

Stoke Ferry
Neighbourhood Plan
Basic Conditions Statement

To accompany the Stoke Ferry Neighbourhood Plan
submission version, for examination

August 2022

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1. Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case the Borough Council of King's Lynn and West Norfolk), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement.' Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by the Borough Council of King's Lynn and West Norfolk and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2. Legal Requirements

Legal Requirements: The Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c).

Qualifying Body: The Stoke Ferry Neighbourhood Development Plan being submitted by a qualifying body – Stoke Ferry Parish Council. Stoke Ferry Parish Council was confirmed as a qualifying body by the Borough Council of King's Lynn and West Norfolk on 24th October 2018 when the Stoke Ferry Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Stoke Ferry Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The time-period covered: The Stoke Ferry Neighbourhood Plan states the time-period for which it is to have effect (from 2022-2036) a period of 14 years.

Excluded Development: The Stoke Ferry Neighbourhood Development Plan policies do not relate to excluded development. The Stoke Ferry Neighbourhood Development Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Area of the Neighbourhood Plan: The Stoke Ferry Neighbourhood Development Plan relates to the Stoke Ferry Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

3. Basic Conditions

- 3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below.
- 3.2 A draft Plan meets the basic conditions if –
- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see below).
 - (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Stoke Ferry Neighbourhood Plan)).
 - (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of the Stoke Ferry Neighbourhood Development Plan).
 - (d) The making of the Plan contributes to the achievement of sustainable development (see below).
 - (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see below).
 - (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,
 - (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below).

3.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Stoke Ferry Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

4. a) Having regard to National Policies and Advice and e) Conformity with Strategic policies in the Development Plan

- 4.1 The following table provides an appraisal of the extent to which the Stoke Ferry Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in February 2019 and revised in July 2021. The table below assesses the degree of regard that the Stoke Ferry Neighbourhood Development Plan policies have had to NPPF 2021 (Column B).
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision. The Borough Council of King's Lynn and West Norfolk Core Strategy was adopted in 2011(Column C) and the Site Allocations and Development Management Policies were adopted in 2016 (Column D). The Borough Council is in the process of replacing those two documents with a new Local Plan (Column E) , which was submitted to the Secretary of State for Examination on 29th March 2022. The Examination began on 6th April 2022.
- 4.4 The Pre-Submission Version of the Local Plan for the Borough of King's Lynn and West Norfolk was published for public consultation in August 2021. At the time of the submission of this Neighbourhood Plan, the Local Plan was undergoing examination.
- 4.5 In summary, the appraisal demonstrates that the Stoke Ferry Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

Assessment of policies in the Stoke Ferry Neighbourhood Plan against National and Local strategic policies

Column A Stoke Ferry Neighbour- hood Development Plan Policy	Column B NPPF 2021	Column C Borough Council of King’s Lynn and West Norfolk Core Strategy 2011 (CS)	Column D Borough Council of King’s Lynn and West Norfolk Site Allocations and Development Management Policies (SADMP) 2016	Column E Borough Council of King’s Lynn and West Norfolk Local Plan (Submission Version March 2022)
SF1: Protection and enhancement of existing community facilities	<p>This policy is consistent with paragraph 8b of the NPPF which outlines the social objective of the NPPF and specifically highlights the need for “accessible services and open spaces that reflect current and future needs and supports communities’ health, social and cultural well-being”</p> <p>The policy seeks to retain existing identified community facilities and is also consistent with criterion c of paragraph 93 which urges planning policies to “guard against the unnecessary loss of valued</p>	<p>This policy reflects Core Strategy Policy CS13 which recognises the importance of community facilities and services (also referred to as community infrastructure) to improving people’s quality of life, reducing inequality, and improving community cohesion.</p> <p>The Core Strategy also indicates that development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where</p>	<p>This policy is consistent with Development Management Policy DM9 Community Facilities which seeks to resist the loss of viable community facilities.</p>	<p>This policy is consistent with emerging Policy LP37 Community Facilities which seeks to resist the loss of viable community facilities.</p>

	facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".	need justifies, can be provided within the same settlement boundary or in close proximity of the existing facility.		
SF2: New Community Facilities	<p>This policy is consistent with NPPF para 93 which states "To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship) and other local services to</p>	<p>This policy reflects Core Strategy Policy CS13 which recognises the importance of community facilities and services (also referred to as community infrastructure) to improving people's quality of life, reducing inequality, and improving community cohesion.</p>	<p>There is no equivalent policy in the SADMP.</p>	<p>This policy is consistent with emerging Policy LP37 Community Facilities which recognises the importance of community facilities</p>

	<p>enhance the sustainability of communities and residential environments;”</p> <p>Policy SF2 identifies specific new forms of community facility that would be supported. These include health and medical facilities, school outreach, outdoor recreation, a Post Office, and opportunities for shared/multi use facilities.</p>			
<p>SF3: Cemetery extension at Furlong Drove</p>	<p>This policy is consistent with NPPF para 93 which states “To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>b) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural</p>	<p>There is no equivalent Core Strategy Policy .</p>	<p>There is no equivalent SADMP policy.</p>	<p>There is no equivalent emerging Local Plan policy.</p>

	<p>buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments;”</p> <p>Policy SF3 makes a specific allocation for a cemetery extension.</p>			
<p>SF4: Housing Mix (size, type, and tenure)</p>	<p>This policy reflects NPPF para 62 which advises that planning policies should reflect the needs of ‘those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes’.</p> <p>The policy makes provision for affordable housing, self-build, bungalows to allow for</p>	<p>This policy is consistent with Core Strategy policy CS09 Housing Distribution which requires that proposals for housing must take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type, and tenure of dwellings. (These needs will include appropriate provision for all sectors of the community, for example including the needs</p>	<p>There is no specific corresponding policy within the SADMP, as the issue is largely strategic and dealt with by the Core Strategy.</p>	<p>This policy is consistent with emerging Policy LP28 which refers to housing to meet local needs including for affordable housing and for disabled people. The proposed tenure mix is consistent in both policies.</p>

	<p>downsizing and housing for first time buyers.</p> <p>The policy is based on the findings of the Housing Needs Assessment and from consultation carried out with local residents.</p>	<p>of elderly people or people with disabilities).</p>		
<p>SF5: Design and Character</p>	<p>This policy reflects NPPF paras 126-8 which set out the design criteria that development should meet in order to create high quality and beautiful places. In addition the NPPF at paragraph 128 refers to the importance of design guides and codes. Which provide a local framework for creating beautiful and distinct places.</p> <p>Policy SF5 is supported by the Stoke Ferry Design Guidelines and Codes which provides an understanding of the context of Stoke Ferry and sets out specific</p>	<p>This policy reflects Core Strategy Policy CS08 Sustainable Development which requires high quality design in all new developments. It also requires new developments to respond to local character and context, enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles and achieve high standards of sustainable design.</p>	<p>This policy reflects Development Management Policy DM15 Environment, Design and Amenity, which seeks to ensure that new development responds sensitively and sympathetically to its local setting and ensuring that the scale, height, massing, materials, and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including</p>	<p>This policy is consistent with emerging Policy LP18 Design and Sustainable Development which promotes high quality design, which respects the local distinctiveness of the area and protects and enhances the historic and natural environment. The policy seeks to ensure that new development is sympathetic to its setting . The policy sets out the</p>

	guidance on a range of matters such as layout, materials, landscaping, sustainability, parking, and lighting.		spaces between buildings through high quality design and use of materials	criteria against which proposals will be judged.
SF6: Sites for visual enhancement and renewal	<p>This policy is consistent with NPPF paragraph 69 which encourages the reuse of previously developed/brownfield sites to enable a good mix of housing sites to come forward.</p> <p>This policy identifies a number of existing brownfield sites within the built-up area of the village that are underused and would benefit from development that would improve their visual appearance.</p>	This policy is consistent with Core Strategy Policy CS08 Sustainable Development which seek to optimise site potential, making the best use of land including the use of brownfield land.	This policy reflects SADMP Policy DM2 Settlement Boundaries which seeks to focus development within the existing built-up area.	This policy is consistent with emerging Policy LP18 Design and Sustainable Development which promotes making the best use of land including the use of brownfield land.
SF7: Historic environment and Conservation Area	This policy reflects paragraphs 194-197 of the NPPF which requires applicants to describe and understand the significance of any heritage assets that are likely to be affected by	The Policy is consistent with Core Strategy Policy CS12 Environmental Assets, which supports proposals to protect and enhance the historic environment and seeks to	This policy is consistent with Development Management Policy DM15 Environment, Design and Amenity which requires new development to	This policy is consistent with emerging Policy LP20 - Environmental Assets, Historic Environment Policy which supports proposals to

	<p>development proposals. The special character of heritage assets such as Conservation Areas should be preserved and enhanced by development proposals</p> <p>Policy SF7 sets out criteria for how the significance of heritage assets including the Stoke Ferry Conservation Area can be protected and reinforced.</p>	<p>protect designated sites of historical value from development which damages their interest or significance unless the need for, and public benefits of the development outweigh the loss of interest or significance.</p>	<p>protect and enhance the amenity of the wider environment including its heritage and cultural value.</p>	<p>protect and enhance the historic environment.</p>
<p>SF8: Non-Design Heritage Assets (important unlisted buildings)</p>	<p>This policy reflects NPPF paragraph 203 which outlines the approach to assessing the impact of applications on non-designated heritage assets. 'In weighing applications that directly or indirectly affect non-designated heritage assets, 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>The Policy is consistent with Core Strategy Policy CS12 Environmental Assets, which supports proposals to protect and enhance the historic environment and seeks to protect designated sites of historical value from development which damages their interest or significance unless the need for, and public benefits of the development outweigh the loss of interest or significance.</p>	<p>This policy is consistent with Development Management Policy DM15 Environment, Design and Amenity which requires new development to protect and enhance the amenity of the wider environment including its heritage and cultural value.</p>	<p>This policy is consistent with emerging Policy LP17 - Environmental Assets, which supports proposals to protect and enhance the historic environment.</p>

	The policy identifies a large number of Non-Designated Heritage Assets within the parish both inside and outside of the Conservation Area that are important to the local character of the area.			
SF9: Access: Highway safety and access, Walking and cycling , Public rights of Way and Drovers	<p>This policy is consistent with paragraph 92 (c) of the NPPF which supports healthy lifestyles through encouraging walking and cycling and paragraph 104 (c) which promotes walking and cycling as a preferred transport option.</p> <p>This policy seeks to provide an enhanced and joined up network of public footpaths, cycleways, and bridleways. It seeks to protect existing public rights of way (droves) and encourage new paths between and within new developments.</p>	The Policy is consistent with Core Strategy Policy CS11 Transport which seeks to deliver a sustainable transport network and reduce the need to travel.	There is no equivalent or corresponding policy in the Adopted SADMP.	This policy is consistent with emerging policy LP13 Transportation which seeks to reduce the need to travel and promotes sustainable forms of transport.
SF10: : Parking	This policy is consistent with paragraph 107 of the NPPF	This policy is consistent with Policy CS11 Transport which	This policy is consistent with Development	This policy is consistent with emerging Local Plan

	<p>which indicates that parking standards should take account of the accessibility of the development, the type and mix, the availability of public transport and local car ownership levels.</p> <p>The supporting text to policy SF10 refers to the Norfolk County Council parking standards and the policy refers to the Stoke Ferry Design Codes</p>	<p>identifies the transport issues arising from new development which includes parking</p>	<p>Management Policy 15, Environment, Design and Amenity which seeks to ensure that development proposals should demonstrate that safe access can be provided and adequate parking facilities are available</p>	<p>policy LP14 Parking Provision in New Development which sets out parking standards for different types of development consistent with advice from Norfolk County Council.</p>
<p>SF11: Village Hall car park</p>	<p>This policy is consistent with NPPF para 93 which states 'To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship)</p>	<p>The Neighbourhood Plan policy is site specific and there is no directly corresponding policy in the Core Strategy.</p>	<p>This policy is consistent with Section G.88 of the SADMP and Inset G.88 Stoke Ferry which identifies an area of land that has permission for a car park.</p>	<p>Policy SF11 is a site-specific policy and there is no directly corresponding policy in the emerging Local Plan.</p>

	<p>and other local services to enhance the sustainability of communities and residential environments;'</p> <p>This policy is consistent with paragraph 8b of the NPPF which outlines the social objective of the NPPF and specifically highlights the need for 'accessible services and open spaces that reflect current and future needs and supports communities' health, social and cultural well-being'</p> <p>Policy SF11 identifies a new car park adjacent to the village hall which it is anticipated will help relieve the need for on street parking elsewhere in the village centre.</p>			
SF12: Development boundary	<p>This policy is consistent with paragraph 174 a) of the framework which advocates 'protecting and enhancing</p>	<p>This policy is consistent with Policy CS12 Environmental Assets which refers to the need for development to</p>	<p>This policy is consistent with Development Management Policy DM2 Development Boundaries</p>	<p>This policy is consistent with emerging policy LP04 Development Boundaries which seeks</p>

<p>and strategic gap</p>	<p>valued landscapes' and NPPF paragraph 174 b) which recognises the need to contribute to and enhance the intrinsic character and beauty of the countryside'.</p> <p>The policy is also consistent with NPPF paragraph 80 which seeks to avoid the development of isolated new homes within the countryside unless specific circumstances apply.</p> <p>Policy SF12 recognises the importance and value of the strategic gap in development between Stoke Ferry and Wretton.</p>	<p>demonstrate that their location, scale, design, and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>	<p>which sets out the role of development boundaries in defining where development is and is not appropriate.</p> <p>Policy SF12 does not seek to amend the development boundary for the village</p>	<p>to direct development within defined settlement boundaries and only allow for development outside in specific circumstances consistent with national policy.</p> <p>The policy is also consistent with emerging policy LP18 Design and Sustainable Development which seeks to ensure that development where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>
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<p>SF13: Protection of important public local views</p>	<p>This policy reflects NPPF para 130 b) and c) which require planning policies to ensure that developments are 'visually attractive as a result of 'appropriate and effective landscaping'...and are sympathetic to ...the surrounding built environment and landscape setting'. In addition paragraph 174 a) of the framework which advocates 'protecting and enhancing valued landscapes' and NPPF paragraph 174 b) which recognises the need to contribute to and enhance the intrinsic character and beauty of the countryside'.</p> <p>Policy SF13 identifies 5 important public views that have been identified through local consultation as warranting protection from development that would adversely affect their value.</p>	<p>This policy is consistent with Policy CS12 Environmental Assets which refers to the need for development to demonstrate that their location, scale, design, and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>	<p>There is no equivalent or corresponding policy in the SADMP.</p>	<p>The policy is consistent with emerging policy LP18 Design and Sustainable Development which seeks to ensure that development where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>
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<p>SF14: River Wissey corridor</p>	<p>This policy is consistent with paragraph 174 a) of the framework which advocates 'protecting and enhancing valued landscapes' and NPPF paragraph 174 b) which recognises the need to contribute to and enhance the intrinsic character and beauty of the countryside'.</p> <p>Policy SF15 identifies the landscape corridor of the River Wissey as having an important undeveloped and scenic value which is to be protected from development.</p>	<p>This policy is consistent with Policy CS12 Environmental Assets which refers to the need for development to demonstrate that their location, scale, design, and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>	<p>There is no equivalent or corresponding policy in the SADMP.</p>	<p>The policy is consistent with emerging policy LP18 Design and Sustainable Development which seeks to ensure that development where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p>
<p>SF15: Drainage and flood risk</p>	<p>This policy is consistent with paragraph 153 of the NPPF which requires plans to take a proactive approach to mitigating and adapting to climate change.</p>	<p>This policy is consistent with Core Strategy Policy CS08 Sustainable Development which seeks to ensure that flood risk is fully mitigated through appropriate design and engineering</p>	<p>This policy is consistent with Development Management Policy DM21 Sites in Areas of Flood risk which seeks to ensure that where a serious and exceptional</p>	<p>The policy is consistent with emerging policy LP25 Sites in Areas of Flood risk which seeks to divert development away from areas of flood risk but where there are no</p>

	<p>This policy also reflects NPPF para 159 which encourages development to be directed away from areas of flood risk and should not increase flood risk elsewhere.</p> <p>Policy SF15 identifies a number of areas of localised flooding and seeks to direct new development away from them and also historic drainage features.</p>	<p>solutions.</p>	<p>risk of surface water flooding exists adequate and appropriate consideration has been given to mitigating the risk.</p> <p>Policy SF15 provides a local dimension by identifying specific local areas known to flood.</p>	<p>alternatives to ensure that adequate mitigation is in place</p>
<p>SF16: Dark Skies</p>	<p>This policy is consistent with paragraph 185 c) of the NPPF which seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.</p>	<p>This policy is consistent with Core Strategy Policy CS12 Environmental Assets which requires that the design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment. In addition Policy CS13 Community and Culture refers to lighting and the need to create safe living environments.</p>	<p>This policy is consistent with Development Management Policy DM15, Environment, Design and Amenity which lists light pollution as a key factor against which proposals will be assessed.</p>	<p>This policy is consistent with emerging Policy LP21 Environment, Design and Amenity which lists light pollution as a key factor against which proposals will be assessed.</p>

<p>SF17: Protection and enhancement of natural features and species</p>	<p>This policy is consistent with paragraph 179 which seeks to safeguard local wildlife rich habitats and wider ecological networks and promotes the conservation, restoration and enhancement of priority habitats, ecological networks, and the pursuit of measurable net gains for biodiversity.</p> <p>Policy SF17 requires development proposals to protect and enhance existing ecological networks and wildlife corridors, retain existing features of biodiversity value, and provide a net gain in biodiversity through the creation of new habitats, the restoration of existing networks and their connectivity.</p>	<p>The Policy is consistent with Core Strategy Policy CS12 Environmental Assets, which seeks to protect and enhance biodiversity and geodiversity. The Core Strategy encourages maintaining, enhancing, and linking areas of good biodiversity quality and the protection and enhancement of County Wildlife Sites, ancient woodlands, Biodiversity Action Plan Species and Habitats. Development should seek to avoid, mitigate, or compensate for any adverse impacts on biodiversity, as well as seeking to enhance sites through the creation of features of new biodiversity, interest.</p>	<p>This policy is consistent with Development Management Policy DM19 Green Infrastructure/Habitats Monitoring and Mitigation, which seeks to ensure that natural features of biodiversity significance are protected from development that may affect their wildlife value.</p>	<p>This policy is consistent with emerging policy LP19 - Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity which requires development to avoid adverse impacts on biodiversity sites as well as seeking to enhance sites through the creation of features of biodiversity interest.</p>
<p>SF18: Local Green Spaces</p>	<p>This policy reflects NPPF paras 101-103 which advocates 'The designation of land as Local Green Space through local and</p>	<p>This policy is consistent with Strategic Policy CS12 Environmental Assets which seeks to ensure an integrated</p>	<p>This policy is consistent with Development Management Policy DM22 Protection of Local Open</p>	<p>This policy is consistent with emerging Policy LP26 Protection of Local Open Space, which</p>

	<p>neighbourhood plans allows communities to identify and protect green areas of particular importance to them’.</p> <p>The 10 spaces proposed for protection by Policy have been assessed against the criteria in the NPPF and the assessments are in the Appendices.</p>	<p>network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to meet the environmental, social, and economic needs of local communities and the wider borough.</p>	<p>Space which seeks to protect spaces that have an identified amenity, recreation, wildlife, or landscape value.</p>	<p>protects spaces that are identified as having value in terms of wildlife, landscape, amenity, or recreation.</p>
<p>SF19: Energy efficiency and sustainability</p>	<p>This policy is consistent with paragraph 153 of the NPPF which requires plans to take a proactive approach to mitigating and adapting to climate change.</p> <p>Policy SF19 provides encouragement for the inclusion of a range of environmental features within new proposals. The policy is supported by the Design Codes.</p>	<p>This policy is consistent with Strategic Policy CS08 Sustainable Development which encourages the use of environmental measures such as integration of water saving devices and Sustainable Drainage Systems; designs that exceed the present standards set by Building Regulations and achieve higher levels of the Code for Sustainable Homes in addition at the design stage, attention should be</p>	<p>There is no equivalent or corresponding policy within the SADMP</p>	<p>This policy is consistent with emerging Policy LP18 Design and Sustainable Development which promotes and encourage opportunities to achieve high standards of sustainability and energy efficiency,</p>

		had to the CABI 'Building for Life' national standard for well-designed homes and neighbourhoods and all new schemes should be assessed against the Building for Life Criteria, or successor documents as appropriate		
SF20: New and existing business	<p>This policy is consistent with paragraphs 84 and 85 of the NPPF which support the sustainable growth and expansion of businesses in rural areas and recognises that development should be sensitive to its surroundings and not have an unacceptable impact upon local roads.</p> <p>Policy SF20 supports the expansion of existing businesses and the creation of new small- scale businesses subject to criteria governing amenity, character, and traffic generation</p>	The policy is consistent with Core Strategy CS10 The Economy, which supports the rural economy and diversification. New employment development in the countryside should be appropriate in size and scale to the local area, adjacent to the settlement and not detrimental to the local environment or local residents.	There is no directly corresponding policy within the SADMP as the issue of rural business is dealt with strategically through the Core Strategy.	This policy is consistent with emerging Policy LP07 The Economy, which supports the rural economy and diversification subject to size, scale, and locational criteria.

<p>SF21: New cultural and creative facilities</p>	<p>This policy is consistent with paragraph 8b of the NPPF which outlines the social objective of the NPPF and specifically highlights the need for “accessible services and open spaces that reflect current and future needs and supports communities’ health, social and cultural well-being”</p> <p>Policy SF21 specifically encourages community cultural and creative uses.</p>	<p>This policy is consistent with Core Strategy Policy CS13 Community and Culture which seeks to protect, enhance, and promote cultural assets as well as facilitating new cultural facilities in growth areas. If a cultural facility is no longer viable alternative options will be explored such as co-locating multiple facilities on a single site to prevent the loss of cultural facilities and to increase the economic viability of such facilities. Development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where need justifies, can be provided within the same settlement boundary or in close proximity of the existing facility. New</p>	<p>There is no directly corresponding policy within the SADMP.</p>	<p>This policy is consistent with emerging Policy LP36 Community and Culture which seeks to protect and enhance existing cultural assets. If a cultural facility is no longer viable alternatives will be explored including alternative options such as co-locating multiple facilities on a single site to prevent the loss of cultural facilities and to increase the economic viability of such facilities. Development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where need justifies, can be provided within the same settlement</p>
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		cultural facilities will actively be encouraged.		boundary or in close proximity of the existing facility. New cultural facilities will actively be encouraged
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5. d) Achieving Sustainable Development

- 5.1 The NPPF 2021 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Stoke Ferry Neighbourhood Development Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2. The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Stoke Ferry Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. **Policy SF5: Design and character** which contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart and looks forward with an eye on the legacy created for future generations. The vision itself refers to support for appropriate market and affordable housing, the importance of safe pedestrian routes, greens spaces and a high-quality built environment.

¹ Resolution 42/187 of the United Nations General Assembly.

VISION 2036

Stoke Ferry will be a flourishing community in a unique and historic setting on the River Wissey, able to meet local needs and address the ongoing challenges of climate change.

The parish will have a balanced housing mix in keeping with the character of the area. Important aspects of the natural and historical environment will be actively protected. Stoke Ferry will continue to be an attractive place where people of all ages choose to live, work, and visit in the future.

- 5.6 The plan contains a set of ten objectives which are identified in order to deliver the vision. These have been refined over time through consultation. The objectives are grouped in six themes: Community and Services, Housing and the Historic Environment, Transport and Access, Natural Environment, Business and Employment, Social and Cultural.

Community and Services

Objective 1: To encourage and support appropriate new and existing services and assets of community benefit.

Housing and the Historic Environment

Objective 2: To encourage well-designed, sustainable development which complements the distinct features of Stoke Ferry and protects the heritage that already exists.

Transport and Access

Objective 3: To encourage safe and connected walking and cycling within and beyond Stoke Ferry parish

Objective 4: To improve existing private and public parking

Natural Environment

Objective 5: To preserve the village character of Stoke Ferry and maintain the existing development boundary.

Objective 6: to minimise pollution on land, in water and in the air and protect and enhance access to the river and countryside within Stoke Ferry parish.

Objective 7: To protect and improve biodiversity (e.g. wildlife habitats and species)

Objective 8: To create a cleaner, safer, and greener neighbourhood.

Business and Employment

Objective 9: To encourage and support appropriate new and existing businesses.

Social and Cultural

Objective 10: To promote a sense of community identity and belonging by encouraging community participation in a friendly and supportive manner across the parish.

5.7 The objectives each support sustainable development whilst recognising the important of safeguarding and enhancing the special qualities that contribute to the specific character of Stoke Ferry.

5.8 The following table helps to further demonstrate the Plan's comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through Stoke Ferry Neighbourhood Plan Policies
NPPF 2021 An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity;	Objective 2: To encourage well-designed, sustainable development which complements the distinct features of Stoke Ferry and protects the heritage that already exists. Objective 4: To improve existing private and public parking Objective 9: To encourage and support appropriate new and existing businesses.

<p>and by identifying and co-ordinating the provision of infrastructure.</p>	<p>Policy SF10: Parking provides guidance on parking for non-residential proposals such as commercial developments and seeks to ensure that adequate parking is provided for users, staff, and visitors.</p> <p>Policy SF20 New and existing business provides support for new businesses and extensions to existing businesses including support for shared spaces for small businesses and home working.</p>
<p>NPPF 2021 A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p>	<p>Objective 1: To encourage and support appropriate new and existing services and assets of community benefit.</p> <p>Objective 2: To encourage well-designed, sustainable development which complements the distinct features of Stoke Ferry and protects the heritage that already exists</p> <p>Objective 3: To encourage safe and connected walking and cycling within and beyond Stoke Ferry parish</p> <p>Objective 4: To improve existing private and public parking</p> <p>Objective 6: To minimise pollution on land, in water and in the air and protect and enhance access to the river and countryside within Stoke Ferry parish.</p> <p>Objective 8: To create a cleaner, safer, and greener neighbourhood.</p> <p>Objective 9: To encourage and support appropriate new and existing businesses.</p> <p>Objective 10: To promote a sense of community identity and belonging by encouraging community participation in a friendly and supportive manner across the parish.</p>

	<p>Policy SF1 Protection and enhancement of existing community facilities seeks to resist proposals that would result in the loss of or adversely affect a number of valued community facilities in the parish.</p> <p>Policy SF2 New community facilities seeks to encourage and support specific new community facilities.</p> <p>Policy SF3 Cemetery extension at Furlong Drove identifies a specific piece of land for a cemetery extension.</p> <p>Policy SF4: Housing mix (size, type, and tenure) identifies the specific mix of new housing required in the parish to enable the creation of a mixed and balanced community.</p> <p>Policy SF5 Design and Character seeks to raise the general standard of design within the parish and ensure new development respects the existing character of the area. It is supported by the Design Guidelines and Codes.</p> <p>Policy SF6: Sites for visual enhancement and renewal identifies a number of sites within the built-up area that would benefit from regeneration or redevelopment.</p> <p>Policy SF9: Access promotes sustainable transport whilst ensuring that highway safety is not compromised. The policy seeks to enhance the health and wellbeing of local community through the promotion of walking and cycling and protecting rights of way and 'droves'.</p> <p>Policy SF10: Parking seeks to ensure that new developments of all kinds provide sufficient parking for all users and visitors.</p> <p>Policy SF11 Village Hall car park identifies a specific site for a car park adjacent to the village hall.</p>
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	<p>Policy SF15 Drainage and Floodrisk seeks to minimise the risks of increased floodrisk from new development and directs development to areas which will not exacerbate existing floodrisk problems.</p> <p>Policy SF18 Local Green Spaces identifies a number of green spaces within the parish that are demonstrably special to the community.</p> <p>Policy SF20 New and existing business supports new businesses and extension to existing businesses together with shared spaces or small businesses and facilities for homeworkers.</p> <p>Policy SF21 New cultural and creative facilities supports the provision of new facilities or spaces available for community cultural and creative use including change of use of existing buildings.</p>
<p>NPPF 2021 An environmental role: to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Objective 2: To encourage well-designed, sustainable development which complements the distinct features of Stoke Ferry and protects the heritage that already exists</p> <p>Objective 3: To encourage safe and connected walking and cycling within and beyond Stoke Ferry parish</p> <p>Objective 4: To improve existing private and public parking</p> <p>Objective 5: To preserve the village character of Stoke Ferry and maintain the existing development boundary.</p> <p>Objective 6: to minimise pollution on land, in water and in the air and protect and enhance access to the river and countryside within Stoke Ferry parish.</p>

	<p>Objective 7: To protect and improve biodiversity (e.g. wildlife habitats and species)</p> <p>Objective 8: To create a cleaner, safer, and greener neighbourhood.</p> <p>Policy SF5 Design and Character seeks to raise the general standard of design within the parish and ensure new development respects the existing character of the area. It is supported by the Design Guidelines and Codes.</p> <p>Policy SF6: Sites for visual enhancement and renewal identifies a number of sites within the built-up area that would benefit from regeneration or redevelopment.</p> <p>Policy SF7 Historic environment and Conservation Area seeks to preserve and enhance the special character of the Stoke Ferry Conservation Area.</p> <p>Policy SF8 Non- Designated Heritage Assets (important unlisted buildings) identifies a number of buildings and structures that are important to the character of Stoke Ferry both within and outside of the Conservation Area.</p> <p>Policy SF12 Development boundary and strategic gap seeks to ensure that new development takes place within the existing development boundary and not in the area between Stoke Ferry and Wretton</p> <p>Policy SF13 Protection of Important Public Local Views identifies a number of important public views where development that would adversely affect their character would not be supported</p> <p>Policy SF14 River Wissey Corridor seeks to protect the visual, scenic, and undeveloped nature of the River Wissey corridor from development that may adversely affect its character.</p>
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	<p>Policy SF15 Drainage and Floodrisk seeks to minimise the risks of increased floodrisk from new development and directs development to areas which will not exacerbate existing floodrisk problems.</p> <p>Policy SF16 Dark skies seeks to minimise light pollution within the parish</p> <p>Policy SF17 Protection and enhancement of natural features and species seeks to ensure that development proposals take proper account of biodiversity assets within the parish</p> <p>Policy SF18 Local Green Spaces identifies a number of green spaces within the parish that are demonstrably special to the community.</p>
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6. f) Compatibility with EU Obligations

- 6.1 The statement below demonstrates how the Stoke Ferry Neighbourhood Development Plan does not breach and is compatible with EU obligations. The United Kingdom formally left the European Union on the 31st January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 6.2 The Borough Council of King's Lynn and West Norfolk recommends that the Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening processes be undertaken prior to Pre-Submission stage. The SEA and HRA Screening Assessments were undertaken as a combined process by the Borough Council itself and work began in November 2021 and concluded in May 2022.
- 6.3 The SEA/HRA Screening Report takes into account the latest regulations, guidance and court judgements relating to this area including CJEU People Over Wind v Coillte Teoranta C-323/17 which rules that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site. The SEA/HRA Screening Report therefore does not consider mitigation measures within the assessment of Likely Significant Effects resulting from the Stoke Ferry Neighbourhood Development Plan. The SEA/HRA Screening report also considers the impact of the judgement CJEU Holohan C- 461/17, which imposes more detailed requirements in the competent authority at Appropriate Assessment Stage.
- 6.4 The Borough Council of King's Lynn and West Norfolk District Council began the combined Screening Process in November 2021 and the draft report produced at that time concluded that:

"The assessments contained within this report are based upon the Borough Council's preliminary screening opinion and the consultation responses received from the statutory bodies. They clearly identify that, based upon the information available; there is not the potential for significant environmental effects to arise from the implementation of the proposals in the emerging Neighbourhood Plan for Stoke Ferry. Subject to confirmation by the relevant statutory consultation bodies, the Borough Council has concluded that:

- *The Stoke Ferry Neighbourhood Plan does not require a full Strategic Environmental Assessment (SEA); and*
- *The Stoke Ferry Neighbourhood Plan does not require an Appropriate Assessment, under the Habitat Regulations. "*

6.5 The Borough Council prepared the report on behalf of the qualifying body as a preliminary screening opinion. The statutory bodies, the Environment Agency, Historic England, and Natural England, as required within the SEA and HRA screening process, were consulted upon this over 28 days (11th November 2021 – 9th December 2021).

6.6 Responses were received, as follows:

- Historic England, 22nd November 2021 – the plan will not have any significant effects on the historic environment.
- Natural England, 2nd December 2021 – there are unlikely to be significant environmental effects from the proposed plan.
- Environment Agency previously stated, in response to an earlier SEA consultation for the Grimston, Roydon and Congham Neighbourhood Plan (8th October 2021), that they will no longer provide bespoke responses to SEA screening consultations for Neighbourhood Plans.

6.7 The Borough Council's officers considered the feedback from the statutory consultation bodies. These raise no objections to the screening opinion, concluding in all cases (where specific responses were forthcoming) that there are unlikely to be any significant effects from the Stoke Ferry Neighbourhood Plan; such that the that the preparation of a Strategic Environmental Assessment is not required.

6.8 In the case of the Environment Agency (from which no response was received) the Borough Council advised, that given the SEA screening consultation is a statutory requirement under the 2004 SEA Regulations, then the lack of a response is received from any consultation body by the closing date (9th December 2021) can be read as "no objection", or "no concerns raised"; implicit satisfaction with the SEA screening that has been undertaken (email, 9th February 2022).

6.9 Through ongoing discussions and engagement with the qualifying body and the statutory bodies, the Borough Council finalised its opinion on the matter

of the screening report and concluded that the consultation responses of the statutory bodies underpinned the Local Planning Authority's evaluation and conclusions.

- 6.10 The final Screening Report produced in May 2022 concluded that , based upon the information available; there is not the potential for significant environmental effects to arise from the implementation of the proposals in the emerging Neighbourhood Plan for Stoke Ferry. On the basis of feedback from the relevant statutory consultation bodies, the Borough Council has concluded that:

“ The Stoke Ferry Neighbourhood Plan does not require a full Strategic Environmental Assessment (SEA); and the Stoke Ferry Neighbourhood Plan does not require an Appropriate Assessment, under the Habitat Regulations”

Human rights

- 6.11 In addition, the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement.

7. g) Prescribed matters

- 7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

‘The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine

Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)'.

- 7.2 Natural England has been consulted on the pre-submission version of the Stoke Ferry Neighbourhood Plan and has contributed to the SEA and HRA Screening and Scoping Reports produced by the Borough Council which concluded that the Stoke Ferry Neighbourhood Plan policies would not have likely significant effects on protected sites and that Appropriate Assessment was not required. The Stoke Ferry Parish Council therefore considers that the Neighbourhood Plan meets the additional prescribed basic condition.