

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

**Syderstone Neighbourhood Plan 2022-2038 –
Decision on Examiner's recommendations**

4 September 2025

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



Borough Council Decision on the Examiner's recommendation for the Syderstone Neighbourhood Plan

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Syderstone Neighbourhood Area
Parish Council	Syderstone Parish Council
Submission Plan (Regulation 16) consultation	24 March – 12 May 2025 (inclusive)
Examination	June – August 2025
Examiner's Report Received	22 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 Syderstone Neighbourhood Plan (referred to as a "Neighbourhood Development Plan" in the Regulations) has been amended, taking into account these modifications. The Borough Council has reached the decision that the Syderstone Neighbourhood Plan 2022-2038 should proceed to referendum.

2.0 Background

- 2.1 The Neighbourhood Area was designated on 23 December 2022. This corresponds with administrative boundaries for Syderstone Parish. The Syderstone Neighbourhood Plan has been prepared by Syderstone 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 2023.
- 2.2 The first draft Plan was published by the Parish Council for Regulation 14 consultation in November 2024 (4 November – 16 December 2024, inclusive). A preliminary draft Neighbourhood Plan was previously prepared for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening, in June 2024. Following this, a 4-week consultation was undertaken (4 September – 2 October 2024, inclusive) with the Environment Agency,

Historic England and Natural England, by the Borough Council regarding the SEA and HRA screening process. All three bodies responded, confirming that there were not considered to be any significant environmental effects arising from the Syderstone Neighbourhood Plan¹.

- 2.3 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk on 21 February 2025, with the Regulation 15 legal check signed off on 11 March 2025. A consultation under Regulation 16 took place between 24 March and 12 May 2025 (inclusive), inviting comments from the public and stakeholders.
- 2.4 In June, an independent examiner Dr Louise Brooke-Smith was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Syderstone Neighbourhood Plan 2022-2038. The examination took place from June – August 2025, reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 2.5 The Examiner's Report found that further to the proposed modifications (as set out in the Examiner's report), the Syderstone Neighbourhood Plan should proceed to a Referendum forthwith. Syderstone Parish Council has accepted all the Examiner's recommended material modifications. Alongside the Examiner's recommendations, the Examiner has also recommended: "*Some minor additional annotation is required to assist some of the illustrations included within the NP and some attention to formatting is required*" (paragraph 8.2); i.e. allowing for minor editing or presentational changes to be made where appropriate.
- 2.6 Notwithstanding, 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. Minor and/ or consequential modifications (not related to the Examiner's recommendations) are set out in Appendix 2, with proposed changes to the policies map and/ or inset maps shown at Appendix 3.

3.0 Reasons for Decision

- 3.1 The Syderstone Neighbourhood 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.

¹ https://www.west-norfolk.gov.uk/download/downloads/id/9344/06_syderstone_sea-hra_screening_final.pdf

- 3.2 The Neighbourhood Plan was examined in accordance with the December 2023 version of the National Planning Policy Framework (NPPF), as explained in the Examiner's Report (paragraph 1.3.2). 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). The Examiner's report concluded that "*the NP policies are in general conformity with the relevant adopted strategic policies of the Development Plan*" (paragraph 4.3.5).
- 3.3 Beyond recognition of strategic planning policies, the content of a draft Neighbourhood Plan will determine where these 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.
- 3.4 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's analysis 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 further to the proposed modifications, the Syderstone Neighbourhood Plan should proceed to a Referendum forthwith*" (Examiner's Report, paragraph 8.8).
- 3.5 The Examiner concluded "*that the Syderstone Neighbourhood Plan...will: have regard to national policies and advice contained in current legislation and guidance; contribute to the achievement of sustainable development...*" (Examiner's Report, p3). The Examiner (Examiner's Report, paragraph 5.2.4) also endorsed the plan vision and objectives (paragraph 12), set out below:
- A. Protect and enhance the local character of Syderstone, ensuring that new development is of a high-quality design and sensitively located in line with our local design codes and the historic core.
 - B. Ensure future housing development, including the tenure, mix and number of bedrooms, meets the needs of the local population to help retain usual residents in Syderstone.
 - C. Protect and enhance Syderstone's natural environment including locally important green spaces and views, trees, hedgerows, and areas which play a role for the local wildlife.
 - D. Protect existing community facilities that meet the needs of the resident population and encourage further community services, and businesses to come forward to enhance opportunities and quality of life while remaining appropriate to the rural location.

- 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 other non-material changes (set out in Appendix 2), are being 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 (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 local planning authority in light of adoption of the replacement Local Plan 2021-2040 (March 2025); 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.
- 3.8 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 by the Borough Council and submitted alongside the Neighbourhood Plan. This concluded that the Syderstone Neighbourhood Plan 2022-2038 does not require full assessments of SEA and HRA². A preliminary SEA/ HRA screening document (June 2024) was also prepared by the Parish Council's Neighbourhood Plan consultant and similarly submitted alongside the Neighbourhood Plan Proposals (Regulation 15).
- 3.9 The Plan, as modified by the Examiner's recommendations, is compatible with Convention rights contained in the Human Rights Act 1998, the Examiner concluding that the Plan does not breach and is otherwise compatible with the European Convention on Human Rights (Examiner's Report, paragraph 4.5.8). 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

² https://www.west-norfolk.gov.uk/download/downloads/id/9344/06_syderstone_sea-hra_screening_final.pdf

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 The Borough Council of King's Lynn and West Norfolk has carefully considered each of the recommendations made in the Examiner's Report and the reasons for them and 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 Syderstone Neighbourhood 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 2021-2040;
 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 Syderstone Neighbourhood 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) 4 September 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 Syderstone 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 Syderstone Neighbourhood Plan.
Paragraph 7 (page 2)	<p>Paragraph 4.1.2</p> <p>I suggest that the QB might wish to consider adding and an addendum to the documents that explains that the Submitted NP has been prepared in the context of the previous Local Plan and the 2023 version of the Local Plan.</p>	QB/ LPA	YES, although it is proposed that the matter of compliance with strategic policies (previous Local Plan and NPPF) be addressed through additional text at para 7. Reference to relevant Local Plan policy (LP01) added to paragraph 8. Reference to Figure 1 at paragraph 8 also deleted, as this is now redundant.	Text addition	<p>7 The Local Plan sets the overall strategic policies for the borough, such as the amount of new development and the distribution of that development across the borough, as well as promoting sustainable development and protecting the environment. The policies in this NDP need to be in general conformity with the strategic policies and support the delivery of these contained in the BCKLWN Local Plan. The NDP cannot, for example, promote less development than set out in the Local Plan or restrict the delivery of strategic policies. As well as being in general conformity with the Local Plan, the NDP must also have due regard to national planning policy and guidance documents, which is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The submitted Plan was prepared in the context of the previous Local Plan (consisting of the 2011 Core Strategy and 2016 Site Allocations and Development Management Policies Plan) and December 2023 version of the National Planning Policy Framework, which were updated following submission of the Neighbourhood Plan and during the plan-preparation process respectively.</p>

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					8 Within the Local Plan Syderstone is designated a Rural Village (Policy LP01). Rural villages are designated due to having a limited but locally important role meeting the needs of the immediate village. The SADMP (2016) allocated one site, G91.1- Land west of No.26- The Street, which totalled at least 5 residential dwellings (Figure 4). This allocation was carried forward in the Local Plan. However, allocation G91.1 has now been built out as of June 2023 and amounted to 0.3ha of land with 5 residential dwellings.
Paragraph 1-11 (pages 1-2)	Paragraph 4.3.4 I consider that either an addendum is added to the BCS which explains why the emerging and now adopted Local Plan was not referenced in the NP, or that the relevant section of the BCS is updated so the proposed NP policies can be seen in their proper context.	QB/ LPA	YES – Now the replacement Local Plan 2021-2040 has been adopted, relevant policies can be cross referenced throughout the Neighbourhood Plan.	Text additions	[see Appendix 2]
Paragraph 1-11 (pages 1-2)	Paragraph 5.2.4	QB/ LPA	YES	Text amendments	1 Syderstone is a small and ancient village in the Borough of King's Lynn and West Norfolk Borough,

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	<p>In some places there is reference to West Norfolk Borough Council, such as at para 1, while in others the reference is to King's Lynn and West Norfolk Borough Council. I suggest that consistency is adopted throughout the NP.</p> <p>Para 6 refers to the imminent adoption of the Revised Local Plan. Given the timing of this examination and the adoption of the LP in March 2025. I reflect my previous comments with regard to the Basic Conditions Statement and suggest that para 6 is updated to confirm the LP adoption but that few if any revised LP strategic policies change the context of the proposed NP policies.</p>			(paras 1 and 6)	<p>located between the town of Fakenham and the village of Docking. It is some eight miles from the coast. The village lies in the south of the Parish. Most of the village is built on a low ridge running east to west, overlooking Syderstone Common, a shallow valley which contains the headwaters of the River Tat. To the north of the village is gently rolling agricultural land which comprises the rest of the parish...</p> <p>6 There is already a policy framework in place that applicants must have regard to when building in Syderstone; these are the national and Local Plan policies. Syderstone is in the Borough of King's Lynn and West Norfolk (BCKLWN), and the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan 2021-2040 (adopted March 2025). The Borough Council has adopted the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) documents for the Plan period to 2026. The Borough Council is currently working on the emerging Local Plan review with a timeframe to 2040. This is expected to be adopted in March 2025 superseding the Core Strategy and SADMP. This has superseded the previous Local Plan (which consisted of the 2011 Core Strategy and 2016 Site Allocations and Development Management Policies Plan), in place at the</p>

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					time preparation of the Neighbourhood Plan started (early-2023).
Heritage and Design (page 9)	Paragraph 5.2.4 The factual information in the Heritage and Design section is useful and well presented in terms of scene setting. Annotation of the photographs at the top of page 9 would be helpful and would ensure consistency. I suggest these are referenced as Figure 3a with a description of the properties shown, and that extant Figure 3 is renumbered as Figure 3b with the contents page amended accordingly.	QB/ LPA	YES, although consequent Figure numbering will need to be amended to reflect other amendments to Plan	Text additions	<div>Heritage and Design</div> <div> <div>[Photo]</div> <div>[Photo]</div> <div>Figure 2 – Heritage assets: detached cottages</div> </div>
Paragraph 26 (page 12)	Paragraph 5.2.4 Para 26 refers to the commissioning of AECOM to provide design support to the Parish. I understand that the commission was made by the Parish Council and as such this should be explicit in the text.	QB/ LPA	YES	Text amendments	26 In early 2024, the Parish Council (Qualifying Body) commissioned AECOM was commissioned to provide high level design support to the Parish Council. This focused on developing design guidelines and codes which could be used to inform the design of future planning applications and developments in Syderstone. This included a high-level assessment of the neighbourhood area, site visit and meeting with the NDP steering group, and preparation of a bespoke design guide and codes. Within this document is historic development timeline as shown in Figure 7 to show how

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					development began to expand in the village between the 1990s and 2020s.
Paragraph 7 (page 2)	Paragraph 5.3.2 The supporting text accompanying all policies makes reference to the principles of the 2023 NPPF and the previous local development framework. As mentioned previously, while the reference to the 2023 NPPF is understandable, given the preparation time for the NP, an addendum should be considered by the QB for inclusion in the introductory section of the NP. This could explain that time has moved on and that an updated version of the NPPF was issued in December 2024, and a revised LP was adopted in March 2025. However, the nature of the changes to the NPPF and the Development Plan do not change the context for the NP policies.	QB/ LPA	YES, although it is proposed that the matter of compliance with strategic policies (previous Local Plan and NPPF) be addressed through additional text at para 7	Text addition	[see amendments to paragraph 7, above]
Paragraph 29 (page 14)	Paragraph 5.3.5 Overall, the text accompanying Policy 1 is helpful. However, reference to Figure 5, at the end of paragraph 29, is erroneous. I believe that it should refer to Figure 8. This typographical error should be addressed.	QB/ LPA	YES	Text amendments	29 As set out in the National Design Guide (2021) [footnote] a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community and the ten characteristics in

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					the National Design Guide reflect the importance of a well-designed place as set out in Figure 5-8 (below) .
Policy 1 (page 17)	Paragraph 5.3.6 The text of the first paragraph of the policy makes clear reference to the Design Guidance and Codes document but then refers to ‘Appendix B’. I consider that the words ‘...of this Neighbourhood Plan document’ are added after ‘Appendix B’.	QB/ LPA	YES	Text amendments	Policy 1: Syderstone’s General Design Codes As appropriate to their scale, nature and location, development proposals should be consistent with the general design codes set out in Syderstone Neighbourhood Plan Design Guidance and Codes 2024. The 13 Design Codes and the Checklist set out in Appendix B of this Neighbourhood Plan document will be used to help assess all planning applications to determine their acceptability...
Appendix B (page 75)	Paragraph 5.3.7 While I fully appreciate that the Syderstone Design Guidelines and Codes Document 2024 is a stand-alone document, I consider it would be helpful to any user of the NP that Appendix B also includes a table of the Design Codes. While this is set out on page 23 of the AECOM document, it should either be included in Appendix B or set out as part of the supporting text for this section of the NP.	QB/ LPA	YES	Addition of diagram from Design Guidelines and Codes Document – 3.2 Neighbour- hood Area design guidance & codes matrix	Effective use of the design checklist will be monitored by the Parish Council when applications are submitted. [Insertion of 3.2 Neighbourhood Area design guidance & codes matrix, from p23 of Design Guidelines and Codes Document] Checklist Questions...
Policy 1(a) (page 17)	Paragraph 5.3.8	QB/ LPA	YES	Text amendments	a) Suitable access and movement have been considered in line with Design Codes AM.01 to AM.04 in the

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	(a) of the policy refers to the 'Syderstone Design Guide Document'. To avoid any confusion, I consider that consistency is adopted when this document – presumed to be the AECOM document – is mentioned. I consider that the title of the AECOM document would suffice, namely the ' <i>Syderstone Design Codes and Guidance.</i> '				Syderstone Design Guide Document Codes and Guidance such as active travel and the street character. All parking arrangements should have regard to Design Code AM.04 to ensure these features are sensitively designed to suit the street character and use permeable surfacing.
Policy 1 (page 18)	5.3.9 To avoid confusion on the part of any user of the NP, I consider that ' <i>of this document</i> ' is added after 'Examples in Figure 11' at the end of the third to last paragraph of Policy 1.	QB/ LPA	YES	Text addition	...All development proposals should strive to use energy efficient measures in their design and consider incorporating sustainable principles as set out in Design Code SU.01 and SU.02 from the Syderstone Design Guide Document (Examples in Figure 11 of this document). Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings. Proposals should demonstrate that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding.
Policy 4 (page 30)	Paragraph 5.3.22 My only proposed modification is that the phrase ' <i>until more up to date evidence</i>	QB/ LPA	YES	Text addition	<u>Specialist Housing for Older People</u>

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	<i>becomes available'</i> is added to the end of the last sentence of the policy.				Specialist housing for older people proposals should have due regard to the best available and proportionate evidence. The Syderstone Housing Needs Assessment (2024) will be acceptable evidence to use until more up to date evidence becomes available .
Paragraph 71/ Footnote 19 and paragraph 73 (page 35)	Paragraph 5.3.25 The cross references and use of footnotes is helpful, and I consider there is a good reflection in the supporting text to the evidence base. However, a Regulation 16 submission has raised an issue with footnote 19 and that the link does not work. This should be rectified. A minor modification is required in paragraph 73 which, as written, is confusing. I advise that the first sentence reads as follows; <i>'The Green Ecological Corridors illustrated in Figure 20 of this NP document and shown on the Policies Map in Appendix A, have been identified after gathering evidence which has been as set out in the Syderstone Green Ecological Corridors Paper. This is further illustrated in Figure 21 of this NP document and includes the following;.....'</i>	QB/ LPA	YES	Text amendments	19 biodiversity-factsheet-for-neighbourhood-plans- (re.aspx (norfolkwildlifetrust.org.uk) https://www.norfolkwildlifetrust.org.uk/neighbourhood- planning 73 The Green Ecological Corridors in Figure 20 and shown on the Policies Map in Appendix A have been identified after the gathering the below evidence (as shown in Figure 21 or the Syderstone Green Ecological Corridors Paper) The Green Ecological Corridors illustrated in Figure 20 of this NP document and shown on the Policies Map in Appendix A, have been identified after gathering evidence which has been as set out in the Syderstone Green Ecological Corridors Paper. This is further illustrated in Figure 21 of this NP document and includes the following:...

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Paragraph 70 and 74 (page 33-34)	Paragraph 5.3.26 I advise that consistency is adopted when referring to Green Ecological Corridors and the use of capital letters.	QB/ LPA	YES	Text amendments	70 The NDP contains a number of policies which aim to protect Syderstone's environment. Policy 5 identifies green ecological corridors Green Ecological Corridors , based on environmental data gathered for the parish... 74 The green ecological corridors Green Ecological Corridors link key blocks of habitat and species in Syderstone, identifying where there is likely to be best opportunity for improved ecological connectivity...
Policy 5 (page 37)	Paragraph 5.3.27 I consider that the last bullet point of the policy, under the heading Green Ecological Corridors, should read; ' <i>Demonstrate how dark corridors will be retained and protected during all stages of development and through an appropriate lighting scheme that reflects up to date ecological guidance.</i>	QB/ LPA	YES	Text amendment	Demonstrate how dark corridors will be retained and protected at all stages of development through an appropriate lighting scheme that is in accordance with Ecological guidance Demonstrate how dark corridors will be retained and protected during all stages of development and through an appropriate lighting scheme that reflects up to date ecological guidance [footnote 20].
Community Action 1 (page 37)	Paragraph 5.3.29 I advise that the text and reference to Community Action 1 should be removed from the box presenting Policy 5.	QB/ LPA	YES – Community Action 1 deleted, as also repeated in Monitoring, review and	Text amendments	<div>...[footnote 20]</div> <div>Community Action 1: Local Action to Encourage Wildlife and Improve Local Habitats [new footnote: 'community actions' are presented for information</div>

Section/ Policy reference	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.</p>
			implement- ation section		<p>purposes only. Further details are set out in the Monitoring, review and implementation section (below).]</p> <p>Community Action 1: Local Action to Encourage Wildlife and Improve Local Habitats</p> <ol style="list-style-type: none"> 1. The Parish Council will work with the local community to encourage action to enhance habitat and wildlife in public areas and in all gardens. This may include activities to encourage insect friendly planting, bird, and bat boxes, making the most of compost and encouraging wild patches. In public areas actions will be investigated including less frequent mowing, pond maintenance and planting trees. In relation to this, priority will be to work with local landowners to improve habitat for wildlife within the green corridors. 2. The Parish Council will work proactively with the Norfolk Wildlife Trust and other appropriate bodies to support the Trust's aspirations where practical to increase the area of heathland and acid grassland with ponds suitable for Natterjacks helping to create greater connectivity in the landscape to protect vulnerable, isolated populations such as the Natterjack Toad.

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Paragraphs 77-78 (page 41)	Paragraph 5.3.32 There are minor typographical errors in paragraphs 77 and 78. In para 77 the last sentence should read 'In total there <i>are</i> thirteen TPOs in Syderstone.....'. In para 78 the first sentence should read 'In the initial community survey (March 2024) residents stated that the best things about Syderstone <i>were</i> the	QB/ LPA	YES	Text amendments	77 Trees and hedgerows in Syderstone have a range of functions such as contributing towards biodiversity and amenity value. There are several trees with Tree Protection Orders (TPOs) reflecting the importance of trees in and around this parish, which are highly valued by the local community (Figure 22). In total there is <i>are</i> thirteen TPOS in Syderstone and numerous trees fall within the same order with many situated along The Street or Rudham Road. 78 In the initial community survey (March 2024) residents stated that the best things about Syderstone was <i>were</i> the green environment including trees, nature and the being surrounded by the countryside. In Q13, 83 out of 97 people (95.9%) strongly agreed/agreed that it is important to protect existing habitats such as trees and hedgerows in the parish. With this response in mind, it was considered useful to provide a policy specifically on trees and hedgerows within the neighbourhood plan.
Policy 6 (page 43)	Paragraph 5.3.34	QB/ LPA	YES	Text amendments	Policy 6: Trees and Hedgerows Existing Trees and Hedgerows

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 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 Syderstone Neighbourhood Plan.
	<p>Given the supporting text at paragraph 75, I consider that the first sentence should therefore be redrafted as follows;</p> <p><i>‘Existing trees and hedgerows on development sites should be considered throughout the design process. Wherever possible existing trees and hedges should be protected, particularly those which demonstrate arboricultural and/or biodiversity value in terms of contributing to the character of quality of the environment and/or helping mitigate and adapt to climate change.’</i></p>				<p>Existing trees and hedgerows on development sites should be considered throughout the design process. Wherever possible existing trees and hedges should be protected, without damage or loss of value, particularly those which demonstrate good arboricultural and good biodiversity value. Existing trees and hedgerows on development sites should be considered throughout the design process. Wherever possible existing trees and hedges should be protected, particularly those which demonstrate arboricultural and/or biodiversity value in terms of contributing to the character of quality of the environment and/or helping mitigate and adapt to climate change.</p>
Policy 6 (page 43)	<p>Paragraph 5.3.35</p> <p>The second paragraph is difficult to follow. The word ‘irreplaceable’ is superfluous and the sentence should be redrafted as follows;</p> <p><i>The loss of veteran trees should be avoided, especially where they provide potential habitats for protected species such as bats.</i></p>	QB/ LPA	YES	Text amendments	<p>The loss of irreplaceable veteran trees should be avoided and provide habitat for protected species such as bat roosting potential. The loss of veteran trees should be avoided, especially where they provide potential habitats for protected species such as bats.</p>
Policy 6 (page 43)	Paragraph 5.3.37	QB/ LPA	YES	Text amendments	Replacement Trees and Hedgerows

Section/ Policy reference	<p>Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.</p>
	<p>The third paragraph under the subtitle ‘Replacement Trees and Hedgerows’ refers to a tree replacement ratio which has not been supported by clear evidence. The wording is again confusing and potentially ultra vires. Hence, I consider it should be redrafted as follows;</p> <p><i>Developers are encouraged to replace any trees lost, to development proposals, on a 2 to 1 ratio. Preference is for replacement trees to be positioned on site. If this is not possible, they should be positioned in the public realm, wherever feasible and with the agreement of the landowner.</i></p>				<p>Where there is an unavoidable loss of trees or hedgerows on site, the number and type of replacement trees and hedges should be informed by the quality and size of the lost trees and hedges.</p> <p>When replacing trees developers must use an appropriate mix of native species of local provenance alongside other species resilient to future climate conditions, guided by resources like the Forestry Commission's Climate Change Tree Species Selection Tool.</p> <p>Developers must replace trees on a 2 to 1 ratio. Where replacement trees will be onsite preference will be for these to be in the public realm, but if this is not possible on site due to known constraints, replacement trees should be provided in the public realm of Syderstone such as within the recreation ground. Developers are encouraged to replace any trees lost, to development proposals, on a 2 to 1 ratio. Preference is for replacement trees to be positioned on site. If this is not possible, they should be positioned in the public realm, wherever feasible and with the agreement of the landowner.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
Policy 7 (page 47)	Paragraph 5.2.42 While LGS sites LGS1, LGS2, LGS4, LGS5 and LGS6 comply with national guidance, and a clear evidence base exists, I consider that LGS3 fails. As such it should be removed from Policy 8.	QB/ LPA	YES	Text amendment	Policy 7: Local Green Spaces The areas listed below and shown in Figure 23 are designated as Local Green Spaces: <ul style="list-style-type: none"> • LGS1- Syderstone Common North including the village pond (County Wildlife Site) • LGS2- Syderstone Village Sign Green Space • LGS3- Womack Wood • LGS4- Syderstone Recreation Ground and Play Area • LGS5- Village Sign Greenspace, Corner of Norman Way • LGS6- Allotments North of The Street Development proposals in the six designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.
Figure 26 (pages 54-55)	Paragraph 5.3.47 However, the setting out of text and illustrations over pages 54 and 55 is poor and the title ‘Figure 26 - External lighting mitigation options.....’ should sit directly below the relevant drawing, as opposed to being on the following page.	QB/ LPA	YES	Text amendment (formatting)	[Move p54 diagram onto p55; linking to Figure 26...]

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
Policy 9 (pages 55-56)	<p>Paragraph 5.3.48</p> <p>The policy itself is clearly presented. However, I suggest that the reference to ‘public footways’ in the third to last paragraph is replaced with ‘<i>public rights of way</i>’. I also have concerns over the approach taken in the last paragraph relating to internal lighting. The control of internal lighting sources is not normally an element that can be successfully conditioned and hence I advise that the paragraph be redrafted to read as follows;</p> <p><i>Where the internal lighting of new development has the potential to cause harm to the landscape or disturbance and/or risk to wildlife, appropriate mitigation will be encouraged.</i></p>	QB/ LPA	YES	Text amendment	<p>Policy 9: Dark Skies</p> <p>New development proposals should demonstrate the way in which they have considered the location, height, and orientation of their development to avoid obtrusive light spill from internal and external fittings. External light proposals should address the following principles:</p> <ul style="list-style-type: none"> a) Fully shielded (enclosed in full cut-off flat glass fittings). b) Directed downwards (mounted horizontally to the ground and not tilted upwards). c) Avoid dusk to dawn lighting by introducing timed motion detectors; and d) Ensure lighting schemes such as LED streetlights will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. e) Use low-energy lamps such as LED, metal halide or fluorescent sources. <p>Proposals including external lighting in prominent locations likely to be visible from the surrounding landscape will not normally be supported except where a requirement can be demonstrated in the interests of safety and security on public footways rights of way.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
					<p>Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats [footnote], birds and other species.</p> <p>Where internal lighting is likely to cause harm to the landscape, or disturbance and risk to wildlife, proposals will be sought for mitigating pollution from internal light sources. Large windows, roof lights and large areas of glazing are particularly relevant in this context. Where the internal lighting of new development has the potential to cause harm to the landscape or disturbance and/or risk to wildlife, appropriate mitigation will be encouraged.</p>
Community Action 2 (page 59)	Paragraph 5.3.52 Reflecting comments presented earlier in this report, the reference to 'Community Action 2: Improving Community Facilities and Services within the Parish' should be removed to avoid confusion. It can be referenced in a separate part of the NP, if clearly annotated as being for information purposes only.	QB/ LPA	YES – Community Action 2 deleted, as also repeated in Monitoring, review and implementation section	Text amendments	<div>Protected Community Facility</div> <p>Amy Robsart Hall will be protected as a community facility in accordance with Local Plan policies for the protection of community facilities.</p> <div>Community Action 2: Improving Community Facilities and Services within the Parish</div> <div>Community Action 2: Improving Community Facilities and Services within the Parish</div>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
					The parish council will proactively work with the appropriate stakeholders, landowners and community with regards to improving facilities/services within the parish such as the bus service, maintenance of footpaths and encouraging more activities and clubs for all ages.
Policy 11 (page 65)	Paragraph 5.3.57 I find the first paragraph of Policy 11 unnecessary and should be omitted.	QB/ LPA	YES	Text amendments	Policy 11: Walking and Access Any net new development, excluding householder applications, within the existing footway network, or adjacent, will be expected to provide new or improved links to the network which are safe and accessible for all (including disabled, pram and pushbike users).
Policy 11 (page 65)	Paragraph 5.3.58 The second paragraph references 'active travel routes'. It is unclear what this means, and no clarification is provided in the accompanying text. The requirement for non-slip surfaces is onerous and no evidence has been presented that explains or supports this request. Again, without a clearer explanation, and reference to an evidence	QB/ LPA	YES	Text amendments	Active travel routes should deliver improved accessibility and connectivity including using specific materials like non-slip surfaces.

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
	base, I consider this paragraph confusing and unhelpful. It too should be omitted.				
Community Action 3 (page 65)	Paragraph 5.3.59 As indicated earlier in this report, reference to community actions need to be repositioned in a separate section of the NP. Hence Community Action 3 should be removed.	QB/ LPA	YES	Text amendments	Community Action 3: Pathways and Recreational Routes The Parish Council will work with local landowners, statutory stakeholders, local wildlife groups and adjacent parishes to investigate establishing new permissive routes within the countryside. The parish council will also liaise with the above bodies when addressing how to improve our existing footpaths and routes. This includes improving: 1. Accessibility for all users where practical on current routes; 2. Signage and publicity of the current circular routes for recreational use in Syderstone for residents and visitors; 3. Signage and publicity on the importance of respecting Syderstone Common Reserve and in particular the Natterjack Toad when walking through this site.

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Syderstone 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 Syderstone Neighbourhood Plan.
Policy 11 (page 65)	Paragraph 5.3.60 I find that Policy 11 is confusing, duplicates extant statute and is not supported by an evidence base. Modification would not assist in this case and hence I advise Policy 11 be deleted.	QB/ LPA	YES	Text amendments	[see comments above]
Monitoring, review, and implementation (page 66)	Paragraph 6.4 Turning to 'Community Actions' I accept that the QB has been keen to include these within the NP. However, for the reasons cited earlier in this report and for the avoidance of confusion on the part of any user, I consider that a separate section of the NP should be created after paragraph 107. This could be titled 'Community Action' but additional text would need to be inserted to clarify the nature of the actions detailed in the table on pages 66 to 68. As the LPA and the QB will be aware, the actions are an intent of activity but are beyond the remit of the NP. I accept that they are, however, of importance to the community and can be included but I recommend that the following additional text is added; <i>A number of community actions are set out below. These have been identified as being</i>	QB/ LPA	YES	Text additions	107 The Neighbourhood Development Plan will be reviewed at an appropriate time in the future should any changes in national or local policies necessitate revisions to the plans policies to remain in general conformity. As well as this a review may take place when it is felt necessary to investigate further information to add to the current policies such as local green spaces, important key views or other topics which arise as a concern in the community which currently are not seen to be an outstanding issue. The comments shared by the community at Regulation 14 which are not being taken forward at this time will stay under review for any future changes to the development plan. Community Actions 108 A number of community actions are set out below. These have been identified as being of importance to the local community but are not subject to any formal NP

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	<i>of importance to the local community but are not subject to any formal NP policy. They are highlighted in this section of the NP for information purposes only.</i>				policy. They are highlighted in this section of the NP for information purposes only. 408-109 The table below sets out the community actions and relevant partnership/stakeholders for delivery. The community actions and the implementation of these will be reviewed annually as well to monitor working relationships and necessary changes.

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 paragraph 4.3.4)	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 Syderstone Neighbourhood Plan.
Paragraph 11 (page 2)	Corrections to outdated Local Plan references	LPA	n/a	Text amendments	11 Once a NDP has been ‘made’, following consultation with residents, examination, and a successful local referendum, it becomes part of the statutory development plan for the Parish and will be used by the Borough Council when considering relevant planning applications in the Parish. The Parish Council is keen to ensure that the Plan remains up to date and topical. It is also aware of the emerging replacement Local Plan 2021-2040 and the way in which its adoption may alter the this defines a new 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 12 months of the adoption of the emerging Local Plan the Neighbourhood Plan, in due course.
Figure 1 (page 3)	Removal of Figure 1: The Syderstone Site Allocation G91.1 2 in the BCKLWN Adopted SADMP (2016), as this is now redundant	LPA/ QB	n/a	Deletion of Figure 1	Figure 1: The Syderstone Site Allocation G91.1 2 in the BCKLWN Adopted SADMP (2016)
Paragraph 13 (page 3)	Consequent re-numbering of Figure 2 (to become Figure 1)	LPA/ QB	n/a	Text amendment	13 The Parish area shown in Figure 2 1 was designated as the NDP Area in December 2022. The Plan period is 2022 to 2038. Working on behalf of the community, The Syderstone Neighbourhood Plan Steering Group has prepared this Plan that will be used to shape and influence future development and change across the Parish.
Figure 2 (page 6)	Consequent re-numbering of Figure 2 (to become Figure 1)	LPA/ QB	n/a	Text amendment	Figure 2 1: Designated Neighbourhood Development Plan Area

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 4.3.4)	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 Syderstone Neighbourhood Plan.
Paragraphs 31-32 (page 15)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text amendments	<p>31 The Local Plan (policies LP18 and LP21) requires all new development to be of high-quality design. It requires proposals to demonstrate factors such as the ability to protect and enhance the historic environment, respond to the context and character of the environment ensuring the scale, density, layout, and access will enhance the quality of the environment and to also enhance community wellbeing etc. It also details the promotion of opportunities to achieve high standards of sustainable design and address efficiency, flood risk, climate change and renewable energy. Regarding efficiency measures designs are encouraged to exceed the present technical standards set by Building Regulations. There is opportunity for Local Planning Authorities such as the Borough Council to set energy performance technical standards for new homes that exceed those required by Building Regulations. However, NDPs cannot do this, although they can include more general policies, such as requiring a Sustainability Statement as part of any planning application, setting out how new development will meet a high level of sustainable design and construction and optimising energy efficiency.</p> <p>32 The Local Plan (policies LP06, LP13, LP18 and LP21) set out the expected sustainability criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling. The majority of people in the initial survey said yes (68.4%) when asked if new housing should incorporate environmentally sustainable features, however, as long as this does not make housing more unaffordable for local people.</p>

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 4.3.4)	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 Syderstone Neighbourhood Plan.
Paragraph 44 (page 24)	Corrections to outdated Local Plan references	LPA	n/a	Text addition	44 The Census 2021 data and supporting neighbourhood plan documents (including the Housing Needs Assessment (HNA) (2024) and Evidence Base Paper) gives immense detail about Syderstone's housing profile. As mentioned previously in this NDP, Syderstone had one site allocated for development in the parish named G91.1, in the previous Local Plan (SADMP, 2016) which has now been built out. Outside of this there have been 7 planning permissions which have been granted, started, or completed in the last 11 years (2012-2023) according to housing data supplied by Borough Council of King's Lynn and West Norfolk in August 2023 presented in the Evidence Base Paper. The total net gain for the 7 planning permissions, considered as windfall, is 10 dwellings. At the point of writing this plan, 5 of the planning permissions have completed (between October 2015 and April 2022) and 2 of the planning permission have been granted (between March 2019 and May 2021). Most of the permissions have been for the construction of new residential properties.
Paragraph 57 (page 28)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text additions	57 The NPPF (December 2023) in paragraph 66 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new dwellings are affordable homes to buy when major development comes forward [footnote]. The Local Plan (Policy LP28(8)) sets out the affordable housing threshold for development in rural areas as being sites of 0.165ha or 5 or more dwellings. Policy on Rural Exception Sites [footnote] for affordable housing is also covered in the NPPF and the Local Plan (Policy LP28(16)) .

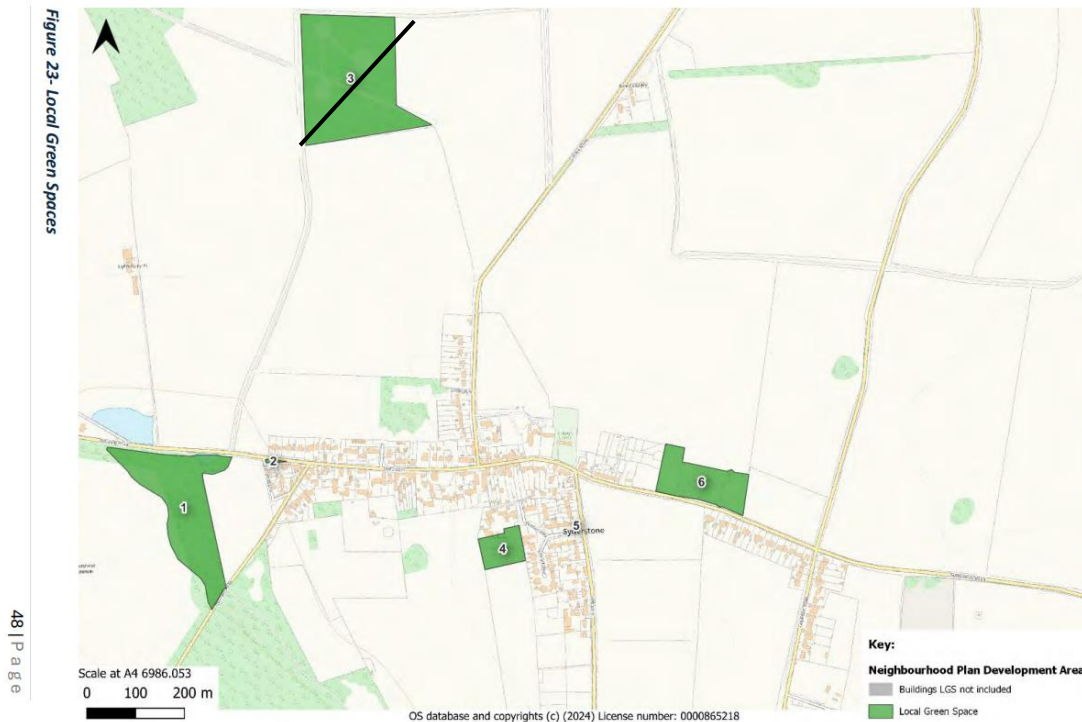
Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 4.3.4)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Syderstone Neighbourhood Plan.
Paragraph 69 (page 33)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text addition	69 The Local Plan (policies LP19, LP23 and LP27) requires that development avoids, mitigates, or compensates for any adverse impacts on biodiversity. It also provides a level of protection for County Wildlife Sites and priority habitat. The Local Plan details requirements with respect to ensuring an integrated network of green infrastructure.
Paragraph 76 (page 41)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text addition	76 The Local Plan (policies LP19, LP23 and LP27) states how proposals should protect and enhance our landscape character, biodiversity and geodiversity and goes on to state developments should seek to avoid, mitigate, or compensate for adverse impacts on biodiversity. However, trees and hedgerows are not specifically mentioned.
Paragraph 99 (page 58)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text addition	99 NPPF (December 2023) paragraph 97 supports the protection of valued existing services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan (policies LP38 and LP39), community facilities are protected, and new cultural facilities are actively encouraged. Protection is already provided by the NPPF and in the Local Plan, however, the NDP identifies the existing community facility it wishes to protect in Syderstone as well as supporting new facilities when they accord with their appropriate character area.
Paragraph 100 (page 59)	Addition of Local Plan policy references, in accordance with paragraph 4.3.4 of Examiner's Report	LPA	n/a	Text addition	100 In terms of the rural economy, the Local Plan (Policy LP07) is supportive of the rural economy and diversification through a rural exception approach. This means permission may be granted on land which would not otherwise be appropriate for development and where it meets a local business need. It should be appropriate in

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 4.3.4)	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 Syderstone Neighbourhood Plan.
					size, adjacent the settlement and not detrimental to the local environment or residents.

Appendix 3: Changes to map insets and Policies Map (Appendix A of the Neighbourhood Plan) arising from Examiner's recommended modifications

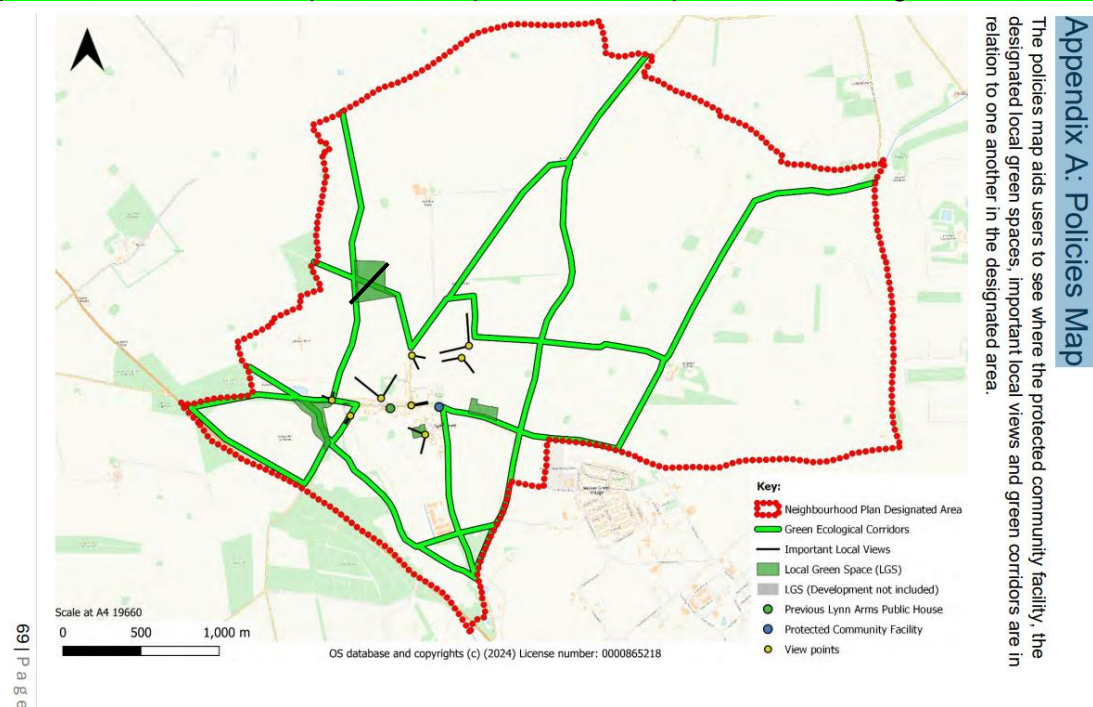
Figure 23 - Designated Neighbourhood Area (p6)

[Remove Local Green Space 3 from inset map – shown as diagonal strikethrough]



Appendix A: Policies Map

[Remove Local Green Space 3 from parish-wide map – shown as diagonal strikethrough]



Appendix A: Policies Map

[Remove Local Green Space 3 from parish-wide map – shown as diagonal strikethrough]

