improving the standard of footway to Highway Authority standard and widening where necessary.
n/a	[Paragraph 7.38] Modification of general text (where necessary) to achieve consistency with the modified policies.	QB/ LPA	YES	Textual amendments	[such changes – minor modifications – are set out in Appendix 2, below]

Appendix 2: Minor Modifications proposed by the Borough Council (LPA), under Recommended modification 15

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	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 Marshland St. James Neighbourhood Development Plan 2022-2038.
Figure 3 (page 8)	Replace out of date map with the new map as seen in Appendix 3 of this report.	QB/ LPA	YES	Map changes	Replace out of date map with the new map as seen in Appendix 3 of this report. Figure 3: Marshland St James BCKLWN SADMP Document (2016) Local Plan 2021-2040 inset map – Site G57.2 Land adjacent 145 Smeeth Road, Marshland St. James
Figure 4 (Page 9)	Delete Figure 4	QB/ LPA	YES	Map deletion	Delete Figure 4 Figure 4– Zoomed in maps of G57.1 and G57.2 (Local Plan Review) [†] [†] Local Plan Review Pre-Submission Stage 2021– Keystone (objective.co.uk)
Paragraph 25 (page 10)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	25. Figure 5 4 provides an indication of recent residential development which has been permitted over the five-year period 2017-22...
Figure 5/ Paragraph 27 (page 11)	Remove reference to Development Management Policy DM2.	QB/ LPA	YES	Textual amendment	Figure 5 4: Recent Residential Development 2017-22 27. This level of development is partly as a result of the planning authority previously losing its 5-year housing land supply, which meant they were unable to give full weight to the most important policies in the local plan, including DM2 (Development Boundaries) which restricts future development outside the development boundary in what is considered to be 'countryside'. Nonetheless, this

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	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 Marshland St. James Neighbourhood Development Plan 2022-2038.
					and the map at Figure 5-4 demonstrates a desire among landowners to develop their land.
Figure 6/ Paragraph 48 (page 18)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 6-5: A selection of community facilities in Marshland St James...
Figure 7 (page 19)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 7-6: Existing Community facilities to be protected
Paragraph 53 (page 20)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	<ul style="list-style-type: none"> The existing housing profile in Marshland St James is shown in Figure 8-7, the dominant dwelling type is detached housing and bungalows followed by semidetached (2021 data). The proportion of bungalows at 35.6% is higher than the district (27.4%) and England (9.4%).
Figure 8 (page 21)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 8-7: Accommodation type in Marshland St James in 2011 and 2021 (ONS, 2011, VOA, 2021, AECOM Calculations, 2022...
Paragraph 54 (page 21)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	54. Figure 9-8 (taken from the HNA) identifies a recommended housing mix for new development up to 2036 that is required to meet the expected local housing need...

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	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 Marshland St. James Neighbourhood Development Plan 2022-2038.
Figure 9 (page 21)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 9-8: Suggested dwelling size mix to 2036 in Marshland St James (AECOM Calculations, 2022)
Paragraph 67 (page 26)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	67. As set out in the National Design Guide (2021) ⁷ a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. Other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in Figure 40-9.
Figure 10 (page 26)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 40-9: The ten characteristics of a well-designed place (National Design Guide, 2021)
Paragraph 72 (page 27)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	72. Whilst there is already a considerable amount of general detail in existing policy on design principles which can be used for proposals coming forward in Marshland St James, the Neighbourhood Plan aims to set more specific local design codes. In 2022 AECOM, with input from the local community, produced Design Guidance and Codes for Marshland St James. This provides a baseline assessment of existing local character, including design materials, boundary treatments, housing types and layout. There is a lot of detail in the assessment, with this based on there being three character areas; CA1- Smeeth Road, CA2-

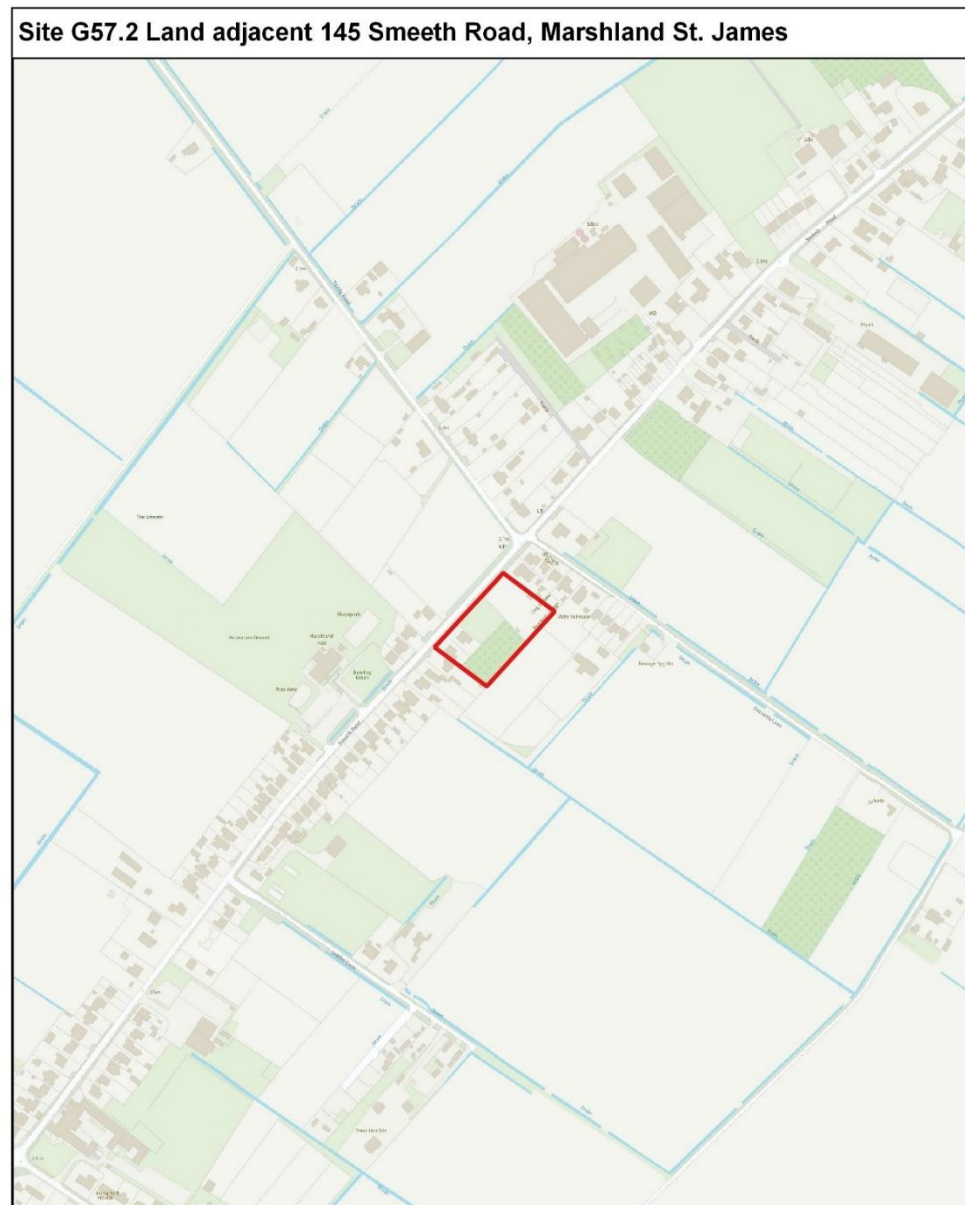
Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Marshland St. James Neighbourhood Development Plan 2022-2038.
					Countryside and CA3- Edge of settlement, see Figure 44 10. The key characteristics of these areas is summarised below.
Figure 11 (page 28)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 44-10: Marshland St James Character Areas (AECOM, 2022)
Figure 12 (page 29)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 42-11: Photos of some of the newer development in CA1
Figure 13 (page 29)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 43-12: Example pictures of CA2 in the Design Guide (AECOM, 2022)
Figure 14 (page 30)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 44-13: Example pictures of CA3 in the Design Guide (AECOM, 2022)
Figure 15 (page 32)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 45-14: Adapted Parking design examples for CA1 (on-plot front and side parking) and CA2 on-plot garages as shown in the Design Guidance and Codes Document (AECOM, 2022)

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	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 Marshland St. James Neighbourhood Development Plan 2022-2038.
Figure 16 (page 32)	Amend cross reference, to reflect revised Figure (diagram) numbering	QB/ LPA	YES	Textual amendment – minor cross reference modification	Figure 46-15: Example of off-street parking in Marshland St James

Appendix 3: Changes to map insets arising from Examiner's recommended modifications

Figure 3: Marshland St James BCKLWN SADMP Document (2016) ~~Local Plan 2021-2040 inset map~~ – Site G57.2 Land adjacent 145 Smeeth Road, Marshland St. James

[Replace previous Figure 3: Marshland St James BCKLWN SADMP Document (2016)]



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West Norfolk



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Figure 3: Marshland St James BCKLWN SADMP Document (2016) ~~Local Plan 2021-2040 inset map~~ – Site G57.2 Land adjacent 145 Smeeth Road, Marshland St. James