

Watton Neighbourhood Plan (NP)- Examiners Report Recommendations

Appendix A

Key: TCPA - Town and Country Planning Act 1990

N.B. Any grammatical errors in the Examiners Report Recommendations have not been repeated.

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
Page 13	<p><u>Planning Policy Framework</u></p> <p>Add new paragraph 4.6, as follows:</p> <p>“4.6 A Full Update of the adopted Breckland Local Plan is presently being prepared by the District Council, which will extend the Plan period to 2046. In due course, this Neighbourhood Plan will be reviewed to seek to align the Neighbourhood Plan with the Full Update of the Local Plan.”</p>	<p>Whilst there is no requirement for the Plan to be in general conformity with any strategic policies in the emerging Full Update of the Local Plan, there is an expectation that the District Council and the Town Council will work together to produce complementary plans.</p>	<p>Accept recommendation.</p>
Page 14	<p><u>Section 5 – A Vision for Watton</u></p> <p>Paragraph 5.1 – Add the following text to follow the existing text:</p> <p>“having regard to the national requirement for plans to promote a sustainable pattern of development that seeks to:</p> <ul style="list-style-type: none"> • meet the development needs of their area; • align growth and infrastructure; • improve the environment; and <p>mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.”</p>	<p>To ensure the Plan includes a sufficiently clear statement which addresses the national requirement to contribute to the achievement of sustainable development as it applies to the Plan area. The PM reflects the revisions proposed by the Town Council who consider that these proposed revisions are acceptable and it is considered that the draft Plan's section on 'A Vision for Watton' is in general conformity with the strategic</p>	<p>Accept recommendation.</p>

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		policies of the BLP, has regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.	
Page 17	<p><u>Paragraph 6.5</u></p> <p>Delete existing text in full and replace with:</p> <p>“Policy WTN1 seeks to manage flood risk arising from new developments in the Plan area. Technical guidance on the management of flood risk and Sustainable Drainage systems (SuDS) for new developments is available from the following organisations and agencies:</p> <ul style="list-style-type: none"> • Department for Environment, Food & Rural Affairs; • The Environment Agency; • Norfolk County Council (Lead Local Flood Authority); and <p>The Construction Industry Research and Information Association.”</p>	The supporting justification to Policy WTNP 1 omits to highlight the available technical guidance published by Norfolk County Council, Defra, CIRIA (Construction Industry Research and Information Association) and the Environment Agency that future users of the Plan will require in relation to the content of this policy and PM 3 provides more instructive text.	Accept recommendation.
Page 19	<p><u>Policy WTN2 (Infrastructure Provision)</u></p> <p>Add new second paragraph of policy text to read as follows:</p> <p>“Site-specific and off-site contributions for the provision of new and/or improved infrastructure will be secured by Breckland Council in accordance with Policy INF02 in the adopted Breckland Local Plan.”</p>	PM is considered necessary to ensure that it aligns with Policy INF02 in the Local Plan in order to give greater clarity to the policy and its Interpretation.	Accept recommendation.
Page 21	<p><u>Policy WTN3 (Design Considerations)</u></p> <p>Amend the policy text, as follows:</p>	PM to ensure clarity.	Accept recommendation.

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	<p>3rd line – replace the words “National Model Design Code (July 2021) with “National Design Guide (January 2021)”.</p> <p>Criterion ix) – delete the words “per new” and replace with “for each”.</p>																	
Page 22	<p><u>Policy WTN4 (Residential Amenity Space)</u></p> <p>Re-structure the policy text as follows:</p> <ul style="list-style-type: none"> Combine the second and third paragraphs of Policy text, and place as the new first paragraph of text. Place the fourth paragraph of Policy text as the new second paragraph of text. <p>Place the first paragraph of Policy text as the new third paragraph of text.</p>	This PM amends the structure of the policy text to give greater prominence to its overarching requirements rather than to proposals that include shared amenity space.	Accept recommendation.															
Page 24	<p><u>Paragraph 8.3</u></p> <p>Amend the table at this paragraph, as below:</p> <table border="1" data-bbox="376 991 1361 1393"> <thead> <tr> <th data-bbox="376 991 607 1121">Location</th> <th data-bbox="607 991 831 1121">Date of planning permission</th> <th data-bbox="831 991 981 1121">Number of homes</th> <th data-bbox="981 991 1189 1121">Status re: building</th> <th data-bbox="1189 991 1361 1121">Builder</th> </tr> </thead> <tbody> <tr> <td data-bbox="376 1121 607 1289">Portal Avenue of Norwich Road</td> <td data-bbox="607 1121 831 1289">December 2014</td> <td data-bbox="831 1121 981 1289">80</td> <td data-bbox="981 1121 1189 1289">Access road currently being constructed</td> <td data-bbox="1189 1121 1361 1289">Bennett's</td> </tr> <tr> <td data-bbox="376 1289 607 1393">Lancaster Avenue</td> <td data-bbox="607 1289 831 1393">2016</td> <td data-bbox="831 1289 981 1393">101 (of which around</td> <td data-bbox="981 1289 1189 1393">Under construction</td> <td data-bbox="1189 1289 1361 1393">Westmere Homes Ltd</td> </tr> </tbody> </table>	Location	Date of planning permission	Number of homes	Status re: building	Builder	Portal Avenue of Norwich Road	December 2014	80	Access road currently being constructed	Bennett's	Lancaster Avenue	2016	101 (of which around	Under construction	Westmere Homes Ltd	PM updates data to reflect the latest information (at June 2023)	Accept recommendation.
Location	Date of planning permission	Number of homes	Status re: building	Builder														
Portal Avenue of Norwich Road	December 2014	80	Access road currently being constructed	Bennett's														
Lancaster Avenue	2016	101 (of which around	Under construction	Westmere Homes Ltd														

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			35 still to be built)				
	Mallard Road	Outline permission in 2015 Undetermined application (2019)	177	Not yet under construction	Orbit Homes		
	Wayland Fields Thetford Road	Full permission in June 2020	180 (of which about 75 yet to be built)	Under construction	Barratt's		
	121A Brandon Road	2017	9	Unsure as to whether site commenced. Permission would lapse in July 2022 if not started.	Barconn Homes		
	Other minor developments of less than 10 dwellings	N/A	23	Not yet under construction	N/A		

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			Total homes yet to be built = 399				
Page 25	<p><u>Policy WTN6 (Housing in Multiple Occupation)</u></p> <p>Amend policy text to read as follows:</p> <p>“Proposals for housing in multiple occupation which require planning permission will be supported where the proposal:</p> <ul style="list-style-type: none"> I. does not lead to an over-concentration of such a use within the local area and the existing building or site is suitable for use as housing in multiple occupation; and, II. includes satisfactory provision for on-site car parking, cycle parking and the storage of refuse containers; and, III. will be accessible to local shops and community facilities and to public transport services.” 					PM8 sets out the necessary amendments to this policy.	Accept recommendation.
Pages 28 and 43-51	<p><u>Policy WTN8 (Local Green Spaces) and Appendix 2 (Local Green Spaces)</u></p> <p>Delete Sites 2, 3, 6, 7, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 26, 27 and 31 from the listing within the policy text, and from the maps at Appendix 2.</p> <p>Replace the listing within the policy text to now comprise Sites 1, 4, 5, 8, 9, 10, 13, 20, 24, 28, 29, 30 and 32 (with Sites 4 <i>et seq</i> being renumbered as Sites 2-13), with amendments to the maps at Appendix 2 accordingly.</p>					PM reflects Examiner's conclusions that a number of the proposed Local Green Spaces do not meet the thresholds set by the criteria contained at paragraph 102(b) of the NPPF and that they should not be designated in the Plan as Local Green Spaces.	Accept recommendation.

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
	<p>Add new second paragraph of policy text to read as follows:</p> <p>“Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.”</p> <p>Paragraph 9.13 – 5th line – delete the figure “30” and replace with “13”.</p>	<p>PM would meet the Basic Conditions as they meet the criteria of paragraphs 101 and 102 of the NPPF</p>	
Page 32	<p>Paragraph 10.10 – <i>'Future Breckland: Thriving People and Places'</i></p> <p>Insert new paragraph of text (to be numbered 10.10) as follows:</p> <p><u>“Future Breckland: Thriving People and Places</u></p> <p>10.10 In 2021, Breckland Council launched its <i>'Future Breckland: Thriving People and Places'</i> project. This is a project to revitalise Breckland's five market towns and equip them for the future. Potential short-term and longer-term measures to enhance Watton Town Centre were published in 2022, and are summarised below.</p> <p>Short-term suggestions include:</p> <ul style="list-style-type: none"> • Shop front improvements and work to make the eastern gateway more visually appealing; • Improved signage in the town and along Peddars Way; 	<p>PM 10 includes reference to the District Council's 'Future Breckland: Thriving People and Places' project to revitalise Breckland's five market towns and equip them for the future. As part of this project, potential short-term and longer-term measures to enhance Watton Town Centre and its immediate surroundings were published.</p>	<p>Accept recommendation.</p>

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
	<ul style="list-style-type: none"> • Work to make the town centre easier to negotiate for pedestrians and cyclists; • Themed events and festivals that celebrate Watton. <p>Longer-term suggestions include:</p> <ul style="list-style-type: none"> • Improving local community service provision; • Enhancing the town centre; • Rejuvenating Loch Neaton; • Providing a new public park." <p>Re-number paragraphs 10.10-10.17 to be 10.11-10.18.</p>		
Page 32	<p><u>Policy WTN9 (Watton Town Centre)</u></p> <p>Amend the words "shop front" in the second paragraph (at the first and second lines of policy text) to read "shopfront".</p>	PM addresses two typographical errors within the text of the policy	Accept recommendation.
Page 34	<p><u>Policy WTN10 (Buildings of Local Significance)</u></p> <p>Amend the words "non-designated heritage assets" in the first paragraph of policy text to read "Non-designated Heritage Assets".</p> <p>Amend the words "buildings of local significance" in the first paragraph of policy text to read "Buildings of Local Significance".</p> <p>Amend the words "a building of local significance" in the third paragraph of policy text to read "a Building of Local Significance".</p>	PM addresses three minor typographical errors within the text of the policy	Accept recommendation.

N. B. This does not address any minor changes, such as punctuation, formatting and policy and paragraph numbering, that are required to the NP.