

Necton 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
Para 1.2	<u>At the end of paragraph 1.2 add: 'The Plan period is 2023 to 2036'</u>	I recommend that it is referenced in this part of the Plan so that it meets the prescribed conditions	Accept recommendation.
Policy NTN1 - Housing Mix	<u>Replace '32%' with 'approximately 35%'</u> <u>Replace '21%' with 'approximately 20%'</u> <u>Replace '47%' with 'approximately 45%'</u> <u>At the end of the policy add (as a new paragraph):</u> <u>'Development proposals which would incorporate two-bedroom homes and a revised split between house sizes as shown in this policy will be supported where it can be demonstrated that the overall package would deliver development plan policies and otherwise be consistent with the findings of the Necton Housing Needs Assessment 2022.'</u> <u>Delete the final sentence of paragraph 5.17.</u>	<p>In order to that the Policy has a less mathematical and precise format. The Policy also to be modified to allow development proposals to deliver two-bedroom homes where an applicant can demonstrate that the overall package to be delivered would achieve development plan policies.</p> <p>The final section of paragraph 5.17 of the Plan is deleted as it adds little to the factual comments in that paragraph and makes a partial policy statement rather than applying supporting text to underpin the associated policy.</p>	Accept recommendation.

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
Policy NTN 2 - Protecting Necton's Landscape Character	<u>Delete the first part of the policy.</u>	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.
Policy NTN 3 - Local Green Spaces	<u>Delete the proposed LGS at Jubilee Way (LGS6).</u> <u>Delete LGS6 from the Policies Map</u>	Based on all the available evidence, it is recommended to delete the proposed LGS at Jubilee Way (LGS6) as it is incidental open space within a residential development and falls short of the standard expected for LGS designation.	Accept recommendation.
Policy NTN 5 - Development Design	<u>In the first part of the policy replace 'must' with 'should'</u> <u>In the second part of the policy delete 9 and 10.</u>	This is a very specific modification to the wording of the first part of the policy so that it is consistent with that used in the second part. Whilst the detailed design principles are distinctive to the parish and capable of	Accept recommendation.

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
		being applied in a proportionate way through the development management process, the final two principles (on broadband access and the delivery of electric vehicle charging facilities) should be deleted as these matters are now managed through the Building Regulations.	
Policy NTN 6 - Sustainable Construction Practices	<p><u>Replace 'For all appropriate development,' with 'Development'</u></p> <p><u>At the end of paragraph 7.17 add: 'Policy NTN6 addresses these important matters. The policy will apply to developments which can make practical use of sustainable construction practices. It is acknowledged that the policy approach will not apply to all types of development.'</u></p> <p><u>At the end of paragraph 7.18 add: 'In December 2023 a Written Ministerial Statement (Local Energy Efficiency Standards) was published on these matters. Policy NTN6 is consistent with its non-prescriptive approach.'</u></p>	<p>The commentary in the policy about 'appropriate' development should be repositioned into the supporting text (where it can be more fully explained). I</p> <p>The supporting text should also refer to the Written Ministerial Statement published on this matter in December 2023 after the Plan had been submitted.</p>	Accept recommendation.
Policy NTN 7 - Renewable Energy	<p><u>Replace 'a significant adverse impact' with 'an unacceptable impact'</u></p> <p><u>In ii replace 'sensitive viewpoints' with 'the views as shown on Map 4 and in the Appraisal of Views document'</u></p> <p><u>Replace the final part of the policy with: 'Where necessary, mitigation measures (such as landscaping) will be required to</u></p>	The element of the policy on sensitive viewpoints should be modified so it has a clear functional relationship with the views identified in Policy NTN2.	Accept recommendation.

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
	<p><u>minimise any potential unacceptable visual amenity and/or highway impacts from such developments.'</u></p>	<p>This takes account of BDC's comments on the policy.</p> <p>The final element of the policy should be modified so that it will have the clarity required by the NPPF.</p>	
<p>Policy NTN 8 - Flooding and Sustainable Drainage</p>	<p><u>Replace the opening element of the second part of the policy with: 'Development proposals should include the use of above ground open Sustainable Drainage Systems. As appropriate to the scale, nature and location of the development concerned, such proposals could incorporate:'</u></p> <p>I. <u>Reverse the order of the two parts of the policy.</u></p>	<p>The opening element of the second part of the policy is modified to bring the clarity required by the NPPF.</p> <p>The order of the two parts of the policy is reversed to allow that the principal focus of the policy is supported by related process information.</p>	<p>Accept recommendation.</p>
<p>Policy NTN 10 - Sport and Recreation Facilities</p>	<p><u>At the end of paragraph 8.7 add: 'Policy NTN10 identifies the School Playing Fields as an important sporting and recreational facility. Any proposals for the expansion of the School onto the Playing Fields will be assessed against the approach set out in paragraph 99 (a) of the NPPF. It gives great weight to the need to expand or alter schools within the wider context of meeting the needs of existing and new communities.'</u></p>	<p>Norfolk County Council comments about the potential restrictions which the identification of the School Playing Field in this policy may have on any future revisions to the School.</p> <p>NPC responded positively to the County Council's suggested revision to the overall approach and it is recommended that the matter is addressed in the supporting</p>	<p>Accept recommendation.</p>

Page and Policy / Paragraph No	Examiner's proposed Recommendations	Consideration of Examiners proposed Recommendations	Action to be taken
		text and refers to paragraph 99 (a) of the NPPF.	

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