

Borough Council of King's Lynn and West Norfolk representation on the Stoke Ferry Neighbourhood Development Plan Submission Consultation (November 2022)

Borough Council of King's Lynn and West Norfolk has worked to support Stoke Ferry Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well produced plan.

The borough council would like to take this opportunity to congratulate Stoke Ferry Parish Council on its preparation of its neighbourhood plan.

The borough council recognises the work which has gone into the plan to reach this stage and the challenging nature of issues the plan seeks to address, and commends the skill, care and effort which has gone into the plan's preparation so far.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging Stoke Ferry Neighbourhood Development Plan (NDP) during the pre-submission consultation. We note that the qualifying body has taken some of the council's advice on board and addressed a number of the concerns previously raised during the Regulation 14 consultation.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. The borough council's comments (where applicable) are provided in the following table which divides the plan into its various sections and policies.

The tests to be applied to neighbourhood plans are (summarised):

- (a) contributes to achieving sustainable development;
- (b) in general conformity with the strategic policies of the (borough council's) local plan;
- (c) having regard to the NPPF it is appropriate to adopt the plan; and
- (d) compatible with EU obligations.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

National Planning Practice Guidance (PPG) explains how the examination of a neighbourhood plan is very different from that of a local plan. The Examiner is limited to testing whether the neighbourhood plan meets the "basic conditions" and "is not testing the soundness of a neighbourhood plan or examining other material considerations".

Borough Council comments on Stoke Ferry Submission Neighbourhood Development Plan		
Page No.	Item	Comment
17	Figure 9: Stoke Ferry Conservation Area	The map of the extent of the Conservation Area lacks clarity. It would be better to have the parish boundary as an outline and a coloured/hatched area showing the extent of the Conservation Area.
28	Para 4.5	'The Borough Council is in the process of replacing reviewing those two documents with a new Local Plan and currently working on the emerging King's Lynn & West Norfolk Local Plan 2036. a Regulation 19 draft of which was published for consultation in August 2021. The draft Local Plan 2036 was submitted to the Secretary of State for independent examination in March 2022.'
29	Para 4.7	'In the most recent version of the emerging emerging Local Plan 2036 published in August 2021 2036 published in August 2021 March 2022... '
34	Chapter 6 – Policies and projects Bullet point 2 of Community projects action plan	Suggest that the Parish Council undertakes further engagement with the Borough Conservation Officer on whether this is plausible. Change 'request' to 'explore'.
36	Chapter 7 – community and services Policy SF1 – Protection and enhancement of existing community facilities	The NPPF requires planning policies and decisions to enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs to improve access to healthier food. Public Health England (PHE) supports actions to limit the proliferation of less healthy uses such as hot food takeaways. Therefore, we suggest against listing takeaway food outlets in the list of community facilities to be protected or enhanced.
42	Chapter 8 Housing, design and the historic environment Para 8.5	"The pre-submission version of the emerging Local Plan published in March 2022 ...August 2021" This is to reflect the changed status of the emerging Local Plan. Please correct 2016 Site Allocations Development Management Plan Document

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49	Chapter 8 Housing, design and the historic environment Para 8.32 last sentence	'... to instead encourage the implementation of relevant extant planning permission and to encourage others to come forward for development.' - The NP can't influence planning permission that has already been granted. This should be reflected on the sites listed in the Policy.
52	Policy SF7	Suggest changing the first sentence of the policy to ' preserve or enhance ' to be in line with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990.
66	Chapter 9 and Transport Access Para 9.13	The adopted Site Allocations Development Management Plan 2016
68	Para 10.1	Refer to the 'Adopted Local Plan' as 'the emerging King's Lynn & West Norfolk Local Plan 2036'
71	Policy SF12	Para 4: It is suggested to change 'will only be permitted' to 'will only be supported'.