

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

**Ringstead Neighbourhood Plan 2021-2036 –  
Decision on Examiner's recommendations**

**28 November 2024**

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



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

**Neighbourhood Planning (General) (Amendment) Regulations 2012**

Name of neighbourhood area	Ringstead Neighbourhood Area
Parish Council	Ringstead Parish Council
Submission Plan (Regulation 16) consultation	14 June – 26 July 2024 (inclusive)
Examination	September – October 2024
Examiner’s Report Received	21 October 2024

**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 Ringstead Neighbourhood Plan has been amended, taking into account these modifications. The Borough Council has reached the decision that the Ringstead Neighbourhood Plan 2021-2036 should proceed to referendum.

**2.0 Background**

- 2.1 The Neighbourhood Area was designated on 22 February 2021. This corresponds with administrative boundaries for Ringstead Parish. The Ringstead Neighbourhood Plan has been prepared by Ringstead 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 2021.
- 2.2 The first draft Plan was published by the Parish Council for Regulation 14 consultation in January 2024. A preliminary draft Neighbourhood Plan was previously prepared for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening, in March 2023. Through this process, Natural England advised there is the potential for significant environmental effects arising from the policies in the plan, not already been accounted for within the adopted Local Plan. Accordingly, this required a full

SEA and HRA to be undertaken, given the proposed new housing land allocation for up to six dwellings off Peddars Way North (Natural England letter, 20 April 2023).

- 2.3 Following Natural England's intervention, a full SEA and HRA was undertaken for the Neighbourhood Plan, to accompany the Plan. Following this, the Regulation 14 consultation took place from 22 January – 1 March 2024, inclusive. Further details are set out in the Consultation Statement<sup>1</sup>.
- 2.4 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk in April 2024, with the Regulation 15 legal check signed off on 17 May 2024. A consultation under Regulation 16 took place between 14 June and 26 July 2024 (inclusive), inviting comments from the public and stakeholders.
- 2.5 In September 2024, an independent examiner Mr Chris Collison was appointed by the Borough Council with consent of the Qualifying Body, to undertake the examination of the Ringstead Neighbourhood Plan 2021-2036. The examination took place from September – October 2024, 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 (Examiner's recommended modifications 1-15, as set out in the Examiner's Report), the Neighbourhood Plan meets the basic conditions and other requirements and should proceed to a Neighbourhood Planning Referendum. Ringstead Parish Council has accepted all the Examiner's recommended material modifications. This includes recognition that it may be necessary to include minor corrections to the Plan (e.g. factual corrections/ updates), in accordance with paragraph 185/ Recommended modification 15 of the Examiner's Report. The draft Examiner's Report was received, for fact-checking, on 6 October 2024. 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 21 October 2024.
- 2.7 In accordance with the Annex to the Examiner's Report (paragraph 185/ Recommended modification 15), consequential, editorial and/ or grammatical changes to the Neighbourhood Plan are not included in this Decision Statement, except where these are incidental to recommended modifications directed by the Examiner. However, where possible, these are expected to be incorporated into the draft referendum version Neighbourhood Plan.
- 2.8 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.

---

<sup>1</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/8679/ringstead\\_np\\_consultation\\_statement\\_220424.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/8679/ringstead_np_consultation_statement_220424.pdf)

### 3.0 Reasons for Decision

- 3.1 The Ringstead Neighbourhood Plan 2021-2036 (the Plan) as modified by the Examiner's recommendations and the Borough Council (working with the Parish Council), has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A Neighbourhood Plan must not constrain the delivery of important national policy objectives.
- 3.2 The Neighbourhood Plan was examined in accordance with the December 2023 version of the National Planning Policy Framework (NPPF). 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). Given that the Plan proposes to allocate land for development (Policy 3), this can be clearly regarded as positive planning.
- 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 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 Neighbourhood Plan should proceed to a referendum based on the area that was designated by the Borough Council as a Neighbourhood Area in February 2021*" (Examiner's Report, paragraph 184).
- 3.5 The Examiner concluded that the Ringstead Neighbourhood Plan contributes to the achievement of sustainable development, "by ensuring schemes are of an appropriate nature and quality to contribute to economic and social well-being; whilst also protecting important environmental features" (paragraph 58). That is, the Neighbourhood Plan seeks to:
- Ensure housing development, including any affordable housing provision, meets local needs;
  - Allocate and establish design and other requirements for development of a site for affordable housing provision;
  - Ensure new market housing development is for principal residency;

- Ensure developments are of suitable design in keeping with local character;
- Establish requirements relating to extensions and other development in residential curtilages;
- Ensure development achieves biodiversity net gain through stated means and avoids unnecessary loss of trees and hedgerows;
- Designate eight Local Green Spaces;
- Ensure development respects and where possible enhances its landscape setting including important local views and dark skies;
- Ensure development is resilient to, and does not increase, flood risk;
- Establish support for appropriate conversion of rural farm buildings;
- Ensure development respects the Ringstead Conservation Area and its setting;
- Identify non-designated heritage assets; and
- Establish residential and commercial parking guidelines.

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, 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 (October 2024) and left apparent in the table: Areas that need modification are expressed in the 2<sup>nd</sup> column. Appendix 2 shows Minor Modifications to the Plan text proposed unilaterally by the local planning authority in light of the current status of the replacement Local Plan (as of autumn 2024); 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) full assessments were undertaken for each, in accordance with Natural England advice (20 April 2023). Full SEA (Environmental Report)<sup>2</sup> and HRA<sup>3</sup> documents (March 2024) were prepared by AECOM and submitted alongside the 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 (Examiner’s Report,

---

<sup>2</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/8677/great\\_ringstead\\_environmental\\_report\\_submission\\_version.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/8677/great_ringstead_environmental_report_submission_version.pdf)

<sup>3</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/8682/great\\_ringstead\\_np\\_hra\\_for\\_issue\\_march\\_2024.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/8682/great_ringstead_np_hra_for_issue_march_2024.pdf)

paragraph 16). 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 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 Ringstead Neighbourhood Plan 2021-2036 meets the basic conditions:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
2. The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan - Core Strategy (2011) and Site Allocations and Development Management Policies Plan (2016);
4. The making of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations; and;
5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

- 4.4 It is recommended that the Ringstead Neighbourhood Plan 2021-2036 progresses to referendum.

**Decision made by:**

A handwritten signature in black ink, appearing to read 'S Ashworth', with a large, stylized flourish at the end.

Stuart Ashworth  
Assistant Director, Environment and Planning (on behalf of the Cabinet  
Member for Development and Regeneration) 28 November 2024

## 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 Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
Introductory section: Neighbourhood Planning (page 6, Figure 1)	<p><b>Paragraph 18:</b> <u>Recommended modification 1</u> In Figure 1 delete the “BCKWLN Development Boundary (Emerging LP)”</p>	QB	YES	Cartographic changes (Figure 1)	[Figure 1 (p6) – Remove solid red line “BCKWLN Development Boundary (Emerging LP)” from map and Key – replace with BCKLWN “Ringstead Parish Boundary and Neighbourhood Plan Area map”]
Objectives (page 10, paragraph 28)	<p><b>Paragraph 53:</b> <u>Recommended modification 2</u> Continue paragraph 28 of the Neighbourhood Plan to confirm “<i>three Community Actions have been identified through the plan preparation process but these are not policies of the Neighbourhood Plan.</i>”</p>	QB/ LPA	YES – with some minor grammatical changes to text	Textual amendments	28-29. The longer-term vision for the village gives rise to the objectives set out below. These are closely related to the issues and opportunities already noted and reflect the feedback derived from the community consultations. They are reckoned to be achievable within the lifetime of the Plan and are the starting points for the Policies set out below. Three Community Actions have also been identified through the plan preparation process, but these are not policies of the Neighbourhood Plan.
Housing mix (page 16, RNP Policy 1: Housing Mix)	<p><b>Paragraph 81:</b> <u>Recommended modification 3</u> In RNP Policy 1 continue the second sentence with “<i>unless more up-to-date robust evidence identifies different local housing need</i>”</p>	QB	YES	Textual amendments	RNP POLICY 1: HOUSING MIX  Housing proposals will need to reflect local housing need using the best available and proportionate evidence. The Housing Need Assessment (2022) will be acceptable evidence unless more up-to-date robust evidence identifies different local housing need.



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					New residential open market development should offer a housing mix whereby at least 90% of 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.
Site Allocation (page 30, RNP Policy 3: Land off Peddars Way North)	<p>Paragraph 109: <b>Recommended modification 4</b></p> <p>In RNP Policy 3</p> <ul style="list-style-type: none"> <li>commence part b) with <b><i>“Demonstration that the development proposals reflect local housing need identified in the Housing Need Assessment (2022) or”</i></b></li> <li>in part k) after “and” insert <b><i>“, subject to meeting the requirements for planning obligations and being viable,”</i></b></li> </ul>	QB	YES	Textual amendments	<p>RNP POLICY 3: LAND OFF PEDDARS WAY NORTH</p> <p>Land amounting to approximately 0.6ha, as shown in Figure 14, is allocated for affordable residential development of up to 6 dwellings for rent. Development will be subject to compliance with all the following:</p> <ol style="list-style-type: none"> <li>Provision of 100% affordable housing in line with Policy 1, 2 and 4 of the Neighbourhood Plan;</li> <li>Submission <b>Demonstration that the development proposals reflect local housing need identified in the Housing Need Assessment (2022) or submission</b> of an up-to-date housing needs survey to the satisfaction of the Borough Council of King’s Lynn &amp; West Norfolk, in relation to the need of local residents;</li> <li>Peddars Way North must be widened to match the road and footway dimensions to the north of the site allocation;</li> <li>Demonstration of suitable on-site car parking in accordance with Policy 14 and preferably to the side</li> </ol>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>of properties. Visitor car parking should be provided onsite;</p> <p>e) Development must have regard to Policy 5 and specifically Character Area 2- Post WW1 Development when complying with the relevant design codes;</p> <p>f) New boundary treatments should consist of soft boundaries such as hedgerows, with a management plan, for how these will be maintained;</p> <p>g) Submission of details showing how sustainable drainage measures will integrate with the design of the development and how drainage will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the Sustainable Drainage System (SuDS) should be included with the submission;</p> <p>h) Submission of a Heritage Statement that establishes that development would not adversely impact the setting of the adjacent Grade II Listed Ringstead Mill;</p> <p>i) Submission of an Archaeological Field Evaluation based on the potential for findings in relation to archaeological findings and being adjacent to an ancient trackway which should be used to inform the planning application [footnote];</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>j) Any net new residential dwellings on this site must contribute to the Norfolk Green Infrastructure and Recreation Avoidance and Mitigation Strategy (GIRAMS) tariff;</p> <p>k) Improvements to the footway along Peddars Way North should be delivered as part of the development and, <b>subject to meeting the requirements for planning obligations and being viable</b>, to ensure a continuous link is provided along Holme Road to the top of High Street.</p>
Principal Residence Housing (page 35, RNP Policy 4: Principal Residence Housing)	<p><b>Paragraph 120:</b> <b><u>Recommended modification 5</u></b> <b>In RPN Policy 4 delete the second and third paragraphs.</b> <b>Incorporate the deleted paragraphs in the text supporting the policy after paragraph 111 with an adjustment to clarify proof of principal residence is not required at planning application stage.</b></p>	QB	YES	Textual amendments (including subsequent paragraph renumbering from 112 – to become 114 – accordingly)	<p><del>411-112</del>. It will be important to monitor and review the outcomes of this Policy over the early years of the Neighbourhood Plan. If it is considered that this is having a detrimental impact on the vitality and viability of Ringstead, then there may be an early review of the Plan and Policy 4 in particular.</p> <p><b>[new para] 113. Occupiers of homes with a Principal Residence condition or obligation will be required to keep proof that they are satisfying the requirements as set out in this policy and will be obliged to provide this proof if/when the Borough Council of Kings Lynn and West Norfolk requests it. Registration on the local Register of Electors will not alone be sufficient for this purpose and the Parish Council will co-operate with the Borough Council to monitor compliance with the restriction and in</b></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>gathering and assessing evidence of any breach that may lead to enforcement action.</p> <p>[new para] 114. Proof for Principal Residence is not required at planning application stage. However, where this is requested, suitable evidence includes but is not limited to: copies of drivers licence (DVLA), utility bills, education, healthcare, electoral register and council tax (HMRC) for all occupiers of the house for example a married couple or civil partners [footnote].</p> <p>RNP POLICY 4: PRINCIPAL RESIDENCE HOUSING</p> <p>Proposals for all new market housing, including new single dwellings and conversions, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence. Proposals for new market dwellings will be supported when it can be demonstrated that a planning condition and supporting Section 106 Legal agreement will be imposed to guarantee that such dwellings will be the occupants sole or main residence. This Section 106 Agreement will appear on the Register of Local Land Charges.</p> <p><del>Occupiers of homes with a Principal Residence condition or obligation will be required to keep proof that they are satisfying the requirements as set out in this policy and</del></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p><del>will be obliged to provide this proof if/when the Borough Council of Kings Lynn and West Norfolk requests it. Registration on the local Register of Electors will not alone be sufficient for this purpose and the Parish Council will co-operate with the Borough Council to monitor compliance with the restriction and in gathering and assessing evidence of any breach that may lead to enforcement action.</del></p> <p><del>Proof for Principal Residence should be accompanied together with a planning application which includes but is not limited to: copies of drivers licence (DVLA), utility bills, education, healthcare, electoral register and council tax (HMRC) for all occupiers of the house for example a married couple or civil partners [footnote 24].</del></p>
Design (page 44, RNP Policy 5: Design)	<p>Paragraph 126: <b><u>Recommended modification 6</u></b> In RNP Policy 5</p> <ul style="list-style-type: none"> <li>in part g) replace the final sentence with <b><i>“Wherever possible car parking spaces should not be located to the front of dwellings.”</i></b></li> <li>in part h) after “features” insert <b><i>“including the Local Green Spaces</i></b></li> </ul>	QB	YES	Textual amendments	<p>RNP POLICY 5: DESIGN</p> <p>All development, including extensions and conversions, will be expected to be consistent with the Ringstead Neighbourhood Plan Design Guidance and Codes (2022) in general, and specifically as they apply to the following distinct character areas:</p> <ul style="list-style-type: none"> <li>CA1- Conservation Area</li> <li>CA2- Post WW1 Development</li> <li>CA3- Countryside</li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
	<p><b><i>designated in Policy 8</i></b>", and delete the text after "village"</p> <ul style="list-style-type: none"> <li>• in part i) replace the text after "vegetation to" with "<b><i>achieve biodiversity net gain.</i></b>"</li> <li>• in part l) replace "Code" and all the text that follows it with "<b><i>Codes EE01-05</i></b>"</li> <li>• in part n) <ul style="list-style-type: none"> <li>- replace "should not" with "<b><i>that</i></b>"</li> <li>- delete "and"</li> <li>- replace "integrating into" with "<b><i>with respect to the character and height of surrounding buildings and should not have a significant detrimental impact on</i></b>"</li> </ul> </li> </ul>				<p>The Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability. The following design considerations from the Design Codes are especially important to the area:</p> <ul style="list-style-type: none"> <li>a) Density in new residential developments should take into consideration the low-to medium density ranges of the relevant character area as set out in The Ringstead Design Codes (BF02). A density beyond that range will not generally be acceptable.</li> <li>b) New development must have due regard to the heights and rooflines of other buildings in the area and the generally low profile of buildings. Typically, 1 to 2 storey buildings with pitched or hipped roofs depending on the character area.</li> <li>c) Materials and colours should respect the local vernacular and adjacent built environment as set out in each character area (Examples given in BF09).</li> <li>d) Any new development should respect the linear settlement pattern and building layouts present in the relevant character areas (CA1 and CA2).</li> <li>e) Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.</li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>f) New or existing development proposing boundary treatments are encouraged to use features set out in the relevant character area and built from local materials such as hedgerows, trees, low red brick, or stone walls.</p> <p>g) Provide front and back gardens in new developments which respect the ratio of garden space to built form within the overall plot as set out in the relevant character area under Design Code BF-03. <del>Front gardens should be planted in such a way to create an attractive environment and sense of openness avoiding the result of front car parking.</del> <b>Wherever possible car parking spaces should not be located to the front of dwellings.</b></p> <p>h) Protect, retain, and enhance existing landscape features <b>including the Local Green Spaces designated in Policy 8</b> to preserve the natural character of the village <del>such as well kept front gardens and the Local Green Spaces set out in Policy 8.</del></p> <p>i) New developments should integrate new native trees and vegetation <del>to improve net gain and wildlife without blocking future views, particularly those identified in Policy 8</del> <b>and achieve biodiversity net gain.</b></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<ul style="list-style-type: none"> <li>j) Wherever possible proposals should improve active travel by linking new pedestrian and cycleways to the existing Public Rights of Way.</li> <li>k) The redevelopment of agricultural/ farm buildings should pay particular attention to Design Code BF07 within their application.</li> <li>l) New developments should strive for a high-quality energy efficient design with regard to Design Code <del>EE01-05 that meets climatic targets for CO2 emissions and can be constructed sustainably whilst respecting the relevant character area</del> <b>Codes EE01-05.</b></li> <li>m) New development proposals within the Norfolk Coast National Landscape designation should also take account of the Norfolk Coast National Landscape Integrated Landscape Guidance Assessments (2021) when submitting an application [footnote]</li> <li>n) Any replacement dwellings <del>should not that</del> result in an increase in the height or scale of the original dwelling <del>and</del> must be appropriate to their location <del>integrating into</del> <b>with respect to the character and height of surrounding buildings and should not have a significant detrimental impact on the surrounding</b></li> </ul>



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					landscape. This includes the ratio of plot size to dwelling.
Extensions, Annexes and Outbuildings (page 47, RNP Policy 6: Extensions, Annexes and outbuildings (Cartlodges and garages))	<p>Paragraph 131: <u>Recommended modification 7</u></p> <p>In RNP Policy 6</p> <ul style="list-style-type: none"> <li>replace “permitted” with “<i>supported</i>”</li> <li>replace “follow” with “<i>demonstrate regard for</i>”</li> <li>delete “without creating an independent dwelling unit in the future”</li> <li>replace “the building” with “<i>any annexe or outbuilding</i>”</li> </ul>	QB	YES	Textual amendments	<p>RNP POLICY 6: EXTENSIONS, ANNEXES AND OUTBUILDINGS (CARTLODGES AND GARAGES)</p> <p>Development proposals for extensions to existing dwellings and the provision of annexes and outbuildings, including cart lodges and garages, will be <del>permitted</del> <b>supported</b> provided that they are appropriate to their location.</p> <p><u>Extensions &amp; Conversions</u></p> <p>Proposals should <del>follow</del> <b>demonstrate regard for</b> the design guidance set out under BF07- Extensions and Conversions of the Design Codes and Guidance Document (2022).</p> <p><u>Annexes and Outbuildings</u></p> <p>Proposals for residential annexes and outbuildings should be designed so that they can be used as part of the main dwelling, <del>without creating an independent dwelling unit in the future.</del></p> <p>Proposals for outbuildings should show that they are required for purposes that are incidental to the use of the host dwelling and its occupants.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					New development, including annexes and outbuildings, must remain in the same ownership and as part of the same planning unit as the host dwelling and must share its access, parking, and garden. Any subdivision of the site or use of the building <b>any annexe or outbuilding</b> as an independent dwelling would require permission in its own right.
Biodiversity (page 53, RNP Policy 7: Biodiversity)	<p>Paragraph 137: <b>Recommended modification 8</b> In RNP Policy 7</p> <ul style="list-style-type: none"> <li>replace the first three paragraphs with <b><i>“To be supported development proposals must demonstrate how they seek to safeguard, retain, and where possible enhance, County Wildlife Sites, Priority Habitats, and other important wildlife and high biodiversity habitats, including Roadside Nature Reserves. Proposals for buffer zones providing ecological benefits around sensitive sites will be supported.”</i></b></li> <li>after “following ways” insert <b><i>“unless alternative methods are shown to be necessary”</i></b></li> </ul>	QB	YES– with minor grammatical change (criterion d)	Textual amendments	<p>RNP POLICY 7: BIODIVERSITY</p> <p><del>The special importance of the area for wildlife such as County Wildlife Sites and Priority Habitats will be safeguarded, retained and habitats enhanced through positive action as part of the development process. County Wildlife Sites adjacent to the NP boundary should also be protected from inappropriate development within the plan area and opportunities should be taken to enhance key habitat features of these sites.</del></p> <p>Any important wildlife and high biodiversity habitats, including Roadside Nature Reserves, should be protected and opportunities sought for enhancement.</p> <p><del>Buffer zones should be considered and encouraged around sensitive sites, where appropriate, and where this will provide ecological benefits.</del></p> <p><b>To be supported development proposals must demonstrate how they seek to safeguard, retain, and where possible enhance, County Wildlife Sites, Priority</b></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
	<ul style="list-style-type: none"> <li>in part d) replace the text after “infrastructure” with “, <i>such as county wildlife sites, Priority Habitats and other important wildlife and high biodiversity habitats, and strengthening green corridors to link habitats and improve connectivity for wildlife.</i>”</li> </ul>				<p>Habitats, and other important wildlife and high biodiversity habitats, including Roadside Nature Reserves. Proposals for buffer zones providing ecological benefits around sensitive sites will be supported.</p> <p><b>Biodiversity Net Gain</b></p> <p>All development proposals will need to demonstrate at least a 10% net gain in biodiversity, which should be achieved in the following ways <b>unless alternative methods are shown to be necessary</b>:</p> <ol style="list-style-type: none"> <li>In consultation with the local planning authority, use of an agreed biodiversity metric and biodiversity net gain plan;</li> <li>Habitat secured for at least 30 years via planning obligations or conservation covenants;</li> <li>Delivery of biodiversity net gain on site wherever possible and if it can be demonstrated that this is not feasible then delivery elsewhere within the parish boundary [footnote];</li> <li>Contribute towards enhancing, restoring or maintaining existing green infrastructure (<del>such as county wildlife sites or priority habitats to those sites</del>), <b>such as county wildlife sites, Priority Habitats and other important wildlife and high biodiversity habitats, and strengthening green</b></li> </ol>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>corridors to link habitats and improve connectivity for wildlife;</p> <ul style="list-style-type: none"> <li>e) Wherever possible extending priority habitats, to reduce the loss of these valued habitats through fragmentation;</li> <li>f) Through effective layout and design, development should recognise the location of existing green infrastructure and support appropriate uses and functions e.g. through incorporation of invertebrate, swift or bat boxes into the design of built infrastructure; and</li> <li>g) Use of native British species of flora and fauna of local provenance.</li> </ul> <p><b><u>Trees and Hedgerows</u></b></p> <p>Proposals that will affect trees or hedgerow must be accompanied by a survey which establishes the health and age of affected trees and/or hedgerow, and, and appropriate management plan. Where the incorporation of existing trees and hedgerows in the development design or translocation is not feasible and only as a last resort, any loss of trees or hedgerow must be compensated for by adequate replacement provision of greater value than the tree or hedgerow lost. Replacement species must be native British species of local provenance.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
Local Green Space (page 57, RNP Policy 8: Local Green Space)	<p><b>Paragraph 150:</b> <b><u>Recommended modification 9</u></b> <b>In Policy RNP8 delete the text after “Foundry Lane”</b></p>	QB	YES	Textual amendments	<p>RNP POLICY 8: LOCAL GREEN SPACE</p> <p>The following areas as shown in Figure 29 are designated as Local Green Space for special protection:</p> <ol style="list-style-type: none"> <li>1. The Churchyard</li> <li>2. Ringstead Playing Field</li> <li>3. Greenspace on the corner of Chapel Lane and High Street</li> <li>4. Ringstead Downs</li> <li>5. Ringstead Common (County Wildlife Site)</li> <li>6. The pasture to the west of Back Lane between Chapel Lane and Hall Farm Lane</li> <li>7. Land on Sedgford Farm</li> <li>8. The pasture to the south of Foundry Lane</li> </ol> <p><del>These will be protected from inappropriate development to preserve the openness and reasons for designation that make them special to the community.</del></p> <p><del>Inappropriate development on designated Local Green Space will only be allowed in very special circumstances, and such circumstances will only exist where the harm resulting from the proposal is clearly outweighed by other considerations.</del></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>New buildings are considered to be inappropriate development. Exceptions to this are:</p> <ul style="list-style-type: none"> <li>a) <del>The provision of appropriate facilities in connection with the existing use of land as long as the facilities preserve the openness of the Local Green Space and do not conflict with the purposes of including land within it and the reasons why it has been designated / why it is special to the community, such as for recreation or ecology; or</del></li> <li>b) <del>The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; or</del></li> <li>c) <del>Replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</del></li> </ul> <p>Other appropriate development includes:</p> <ul style="list-style-type: none"> <li>d) <del>Engineering operations that are temporary, small-scale and result in full restoration; or</del></li> <li>e) <del>The re-use of buildings provided that the buildings are of permanent and substantial construction.</del></li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					These categories of appropriate development can be allowed as long as there is no unacceptable harm to the Local Green Space, including the reasons for designation. Substantial weight should be given to any harm resulting from proposed development, but opportunities should be sought to enhance the beneficial use of the designations, such as providing access.
Protecting Landscape Quality (page 63, RNP Policy 9: Landscape Quality)	<p>Paragraph 157: <b>Recommended modification 10</b></p> <p>In RNP Policy 9</p> <ul style="list-style-type: none"> <li>in the text after the list of views insert “<b><i>significantly</i></b>” before “adversely” and insert “<b><i>significant</i></b>” before “harm”</li> <li>replace the text before the colon in the dark skies section with “<b><i>To be supported development proposals that include external lighting must be</i></b>”</li> </ul>	QB	YES	Textual amendments	<p>RNP POLICY 9: LANDSCAPE QUALITY</p> <p>Development proposals will be required to conserve and enhance the scenic beauty and special qualities of the Norfolk Coast National Landscape.</p> <p>Proposals which could cause coalescence with neighbouring settlements will not be supported.</p> <p><b><u>Important local views of the landscape</u></b></p> <p>The views identified in Figure 33 and described in Ringstead Neighbourhood Plan Views Assessment Document are important public local views in Ringstead. These are:</p> <ul style="list-style-type: none"> <li>View 1: East and West sides of Peddars Way North</li> <li>View 2: To the North of Holme Road</li> <li>View 3: Wide views from South of Holme Road</li> <li>View 4: West from Gedding’s Farm</li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<ul style="list-style-type: none"> <li>• View 5: East from south of Gedding’s Farm</li> <li>• View 6: South side of Foundry Lane</li> <li>• View 7: South side of Docking Road opposite East End Farm</li> <li>• View 8 North from Peddars Way South</li> <li>• View 9: South from Burnham Road towards Docking Road</li> <li>• View 10: Northeast from Docking Road looking towards Burnham Road</li> <li>• View 11: North from Burnham Road</li> <li>• View 12: North from Sedgford Road towards the Church</li> </ul> <p>Development proposals that would <b>significantly</b> adversely affect these key views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form and scale that avoids or mitigates any <b>significant</b> harm to the key views.</p> <p><b><u>Dark Skies</u></b></p> <p><del>To minimise light pollution all planning consents will be subject to the following conditions in respect of external lighting</del> <b>To be supported development proposals that include external lighting must be:</b></p>



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<ol style="list-style-type: none"> <li>1. Fully shielded (enclosed in full cut-off flat glass fittings)</li> <li>2. Directed downwards (mounted horizontally to the ground and not tilted upwards)</li> <li>3. Switched on only when needed (no dusk to dawn lamps)</li> <li>4. White light low-energy lamps (preferably LED's*) and not orange or pink sodium sources</li> </ol> <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.</p> <p>Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats [footnote], birds and other species. 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.</p>
Community Infrastructure (page 69, RNP Policy 11:	<b>Paragraph 167:</b> <b><u>Recommended modification 11</u></b>	QB	YES	Textual amendments	RNP POLICY 11: CONVERSION OF RURAL FARM BUILDINGS

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
Conversion of Rural Farm Buildings)	In RNP Policy 11 delete the final sentence of the first paragraph				<p>Enlargement of redundant farm buildings for certain types of commercial use or community use will be viewed favourably such as offices, workshops, and nurseries. <del>Uses such as storage facilities or industrial processes are not viewed as favourable.</del></p> <p>Extensions should not detract from the character and appearance of their immediate surroundings. Extensions should be subordinate in scale to respect the character of the existing building.</p> <p>Proposals should have regard to the Design Codes and Guidance Document (2022) and pay particular attention to the principles within Design Code BF07 and Policy 4.</p>
Conservation Area (page 74, RNP Policy 12: Ringstead Conservation Area)	<p>Paragraph 172: <b><u>Recommended modification 12</u></b></p> <p>In part B of RNP Policy 12 replace “non-listed” with “<i>other locally valued</i>”</p> <p>Replace Figure 40 with a map of larger scale so that buildings can more easily be identified, and in the notation replace “important unlisted buildings” with “<i>non-designated heritage assets and other locally valued important buildings</i>”</p>	QB/ LPA	NO – Figure 40 is extracted from the published Ringstead Conservation Area Character Statement, so this should be replaced by additional explanation as to the role/	Textual amendments  Remove Figure 40 and amend paragraph 202 to clearly explain that the Character Statement includes published Conservation Area map. Re-	<p><del>202</del> <b>205</b>. The purpose of Policy 12 is to reinforce the account set out in the Ringstead Conservation Area Character Statement (2009) [footnote] to provide a more explicit basis for interpretation and application. <b>The Character Statement provides detailed analysis of heritage assets, important spaces and trees. It includes a detailed Conservation Area map, showing listed buildings, and non-designated heritage assets and other locally valued important buildings (referred to as “important unlisted buildings”).</b> The policy also aims to encourage development proposals to enhance the character and unique qualities of the Conservation Area.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
			function of the Ringstead Conservation Area Character Statement	numbering of subsequent Figures accordingly.	<p>RNP POLICY 12: RINGSTEAD CONSERVATION AREA</p> <p>Development proposals within Ringstead Conservation Area must have particular regard for the following:</p> <ul style="list-style-type: none"> <li>A. Ringstead Conservation Area Character Statement which identifies four areas, each with its own distinct character;</li> <li>B. The effect of the proposal on the significance of all designated and non-designated heritage assets (see also policy 13) or <del>non-listed</del> <b>other locally valued</b> important buildings that are identified in the BCKLWN Ringstead Character Statement (Figure 40);</li> <li>C. The setting, which is characterised by a settlement which predominantly lies within a relatively flat valley bottom, but with a steep ascent up the High Street past the church, and the key views and vistas into the countryside this affords;</li> <li>D. Use of locally distinct building materials, such as Carstone, chalk and flint, building styles and techniques;</li> <li>E. The mix of building types and their arrangement with respect to each other and the street, with effort taken to retain gaps within the settlement that create interest and changing views; and</li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>F. Significant townscape and landscape features, such as historic walls, ponds, trees, hedges, and open spaces, including those at junctions within the Conservation Area;</p> <p>G. All proposals should identify opportunities for enhancing the Conservation Area and should be supported by appropriately detailed information to allow an informed assessment of any impacts.</p>
<b>Non-Designated Heritage Assets (page 77-79 – paragraph 208 and RNP Policy 13 Non-Designated Heritage Assets)</b>	<p><b>Paragraph 178:</b> <b><u>Recommended modification 13</u></b> <b>In RNP Policy 13</b></p> <ul style="list-style-type: none"> <li>replace the text before the list of heritage assets with <b><i>“The following buildings identified on Figure 42 of the Neighbourhood Plan are identified as non-designated heritage assets. In weighing applications that affect these heritage assets, directly or indirectly, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</i></b></li> </ul>	QB	YES	Textual amendments (including re-numbering paragraphs and Figures accordingly).	<p><del>208 211. The following assets are identified as non-designated heritage assets; they are located in Figure 42. Each of these contribute to the setting of the Conservation Area, listed buildings, and the character of the village as a whole</del> The following buildings identified on Figure 41 of the Neighbourhood Plan are identified as non-designated heritage assets. In weighing applications that affect these heritage assets, directly or indirectly, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset....</p> <p>...RNP POLICY 13: NON-DESIGNATED HERITAGE ASSETS</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
	<ul style="list-style-type: none"> <li>• <b>delete the third and fourth paragraphs including criteria a) to c)</b></li> </ul>				<p>The character, integrity and appearance of existing heritage assets will be conserved and where possible enhanced, in line with their significance.</p> <p>The non-designated heritage assets listed below (shown in Figure 41) have considerable local significance.</p> <ul style="list-style-type: none"> <li>• NDHA1-Top End Farmhouse</li> <li>• NDHA2- 2 and 3 Top End Cottages</li> <li>• NDHA3-Geddings Farm and Surrounds</li> <li>• NDHA4-The Old School the former school building.</li> <li>• NDHA5- Village Store, 41 High Street</li> <li>• NDHA6-former Methodist Chapel and 8-18 Chapel Lane</li> <li>• NDHA7-The Old Bakery, 14 High Street</li> <li>• NDHA8- Manningham House</li> <li>• NDHA9-Wards Nursery Buildings, Foundry Lane</li> <li>• NDHA10- Foundry House</li> <li>• NDHA11-The complexes of farm buildings at Bluestone, East End Farm and Hall Farm</li> <li>• NDHA12- 18-22 Docking Road</li> <li>• NDHA13- 4-6, Burnham Road</li> </ul>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>Development proposals should avoid harm to these heritage assets and have regard to their character, important features, setting and relationship with surrounding buildings or uses. Any development proposals that affect these assets or their setting will need to demonstrate that they do not harm, or have minimised harm, to the significance of the asset, and should make clear the public benefits that the proposal would deliver so that any harm to the asset's significance or setting can be weighed against the benefits.</p> <p>Proposals that are adjacent to the non-designated assets should demonstrate that consideration has been given to preserving:</p> <ul style="list-style-type: none"> <li>a) The heritage asset and its distinctive historic features as identified in the Ringstead Neighbourhood Plan Non-Designated Heritage Assets Assessment Document;</li> <li>b) The positive elements of its setting that contribute to the asset's historic significance; and</li> <li>c) The contribution that the asset and its setting makes to the character of the local area.</li> </ul>
Parking (page 85, RNP Policy 14:	Paragraph 182: <u>Recommended modification 14</u>	QB	YES	Textual amendments (including re-	Figure 44 <b>43</b> : Parking design examples for on-street, on-plot and courtyard schemes as shown in the Design Guidance and Codes Document (AECOM, 2022)

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
Residential and Commercial Parking Standards)	<p>In RNP Policy 14</p> <ul style="list-style-type: none"> <li>in the first paragraph replace the text after “SP02” with “<i>Car Parking Solutions, and the Car Parking section of the Design Guidance and Codes Checklist in Appendix B of the Neighbourhood Plan.</i>”</li> <li>delete the third paragraph including the list of requirements</li> </ul> <p>In the Policy title replace “standards” with “<i>provision</i>”</p>			numbering Figures accordingly).	<p>RNP POLICY 14: RESIDENTIAL AND COMMERCIAL PARKING STANDARDS <b>PROVISION</b></p> <p>Residential and commercial proposals should consider all appropriate points made under Design Code SP02 Streets and Parking, and Section 10 – Car Parking of the Design Guidance and Codes Checklist in Appendix B <b>Car Parking Solutions, and the Car Parking section of the Design Guidance and Codes Checklist in Appendix B of the Neighbourhood Plan.</b></p> <p>All parking areas and driveways should be designed to provide permeable surfaces such as paving and are encouraged to provide opportunities for electric vehicle charging points.</p> <p>For all new residential developments, where practicable and feasible, the following minimum standards shall apply for the provision of off-road vehicle parking:</p> <p>1 bed dwelling: 1 off-road car parking space  2 bed dwelling: 2 off-road car parking spaces  3 bed dwelling: 2 off-road car parking spaces  4+ bed dwelling: 3 off-road car parking spaces</p> <p>Proposals by existing householders to create additional off-road car parking spaces, where a planning consent is required, will be supported as long as it is not to the</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>detriment of the environment or flood risk and has taken SP02 into account.</p> <p><b><u>On-street parking</u></b></p> <p>On-street parking should be avoided in future development wherever possible particularly in character area CA1 to avoid car dominated street scenes.</p> <p>In addition, new residential development will need to provide a passing bay where possible, except where this clearly harms the local character.</p> <p><b><u>On-plot side or front parking</u></b></p> <p>Where possible locate parking to the side of properties and ensure landscaping is used to avoid car parking being obtrusive in the street scene. Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so the car can park behind the frontage line of the dwelling. When parking is provided to the side a minimum front garden depth of 3m should be provided.</p> <p>If front parking is used, then its presence should be minimised with thorough soft landscaping. A minimum depth of 6m should be allocated to the length of on-plot parking to allow movement around parked vehicles and the screening of hedgerows or other boundary treatment</p>



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>features when parking is provided to the front of a dwelling.</p> <p><b><u>Garage parking</u></b></p> <p>Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in-keeping with the character of the existing village and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage. The minimal dimensions should be 7m x 3m.</p> <p><b><u>Courtyard parking</u></b></p> <p>This arrangement could be appropriate for development in CA1. Proposals for courtyard parking should complement the public realm through a high-quality design and use of materials, benefit from natural surveillance and bays must be arranged into groups of 4 spaces as a maximum.</p>
N/A	<p><b>Paragraph 185:</b></p> <p><b><u>Recommended modification 15</u></b></p> <p><b>Modify policy explanation sections, general text, figures, and images, and supporting documents to achieve consistency with the modified policies; to achieve updates and</b></p>	QB/ LPA	YES	Textual amendments (including re-numbering paragraphs and Figures accordingly).	See Appendix 2 (below)

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
	<b>correct identified errors; to achieve necessary clarifications; and to ensure sufficient regard for national policy.</b>				
Local Green Space (page 101-106, Appendix C: Local Green Space Policy Justification)	Paragraph 150: <b><u>Recommended modification 9</u></b> <b>Delete Appendix C and references to it in the Neighbourhood Plan.</b>	QB	YES	Textual amendments	<b>Appendix C: Local Green Space Policy Justification</b>  227. The LGS policy is important, as is the precise wording. Paragraph 107 of the NPPF sets out that, “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”  228. This at least implies that LGS designations require a policy for managing development, rather than just a list of those designations. This seems likely as:  229. First, it refers to LGS ‘policy’ for managing development. Policy should set out how decisions should be made when determining a planning application. A list of LGSs does not do this as it does not guide the decision maker, simply informing them of which sites are LGSs.  230. Second, Para 107 implies that LGS policy is a separate entity to national Green Belt policy.  231. Third, development affecting a LGS cannot be determined using Green Belt policy; Green Belt policy applies only to Green Belt, not to LGSs. An attempt to use Green Belt policy is likely to be unlawful and challengeable.

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 Ringstead Neighbourhood Plan.
					<p>232. Fourth, the NPPF does not contain policy for LGSs, so without a policy in the NP, there would be no policy and therefore in effect no mechanism for managing development within each LGS.</p> <p>233. Regarding <i>Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council</i>, [2020] EWCA Civ 1259, this found that LGS policy need to be consistent with Green Belt policy and that any departure needs to be explained in a reasoned way.</p> <p>234. According to that judgement, “The ordinary meaning of “consistent” is “agreeing or according in substance or form; congruous, compatible”. What this means, in my judgment, is that national planning policy provides that policies for managing land within an LGS should be substantially the same as policies for managing development within the Green Belt.”</p> <p>235. The Neighbourhood Plan needs to have ‘due regard’ to this requirement. ‘Due regard’ does not mean Local Green Space policy has to conform to the requirement in every respect, but any departure will nevertheless need to be fully justified and explained. The judgements support this, explaining that, “provided the departure from the NPPF is explained, there may be divergence between LGS policies in a neighbourhood plan and national Green Belt policy.”</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p><del>236. It is therefore necessary to assess Green Belt policy in the NPPF to identify its features and requirements.</del></p> <p><del>237. National Green Belt policy at para 148 explains that openness and permanence are essential characteristics of Green Belt and that it why it is designated – to preserve its openness and permanence. This is the purpose. The designation of Local Green Spaces aims to protect smaller parcels of land for a variety of purposes that are in addition to their openness, such as its ecology, recreational value or history as set out as examples in the NPPF.</del></p> <p><del>238. These must (NPPF para. 105) be capable of enduring beyond the plan period; this is a lower bar than needing to be permanent. It can endure beyond the plan period as long as there is not undue pressure for needed housing on those parcels of land, either by virtue of allocations for meeting local housing need being provided in the NP, or their being other land available to meet any unmet need. Another threat to the capability to endure would be a long list of different types of development that could be appropriate or acceptable (see later).</del></p> <p><del>239. The judgement in the case of R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3, found that openness is not just a spatial or volumetric concept, but a visual one such that visual impact is a key matter. This is likely to be</del></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>a particular matter of relevance for Local Green spaces given that they tend to be small and so any development will have a visual impact.</p> <p><del>240. Green Belt policy concerns ensuring permanence and openness and resisting development that threatens that permanence and openness.</del></p> <p><del>241. The NPPF sets out that local planning authorities should plan positively to enhance their beneficial use.</del></p> <p><del>242. Green Belt policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on to say that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</del></p> <p><del>243. New buildings are considered to be inappropriate in Green Belt. There are some exceptions to this. Green Belt policy sets out a list of development that is not inappropriate, such as in-fill in villages, and affordable housing. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes mineral extraction and local transport infrastructure. These examples might still not be permitted if they would result in harm as para</del></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.
					<p>148 says, "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt."</p> <p>244. There is a large number of exceptions listed at paras. 149 and 150 of the NPPF. As Green Belt areas are large, it is plausible that many such developments could take place within the Green Belt without undermining its overall openness and permanence, or resulting in only minor harm. This is not the case for LGSs, which cannot be extensive tracts of land. This means that even small-scale development risks undermining the purpose of designation and having an immediate and harmful visual impact. A Local Green Space policy that would simply refer to the list of Green Belt exceptions in the NPPF could undermine the designation process as this large number of exceptions would suggest that the designation is not capable of enduring beyond the plan period as there would simply be too many exceptions that could potentially be allowed. LGS policy therefore needs to consider each in turn, and with the aim of limiting the number.</p> <p>245. These aspects of Green Belt policy will be analysed to help understand which aspects can be carried across to LGS policy which in turn will ensure consistency of LGS policy with Green Belt policy whilst also providing a rationale for any departure.</p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
					<b>GREEN BELT POLICY</b>	<b>LOCAL GREEN SPACE POLICY</b>
					Remain open	LGS policy should aim to keep the land open
					Permanent	LGS policy should ensure that the designation is capable to enduring for the plan period.
					Preserving openness and permanence, not about enhancement	LGS policy should not refer to allowing development that would enhance the designation
					Preserve openness and permanence as these are essential characteristics that are the reasons for the designation	LGS sites are designated for other reasons, such as recreation and ecology and these are essential characteristic that explain why it was designated. These characteristics need protecting in LGS policy
					Enhance beneficial use	Include in LGS policy
					Resist inappropriate development. Buildings	LGS policy should also resist inappropriate

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
					are inappropriate development.	development such as new buildings
					Exceptional circumstances can apply that would allow for such inappropriate development	LGS policy should allow for exceptional circumstances
					Give substantial weight to any harm	LGS policy should include something on this in the policy
					There are exceptions. Appropriate development examples, such as in-fill in villages and mineral extraction, in general.	LGS policy will need to have considered the exceptions. The Norton St Phillip judgement <sup>49</sup> found that the NP should have considered these exceptions.  Not including the categories of appropriate development in a LGS policy is a departure that needs to be justified.
					Exception – buildings for agriculture and forestry	Would be a reasonable exception for LGS policy to include if land is



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
						commercial woodland or farmland as it might otherwise hinder someone's business.
					Exception – the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries, and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it	Would be a reasonable exception for LGS policy to include if LGS is any of these uses given that such development could support the ongoing use and help it to make it capable of enduring.
					the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;	Reasonable exception if a building already exists.
					the replacement of a building, provided the new	Reasonable exception if a building already exists.

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
					building is in the same use and not materially larger than the one it replaces	
					limited infilling in villages Affordable housing	Openness is not just a spatial concept (so, volumetric), it is also visual, as determined by the Supreme Court <sup>50</sup> . Any in-fill or affordable housing on small LGS designations will seriously undermine the reasons for the designation.
					limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings)	Unlikely to be brownfield as LGSs should be green spaces as per para 101 of the NPPF. LGS policy could allow for partial redevelopment if any are brownfield as long as the purpose of the designation and the openness are not undermined or harmed. But in-filling and complete redevelopment is likely to

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
						undermine completely undermine the designation
					Mineral extraction	Highly unlikely to apply in any LGS, but nevertheless the quarry would be so large and the operations so long term that it would not enable the LGS to endure beyond the plan period.
					Engineering operations	LGS policy could allow for this if temporary, small-scale, and restored fully
					local transport infrastructure which can demonstrate a requirement for a Green Belt location	Not applicable as specifically requires a Green Belt location
					The re-use of buildings provided that the buildings are of permanent and substantial construction	LGS policy could allow for this
					material changes in the use of land (such as	LGSs are designated for reasons related to their

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Ringstead NP Examination Report October 2024  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 Ringstead Neighbourhood Plan.	
					<del>changes of use for outdoor sport or recreation, or for cemeteries and burial grounds</del>	<del>specific use or quality, such as recreation or ecology. Change of use could be supported in LGS policy as long as the new use would not undermine the reason for the designation and what makes it special to the community.</del>
					<del>development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order</del>	<del>This would not apply as the community is designating the LGS so as to keep it open</del>
					<del><sup>49</sup> Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council, [2020] EWCA Civ 1259</del> <del><sup>50</sup> R. (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3.</del> <del>Figure 45- Consistency with Green Belt Policy</del>	

## 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 Ringstead Neighbourhood Plan.
<b>Table of Contents (page 2)</b>	Removal of reference to Appendix C, with reference to Recommended modification 9	QB	N/A	Textual amendments	APPENDIX C: LOCAL GREEN SPACE POLICY JUSTIFICATION.....101
<b>Neighbourhood Planning (page 5, paragraph 9)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	9. Great Ringstead, Norfolk (referred to throughout this document as Ringstead) 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. <del>The borough council’s</del> <b>As of January 2025, the Borough Council’s</b> adopted Local Plan consists of the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies document which covers the plan period to 2026. <del>The borough council is also working on an emerging local plan with a timeframe to 2039 with a revised lower housing target based on the standard method. The examination of the Borough’s draft Plan is underway; however, it cannot be confirmed when this will be finished.</del> <b>The replacement Local Plan 2021-2040, which will entirely replace the 2011 Core Strategy and 2016 Site Allocations and Development Management Policies document, is anticipated to be adopted by spring 2025.</b>
<b>Housing mix (page 12, paragraph 41)</b>	The Plan makes reference to specific NPPF paragraphs throughout. Given that this is likely to be updated imminently (late-2024/ early-2025), it is proposed that specific paragraphs references be removed, , to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>41-42.</del> <b>42.</b> The National Planning Policy Framework ( <del>NPPF December 2023</del> ) <del>Para 64</del> requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc. This provides an opportunity to include a policy in the Neighbourhood Plan [NP] that sets

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 Ringstead Neighbourhood Plan.
					out the housing mix that is expected from new residential developments [footnote ].
<b>Affordable Housing (pages 19-20, paragraph 61-62)</b>	<p>References to the NPPF, and current and replacement versions of Local Plan are made throughout the document. It should be noted that both an updated NPPF and new Local Plan will be adopted imminently, so specific references to individual paragraphs/ policies and/ or the plan period are expected to change when the updated NPPF and new Local Plan is adopted (anticipated early-2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible. Certain terminology also needs updating; i.e. replacement of references to “Registered Social Landlords” by “Registered Provider(s)”.</p>	LPA	N/A	Textual amendments	<p><del>61-62</del>. The NPPF in paragraphs 64 to 66 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy when major development comes forward. The Local Plan (<del>Policy CS09</del>) sets out the affordable housing threshold for development in rural areas as being sites of 0.165 ha or 5 or more dwellings [footnote]. Policy on Rural Exception Sites [footnote] for affordable housing is also covered in the NPPF, <del>the adopted</del> <b>and reflected in the</b> Local Plan, <del>and within the emerging Local Plan (LP28) as the policy currently stands.</del> LP28 supports <b>supporting</b> schemes for affordable housing on rural exception sites where:</p> <ul style="list-style-type: none"> <li>• The site adjoins a sustainable settlement as defined in the settlement hierarchy,</li> <li>• Supported by local affordable housing need evidence and viability assessments and</li> <li>• Future management of affordable housing is supported by a Registered <del>Social Landlord</del> <b>Provider</b> [footnote].</li> </ul> <p><del>62-63</del>. It is important to note that Affordable Housing as defined in the NPPF (December 2023 <b>version</b>) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers).</p>

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 Ringstead Neighbourhood Plan.
					Examples of these will be housing that is discounted at least 20% below market value [footnote 15]...
<b>Site Allocation (page 23, paragraphs 74-75)</b>	<p>References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.</p>	LPA	N/A	Textual amendments	<p><del>74-75.</del> Ringstead is designated as a Smaller Village or Hamlet in the local plan settlement hierarchy, <del>Policy CS02.</del> This sets out that <del>modest levels of development will be permitted to meet local needs and maintain the viability of communities.</del> The policy also sets out that <del>sites in settlements like Ringstead may be allocated for affordable housing.</del> Policy DM3 of the adopted local plan gives guidance on this, setting out that the sensitive infilling of small gaps within an otherwise continuously built-up frontage will be permitted in Smaller Villages and Hamlets, conditional on the impact. <b>growth will be delivered through committed developments. There may also be the delivery of additional growth through windfall development via planning applications and/or Neighbourhood Plan allocations.</b></p> <p><del>75-76.</del> In the adopted local plan (SADMP, 2016), residential development would be considered unacceptable in principle outside of development boundaries, except for specific types such as affordable housing. Ringstead does not have a development boundary in the adopted SADMP (2016), so all the village is outside any development boundary. However, in the emerging local plan <b>replacement Local Plan 2021-2040, it is proposed that Ringstead has a development boundary mapped out in the Smaller Villages and Hamlet section, as a named smaller village and hamlet.</b> In the emerging local plan Policy LP31 states small scale residential development of 1-5 dwellings could be acceptable where well-related to existing settlements, but the policy sets out</p>

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 Ringstead Neighbourhood Plan.
					that this does not apply in the National Landscape. This seems to rule out Ringstead village from this policy.
<b>Site Allocation (page 24, paragraph 78)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	78. The NPPF sets out a policy approach to affordable housing, including the need to ensure at least 10% of new houses are affordable homes to buy. Policy on Rural Exception Sites [footnote] for affordable housing is also covered in the NPPF and the local plan, with the local plan requiring such development to be of an appropriate size, adjacent the settlement and not detrimental to the local environment or residents. The local plan (policy CS09) sets out that affordable housing is required for development of 5 or more dwellings in rural areas. This policy framework provides scope for some affordable housing to come forward. However, in practice there have been no recent applications for a Rural Exception Site.
<b>Site Allocation (page 27, paragraph 90)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	90-91. Regarding townscape, the settlement already extends further than this site, which could be seen to represent infill between existing residential development. Since Ringstead is considered to be a Smaller Village and Hamlet in the SADMP (2016) and Emerging Local Plan Review, the development boundary for Ringstead, shows the site to sit 165 metres north of the northern point of this boundary separated by one arable field (adapted image below).
<b>Site Allocation (page 29, paragraph 97)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan	LPA	N/A	Textual amendments	97-98. The conclusions stated that the Local Plan SADMP (2016) was policies in force at the time were considered to provide protective policies (e.g. 2016 SADMP Policy DM 19 - Green Infrastructure/Habitats Monitoring and Mitigation) for Habitat sites. However,



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 Ringstead Neighbourhood Plan.
	<p>period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, most cross references to specific Local Plan policies are proposed for deletion, other than where specifically needed. This is necessary to “future-proof” the Neighbourhood Plan as far as possible.</p>				<p>since a net new allocation is being made within the recreational pressure zone of influence of several Norfolk European sites it falls within the ambit of the Norfolk Green Infrastructure and Recreation Avoidance and Mitigation Strategy (GIRAMS).</p>
<b>Design (page 38, paragraph 116-117)</b>	<p>References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.</p>	LPA	N/A	Textual amendments	<p>116-119. The Local Plan <del>Core Strategy (CS8)</del> 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 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. Neighbourhood Plans 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>

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 Ringstead Neighbourhood Plan.
					<p>117-120. In the emerging Local Plan, Policy LP06 and Policy LP18 set out the expected sustainability. The Local Plan contains a suite of sustainable development criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling. LP06 has also introduced a new sustainability and climate change statement that must be provided as part of certain planning applications. The intention is to promote behavioural change in applicants and thereby encourage greater thought in the design of future developments, whilst at the same time, recognising how their proposal may meet high levels of sustainable design and construction.</p>
<p><b>Biodiversity (page 52, paragraph 150)</b></p>	<p>References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.</p>	LPA	N/A	Textual amendments	<p>150-153. Legislation and the NPPF (Chapter 15) afford considerable support for conserving and enhancing the natural environment, including protecting and enhancing key landscapes and areas of value in terms of biodiversity. This also includes the need for biodiversity net gains in developments. Para 180 supports Methods of analysing biodiversity net gain include the mapping of ecological assets and networks, including for enhancement or creation. NPPF paras 106-107 covers The NPPF also includes policies for protecting existing green open spaces (e.g. Local Green Spaces) and creation of new ones.</p>
<p><b>Biodiversity (page 52, paragraph 152)</b></p>	<p>References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan</p>	LPA	N/A	Textual amendments	<p>152-155. Local plan policy CS12 requires policies require that development avoids, mitigates, or compensates for any adverse impacts on biodiversity. The Local Plan also provides a level of protection for County Wildlife Sites and priority habitat. The approach is continued in the emerging plan through policy LP19 which also details</p>

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 Ringstead Neighbourhood Plan.
	<p>period are expected to change when the new Local Plan is adopted (anticipated spring 2025).</p> <p>Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.</p>				<p>requirements with respect to <b>and</b> ensuring an integrated network of green infrastructure.</p>
<p><b>Protecting Landscape Quality (page 62, paragraph 172)</b></p>	<p>The Plan makes reference to specific NPPF paragraphs throughout. Given that this is likely to be updated imminently (late-2024/ early-2025), it is proposed that specific paragraphs references be removed, to “future-proof” the Neighbourhood Plan as far as possible.</p>	LPA	N/A	Textual amendments	<p>172-175. The NPPF (December 2023) sets out at Paragraph 182 that “<i>Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks, and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas</i>” explains that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscape areas, which have the highest status of protection in relation to these issues. It goes on to specify that the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts.</p>
<p><b>Flood and Water</b></p>	<p>References to the current and replacement versions of Local Plan are made throughout the</p>	LPA	N/A	Textual amendments	<p>179-182. Strategic policy in the NPPF seeks to minimise development in areas at risk from flooding and reduce the</p>

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 Ringstead Neighbourhood Plan.
<b>Management (page 66, paragraph 179)</b>	document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.				risk of flooding associated with development, both on the development site and elsewhere. <del>Local plan policy CS08</del> <b>The Local Plan</b> requires that flood risk is fully mitigated through appropriate design and engineering solutions. The Neighbourhood Plan aims to strengthen the recognition of local flood issues and ensure these are adequately considered in future planning proposals. The plan also seeks to ensure Sustainable Drainage Systems (SuDS) are incorporated as both an effective way of reducing runoff rates and delivering wider biodiversity, water, and public amenity benefits.
<b>Community Infrastructure (pages 68-69, paragraph 185-186)</b>	References to the NPPF, and current and replacement versions of Local Plan are made throughout the document. It should be noted that both an updated NPPF and new Local Plan will be adopted imminently, so specific references to individual paragraphs/ policies and/ or the plan period are expected to change when the updated NPPF and new Local Plan is adopted (anticipated early-2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>185-188. The NPPF Paragraph 97</del> supports the protection of existing village services and the delivery of new ones in order to maintain the vitality of rural communities. The local plan aims to protect community facilities where possible, particularly where there is no alternative provision within the settlement. <del>The emerging local plan protects community facilities,</del> where there is proven demand and encourages replacement facilities in the immediate locality where this is not viable.  <del>186-189. In terms of the rural economy, local plan policy CS10 and the emerging plan policy LP07</del> <b>Local Plan policies</b> are 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 size, adjacent the settlement and not detrimental to the local environment or residents.

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 Ringstead Neighbourhood Plan.
<b>Built and Historic Environment (page 72, paragraph 193)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>193-196.</del> Local Plan policy CS12 sets out <b>policies for the historic environment state</b> that development should avoid, mitigate, or compensate from any adverse impacts on heritage. <del>The emerging local plan policy LP20 seeks to conserve and enhance the historic environment by</del> <b>This may include</b> supporting the repair and appropriate re-use of buildings/structures, requiring the highest standard of design to protect the historic environment and by protecting archaeology from inappropriate development. <del>†</del> <b>The Local Plan</b> recognises that there are many non-designated heritage assets (NDHAs) across the borough. This plan identifies NDHAs which are important to the community and worthy of protection in Ringstead.
<b>Built and Historic Environment (page 80, paragraph 201)</b>	The Plan makes reference to specific NPPF paragraphs throughout. Given that this is likely to be updated imminently (late-2024/ early-2025), it is proposed that specific paragraphs references be removed, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>201-204.</del> The special qualities and features of the Conservation Area are described in detail in the Ringstead Conservation Area Character Statement. Together, they define the significance of the Conservation Area as a heritage asset. Planning applications should be assessed according to their impact on the character and appearance of such features and the sense of place they create. <del>Para 194 of the</del> <b>The</b> NPPF requires <del>that</del> in determining planning applications, <b>that</b> local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made to their setting. The level of detail should be proportionate to the assets’ importance. <del>†</del> This suggests the detail required for applications within the Conservation Area is such that cannot be achieved at the outline planning application stage.

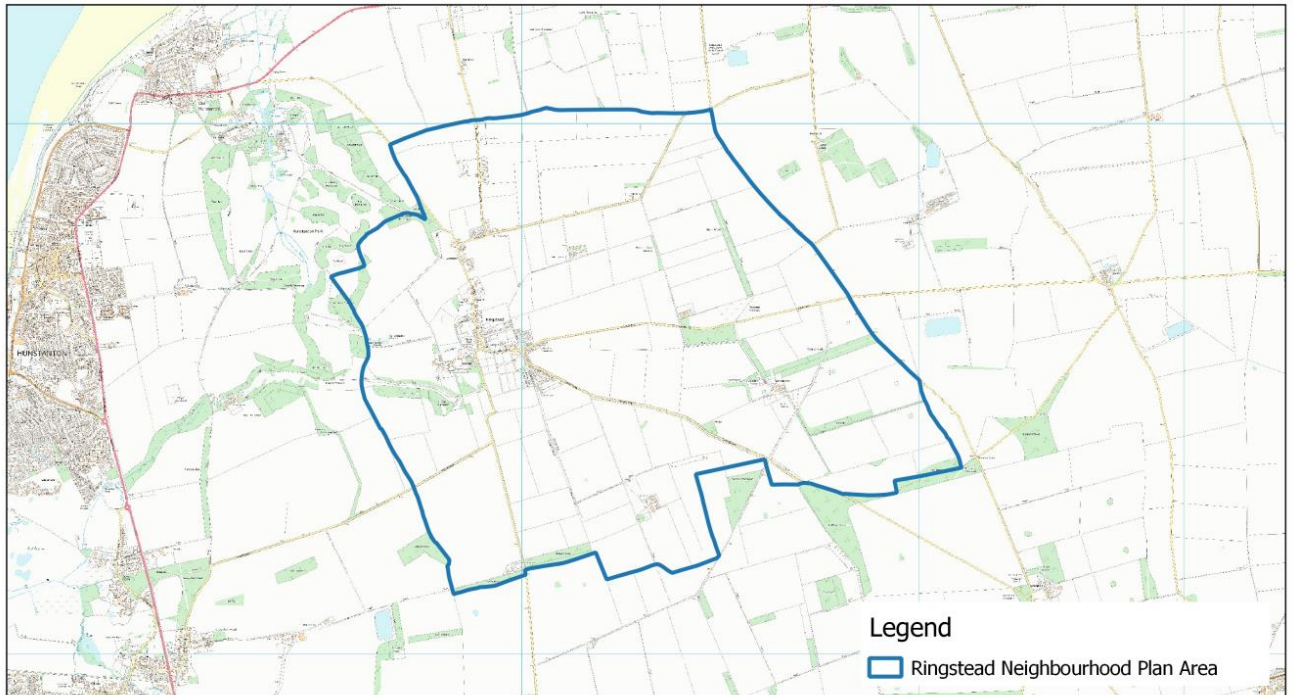
Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Recommended modification 15)	Who will make these changes? LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Ringstead Neighbourhood Plan.
<b>Walking (page 80, paragraph 211)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>211-214.</del> The NPPF supports walking and cycling being integral to design considerations for new developments. It also sets out that development should maximise opportunities to promote walking and cycling and the use of sustainable transport. <del>The local plan Policy CS11 has a more detailed policy on the need for sustainable transport provision as part of new development, and Policy LP13 in the emerging local plan will require</del> <b>Local Plan includes more detailed policies on the need for sustainable transport provision, requiring</b> development to reduce the need to travel and support sustainable modes of transport. There is not really a need for a policy on this in the neighbourhood plan.
<b>Parking (page 83, paragraph 214)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.	LPA	N/A	Textual amendments	<del>214-217.</del> Although the local plan <del>policy CS11</del> promotes integrated and safe routes for pedestrians and cyclists, it also recognises that the car remains an important means of travel in rural areas. Given that there is no local public transport provision in Ringstead, the car is an essential means of getting to various facilities and meeting many needs. This raises issues of parking availability, especially since the withdrawal of the bus service from the village and visitor parking being an additional factor. Often cars are parked inappropriately in the village centre, especially in the busier summer months.
<b>Parking (page 84, paragraph 217)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).	LPA	N/A	Textual amendments	<del>217-220.</del> <b>Policy LP14 in the emerging local plan sets out minimum parking standards for residential development, as follows: “New dwellings (including flats and maisonettes) will be required to include car parking to the following minimum standards: One bedroomed unit — 1 space per dwelling; Two or three bedroomed unit — 2 spaces per dwelling; Four or more bedroomed unit — 3</b>

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 Ringstead Neighbourhood Plan.
	Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible.				<del>spaces per dwelling” (Extract from Policy LP14 of the emerging local plan).</del> The Local Plan sets specific minimum parking standards for residential development.
<b>Monitoring, review, and implementation (page 92, paragraph 222)</b>	References to the current and replacement versions of Local Plan are made throughout the document. It should be noted that specific references to individual policies and/ or the plan period are expected to change when the new Local Plan is adopted (anticipated spring 2025).  Accordingly, specific cross references are proposed for deletion, to “future-proof” the Neighbourhood Plan as far as possible, unless specific references to the 2011 Core Strategy, 2016 Site Allocations and Development Management Policies and/ or replacement Local Plan 2021-2040 are needed.	LPA	N/A	Textual amendments	<del>222-225.</del> The Plan was prepared with reference to the 2011 Core Strategy, 2016 Site Allocations and Development Management Policies and emerging replacement Local Plan 2021-2040. It is anticipated that the replacement Local Plan will be adopted by spring 2025. The Neighbourhood Plan will be reviewed should adoption of the emerging replacement Local Plan contains policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plan. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan’s policies.

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

**Figure 1 - Designated Neighbourhood Area (p6)**

[Remove solid red line “BCKWLN Development Boundary (Emerging LP)” from map and Key – replace with BCKLWN “Ringstead Parish Boundary and Neighbourhood Plan Area map”]



Borough Council of  
King's Lynn &  
West Norfolk  
Tel. 01553 616200  
Fax 01553 621620



Ringstead Parish Boundary  
and Neighbourhood Plan Area



*Figure 1 – Designated Neighbourhood Area*