

# Gayton and Gayton Thorpe Neighbourhood Plan

## Basic Conditions Statement

Prepared on the behalf of the Gayton Neighbourhood Plan Steering Group

October 2022

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## 1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Modicum Planning Ltd on the behalf of the Gayton and Gayton Thorpe neighbourhood plan group to accompany its submission to the local planning authority, the Borough Council of King's Lynn and West Norfolk (the "Borough"), of the Gayton and Gayton Thorpe Neighbourhood Plan ("the NP") (under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- 1.2 The NP has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area. The Gayton NP Area was formally designated by the Borough Council 08 May 2017 and corresponds with the boundaries of Gayton parish.
- 1.3 The policies described in the NP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is 2019 to 2036 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The statement addresses each of the 'basic conditions' required by the Regulations and explains how the submitted NP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order 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 order;
  - b) the making of the order contributes to the achievement of sustainable development;
  - c) the making of the order 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);
  - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
  - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.6 Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act (i.e. item g above).
  - *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017"*
- 1.7 An overview of the NP is provided in section 2 of this report.

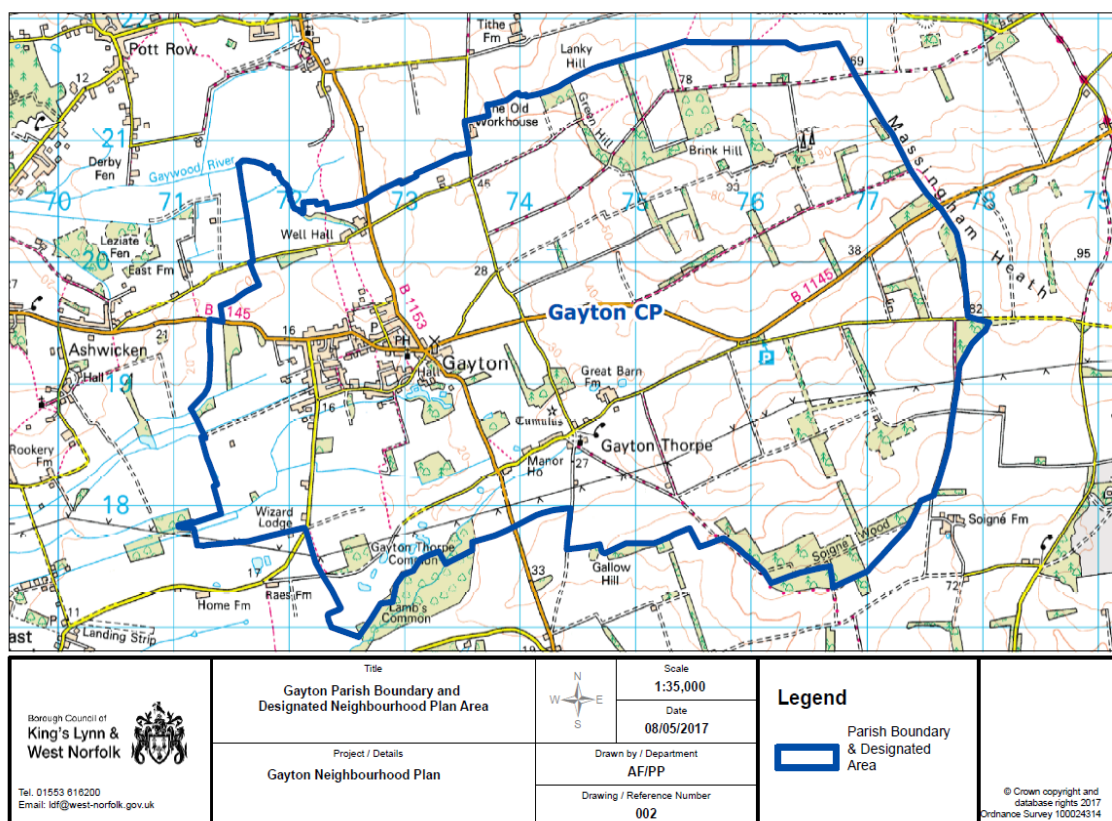
1.8 This document outlines how the NP meets all of the above basic conditions and addresses these requirements in five sections:

- Section 3 demonstrates the policies in the NP are appropriate having regard to national policies;
- Section 4 shows how the NP will contribute towards achieving sustainable development;
- Section 5 demonstrates the conformity of the NP with the Borough Council of King's Lynn & West Norfolk of Local Plan policies;
- Section 6 demonstrates compliance with the appropriate EU obligations including the SEA Directive and obligation relating to Human Rights. and
- Section 7 gives details of how the *making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017*

## 2 An overview of the Neighbourhood Plan

### 2.1 The NP plan area is shown in below

**Figure 2.1:** The NP plan area



2.2 The NP contains an overall vision statement set out below:

#### Neighbourhood Plan Vision

*"Our vision is to preserve the rural character of Gayton and Gayton Thorpe. This is characterised by the open landscape within which the villages are set, the green centre of Gayton village and the views to the wider countryside beyond.*

- *New developments and housing will be of high quality and sympathetic to the character of the built environment immediately surrounding them.*
- *We will protect and enhance our indoor and outdoor community spaces and preserve and protect our natural, built and historical heritage.*
- *Gayton and Gayton Thorpe will continue to develop as walkable villages, with safe footpaths and footways linking key village locations and longer walking routes into the wider countryside.*
- *We will make our contribution towards mitigating and adapting to climate change*
- *We will provide a safe, well-connected environment for residents of all demographics to live, work and play*

2.3 The vision statement is supported by a further five theme-based visions, 29 objectives and 19 community aspirations. Community aspirations are commitments expressed in the plan which fall outside the scope of a planning policy.

**Table 2.1: Neighbourhood Plan theme-based visions and objectives**

<b>Themed Vision – Spatial Strategy</b> - To provide an up-to-date spatial strategy for the Gayton and Gayton Thorpe Neighbourhood Plan area
<b>Objective 1:</b> Provide an up-to-date spatial development strategy for the plan area, including an up-to-date development boundary for Gayton, and plan for a modest level of growth during the period 2019 to 2036. This is in addition to the existing, approved developments already in the pipeline.
<b>Objective 2:</b> Future developments will be matched to the capacity of existing and planned infrastructure and facilities
<b>Themed Vision – Housing and Development</b> The vision for development encompasses the view that all future development in Gayton and Gayton Thorpe is of high quality and sympathetic to the rural character of both villages and the development should contribute positively to the style of the immediate area of the village. The quality of life and wellbeing of the existing population will be a factor in the scale of future developments. Developments should create the least possible negative impact on the daily life of the village. This vision will ensure the retention of the green heart of the villages. Future development will provide a mix of housing suitable for meeting the needs of the Gayton and Gayton Thorpe parish demographics.
<b>Objective 3:</b> Protect and maintain the existing rural character.
<b>Objective 4:</b> Special qualities which give the Neighbourhood Plan area its strong sense of place will be retained.  Note: This includes valued views and visually important gaps which are identified in the NP and are described in its appendix.

<p><b>Objective 5:</b> Future developments are to contribute positively to the existing character of the area of the village in which they are located.</p> <p>Note: Descriptions of the Gayton and Gayton Thorpe Character Areas are found in the Gayton and Gayton Thorpe Character Assessment.</p>
<p><b>Objective 6:</b> Protect and preserve heritage sites</p>
<p><b>Objective 7:</b> New housing to include at least the proportion of affordable housing that meets local standards and the requirements of the Borough Plan. New housing should be both balanced and have diversity with consideration given to age, wealth, need and wellbeing which allows for a healthy functioning community.</p>
<p><b>Objective 8:</b> Improve opportunities for people with a local connection to obtain rented and freehold housing that is within their means</p>
<p><b>Objective 9:</b> Encourage housing design of an individual nature which is high-quality in design, layout, size and materials, adapted to the expected results of climate change, for example, eco-friendly, energy efficient and in harmony with the immediate locality.</p>
<p><b>Themed Vision: Infrastructure</b> The future infrastructure is developed to overcome existing shortfalls and improved to cater for the increase in housing and population.</p>
<p><b>Objective 10:</b> Overall flood risk from surface water flooding to be reduced during the plan period 2019-2036.</p>
<p><b>Objective 11:</b> Improve the current drainage to stop the frequent road and property flooding</p>
<p><b>Objective 12:</b> Provide charging points for electric powered vehicles in all new developments</p>
<p><b>Objective 13:</b> Provide low-level, energy efficient lighting consistent with the Gayton Parish Council's lead on its Dark Sky Policy</p>
<p><b>Objective 14:</b> Enable Gayton and Gayton Thorpe residents to take full advantage of fibre connection and the superfast UK Broadband network</p>
<p><b>Themed vision: Green infrastructure and footpaths</b> Gayton's unique and diverse green spaces will be preserved within and around the community hub, especially those areas which are integral to the character of the village. Further we intend to enhance the network of informal green spaces within the village so they support attractive pedestrian and cycle routes connecting the different parts of the village. We aim to retain the green spaces in both villages to provide a natural mitigation of surface flooding.</p> <p>We wish to conserve and enhance the rural character of Gayton Thorpe and to preserve the undeveloped fields and wetlands to the south of the hamlet whilst conserving the lands with wide views to woodland to the north of the hamlet. We intend to enhance the network of informal green spaces within the hamlet so they support attractive pedestrian and cycle routes within the hamlet and connecting to the neighbouring village of Gayton.</p> <p>We will seek to improve connections between the different parts of Gayton and between Gayton and Gayton Thorpe and improve the provision of accessible walking routes from Gayton and Gayton Thorpe into the countryside beyond, for both pedestrians and cyclists. Any new developments should enhance the network of routes within Gayton.</p>
<p><b>Objective 15:</b> Future development is assessed for its impact on the natural environment, promotes biodiversity, encourages wildlife, and works towards a reduced carbon footprint to mitigate the expected effects of climate change</p>
<p><b>Objective 16:</b> Protect areas of ecological interest.</p>
<p><b>Objective 17:</b> Gayton: Protect the open space at the heart of Gayton village and realise its potential as an open space and key community asset for the benefit and wellbeing of the community.</p>

<b>Objective 18:</b> Gayton Thorpe: Conserve, maintain and protect Gayton Thorpe's sites of archaeological interest, green spaces, recreational facilities, fields and wetlands.
<b>Objective 19:</b> Gayton Thorpe: Protect and conserve the open aspect of Gayton Thorpe and characterful, uninterrupted views from within the hamlet and on access routes
<b>Objective 20:</b> Ensure that new routes to and within, new developments are properly integrated into the village and the Strategic Footpath Network and are not isolated from adjoining areas. As part of this, establish safe walking and cycling routes to the school to reduce the use of cars on the 'school run'.
<b>Objective 21:</b> Consolidate and formalise circular walking routes in the countryside around Gayton and Gayton Thorpe. Seek to establish a safe, accessible walking and cycling route between Gayton and Gayton Thorpe
Aspirations 4, 5 and 6 sit under this theme.
<b>Themed Vision – Facilities, Community and Village Life</b>
<b>Facilities Business and Communications:</b> We wish to improve existing facilities and internet connections to support the increase in resident numbers, support businesses and to draw the community together.
<b>School:</b> We will actively support and encourage the development proposals for a new primary school and preschool to properly accommodate the growing school and preschool age population.
<b>Transport, traffic and parking:</b> We will encourage new developments to enhance the road, cycle and footpath networks and provide realistic parking provision. We want to introduce traffic calming solutions where there is potential for cars to speed up through the villages. We want to see a viable bus service to King's Lynn to enable commuting to and from work and evening social activities in King's Lynn.
<b>Leisure and Play:</b> To provide improved and increased amenities and sports facilities, for youngsters and all age groups, to encourage fitness
<b>Community spaces:</b> We wish to preserve and enhance existing indoor and outdoor community spaces in the centre of Gayton and Gayton Thorpe. We feel that this is important for the wellbeing and benefit of the community and would ensure that significant open space becomes part of any new development.
<b>Objective 22:</b> Seek to address village parking issues including the need for increased public parking. Require adequate allocation of car parking space in new developments to ensure no 'overspill' onto surrounding roads.
<b>Objective 23:</b> Require the inclusion of a drop-off zone at the school and traffic calming measures
Aspirations 7, 8, 9, 10, 11 and 12 fall under this theme.
<b>Objective 24:</b> A school and pre-school which is fit for purpose.
<b>Objective 25:</b> A school and pre-school built on an appropriate site which is safe for walkers, cyclists and drivers
<b>Objective 26:</b> Future developments are designed to promote community activity and wellbeing.
<b>Objective 27:</b> Protect publicly accessible open spaces that could provide recreation opportunities. Maintain and protect several recreation grounds, all situated in the middle of the village and on the north side of the B1145.



Aspirations 13,14 and 15 fall under this theme.
<b>Objective 28:</b> To preserve Gayton's existing facilities and protect them from change of use: the Church, pub, petrol station and garage, post office, shops, butcher, take-aways and hairdresser
<b>Objective 29:</b> Provide improved facilities for the existing Jubilee Hall or build a new village hall with parking.
Aspirations 16 and 17 fall under this theme.

- 2.4 There are 29 planning policies which are linked to plan vision, the five theme-based visions and 29 plan objectives. The table below illustrates the relationship between the themed vision, the objectives and the planning policies and associated community aspirations.

**Table 2.2: How the planning policies and aspirations are linked to the NP visions and objectives**

Themed Vision and linked objectives	Linked planning policies and aspirations
Themed Vision: Spatial Strategy	
Spatial Strategy Objective 1:	Policy GS1: A spatial strategy
Spatial Strategy Objective 2:	Policy GS1: A spatial strategy
Themed Vision: Development and housing	
Objectives 3, 4 and 5	Policy G1: Development and character Policy G2: Preserving the special character of Back Street, Gayton Policy G19: Preserving the landscape character Policy G26: Gayton Primary School (Lynn Road)
Objective 6	Policy G4: Conserving and enhancing heritage assets in the parish Policy G26: Gayton Primary School (Lynn Road)
Objective 7	Policy G5: Affordable housing Policy G6: Housing Mix
Objective 8	Policy G5: Affordable housing Policy G7: Affordable housing on rural exception sites Policy G8: Land North of Back Street
Objective 9	Policy G9: Residential development and design
Themed Vision – Infrastructure	
Objective 10	Policy G10: Development and surface water flood risk
Objective 11	Policy G10: Development and surface water flood risk Policy G11 Development and Foul waste water
Objective 12	Policy G12: Charging points for electric and ultra-low emission vehicles
Objective 13	Policy G13: Dark skies <a href="#">Community aspiration 3</a>
Objective 14	Policy G14: Fibre connections <a href="#">Community aspiration 1</a> <a href="#">Community aspiration 2</a>
Themed vision: green infrastructure	
Objective 15	Policy G16: development and open space provision Policy G27: roads and green infrastructure Policy G18: development and biodiversity
Objective 16	Policy G18: development and biodiversity
Objective 17	Policy G15: Local green spaces
Objective 18	Policy G15: Local green spaces Policy G4: Conserving and enhancing heritage assets in the parish Policy G19: Preserving the landscape character
Objective 19	Policy G19: Preserving the landscape character

Themed Vision and linked objectives	Linked planning policies and aspirations
Objective 20	Policy G21: Maintaining a walkable and well-connected village Policy G25: Gayton Primary School (at Springvale) <a href="#">Community Aspiration 4</a>
Objective 21	Policy G20: Rural routes for non-motorised users: The rural footpath network and the public rights of way network Policy G22: sustainable link between Gayton and Gayton Thorpe <a href="#">Community Aspiration 5</a> <a href="#">Community Aspiration 6</a>
Themed vision – facilities, community and village life	
Transport, traffic and parking	<a href="#">Community Aspirations linked to this vision: 7, 8, 9, 10, 11, 12</a>
Objective 22	Policy G23: Car and Bicycle parking Policy G24: Opportunities for Gayton village centre public parking
Objective 23	Policy G25: Gayton Primary School (at Springvale)
Objective 24	Policy G25: Gayton Primary School (at Springvale)
Objective 25	Policy G25: Gayton Primary School (at Springvale)
Leisure and play	<a href="#">Community Aspirations 13, 14 and 15</a>
Objective 26	Policy G20: Footpaths: The rural footpath network Policy G21: Maintaining a walkable and well-connected village Policy G16: Development and new open space provision Policy G17: Roads and green infrastructure Policy G9: Residential development and design
Objective 27	Policy G27: Outdoor recreation areas
Facilities, Business and Communication	<a href="#">Community Aspirations 16, 17 and 18</a>
Objective 28	Policy G28 – Community Facilities
Objective 29	Policy G29 – A new village hall for Gayton parish

2.5 The table below provides a summary of what each planning policy does.

**Table 2.3: What each planning policy does:**

Reference	Title	What does this policy do?
G1	A Spatial Strategy	This policy defines an up-to-date development boundary around Gayton village within which development proposals will, in principle (and subject to other policies in the plan including local green space designations), be supported. The policy applies a restrictive approach to proposals outside the development boundary.
G2	Development and Character	This policy stipulates that all new development proposals should be of high-quality design and contribute positively

Reference	Title	What does this policy do?
		to the character of existing settlements. The policy includes seven specific measures which must be met as part of this.
G3	Preserving the special character of Back Street, Gayton	This policy relates to development proposals coming forward along Back Street. The policy identifies specific special characteristics along Back Street that should be preserved or reinforced.
G4	Conserving and enhancing heritage assets in the parish	This policy applies to development proposals which would impact on existing heritage assets in the parish. This includes statutorily listed buildings as well as buildings and structures which have been identified through the NP as being of historic importance locally i.e. non-designated heritage assets. Where a development proposal would impact on a non-designated heritage asset, the policy requires a balanced judgement to be applied having a regard to the historic importance of the building or structure.
G5	Affordable housing	This policy applies to schemes which include both affordable and market homes. The policy requires that the affordable housing units are designed to be integral to the scheme as a whole. The policy also requires any First Home products to be offered to local people on a preferential basis.
G6	Housing mix	This policy applies to residential development schemes. The policy requires that the housing mix (tenure and size) is one which a) is appropriate to meeting the needs in the parish b) is appropriate to a specific site and c) includes variety so that as to help achieve a vibrant neighbourhood.
G7	Affordable housing on rural exception sites	This policy allows for small-scale rural exception sites on the edge of Gayton village subject to evidence showing an existing need for affordable housing in the parish. The policy includes a list of criteria to be met including that the homes are allocated to residents with a parish connection and that the affordable units are provided in perpetuity.
G8	Land North of Back Street	This policy applies to land that is already allocated in the Borough Local Plan for development (see policy G41.1 in the Site Allocations and Development Management Plan 2016). Policy G8 requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP.
G9	Residential development and design	This policy applies design standards specifically applicable to residential schemes. The policy will work alongside other NP policies applicable to design including Policy G1: <i>Development and Character</i> .
G10	Development and surface water flood risk	In recognition of the historical flood events in the parish, this policy relates to development and surface water flooding. The policy will work alongside borough and national policies relating to flooding. The policy sets out

Reference	Title	What does this policy do?
		surface water management requirements for proposals in areas of surface water flood risk.
G11	Development and foul waste water	This policy is included in recognition of the historical events relating to flooding involving backflow of sewage in the village. The policy requires that sewerage infrastructure capacity exists prior to new development being approved.
G12	Charging points for electric and ultra-low emission vehicles	This policy requires residential development proposals to be provided with facilities and bays for charging plug-in and ultra-low emission vehicles.
G13	Dark skies	This policy resists development proposals that would lead to additional external lighting unless certain criteria is met.
G14	Fibre connections	This policy requires new build development to include adequate infrastructure (e.g. installation of fibre cabling) to facilitate easy connection with high speed broadband.
G15	Local Green Spaces	This policy identifies existing areas of green space which are demonstrably special to parish residents and designates them as Local Green Spaces, thereby giving these areas strong protection.
G16	Development and new open space provision	This policy applies to proposals which include a requirement (through the Borough Local Plan) to deliver green infrastructure. The policy specifies criteria to be met when this green infrastructure is delivered so that the space is high quality, attractive and functional as an open space.
G17	Roads and green infrastructure	This policy applies to proposals which would include the delivery of new roads and seeks the provision of green infrastructure as part of new road development.
G18	Development and biodiversity	The policy requires proposals to avoid adverse impacts on biodiversity and provide net gains in biodiversity. The supporting text includes information on existing national priority habitats in the parish.
G19	Preserving the landscape character	This policy requires all proposals to maintain or enhance landscape character in the parish and identifies key landscape features, including views as part of this. The policy is accompanied by detailed maps.
G20	Footpaths: rural routes for non-motorised users	This policy protects the existing rural footpath network and seeks enhancements to this.
G21	Maintaining a walkable and well-connected village	The policy requires the design and layout of development proposals to allow for walkable and well-connected neighbourhoods and requires proposals to consider the needs of cyclists as part of this. The policy resists proposals which would result in poor connectivity between residential areas.
G22	Sustainable link between Gayton and Gayton Thorpe	This is an aspirational policy seeking the delivery of a safe and direct pedestrian route which would link Gayton to Gayton Thorpe. As part of this the policy identifies

Reference	Title	What does this policy do?
		requirements in the event of the Seed Factory/Gayton Mill site coming forward for development.
G23	Car and bicycle parking policy	This policy requires parking standards set out in the Borough Local Plan to be met in the parish.
G24	Opportunities for Gayton village centre public parking	This policy supports the delivery of new public car parking in and around Gayton village centre subject to criteria.
G25	Gayton Primary School (Springvale)	This policy includes criteria relating to road and traffic movements to apply to any future revised proposals for the planned primary school on land at Springvale.
G26	Gayton Primary School (Lynn Road)	This policy supports future development proposals at the existing primary school sites that would secure the continued use of the site. The policy highlights the existing value of the school playing field and the building as a non-designated heritage asset.
G27	Outdoor recreation areas	The policy identifies outdoor recreational areas in the parish and seeks to protect, maintain and enhance these.
G28	Community facilities	This policy supports proposals which would help important village facilities prosper and resists proposals which would damage village amenities.
G29	A new village hall for Gayton parish	This policy identifies land which is considered suitable for the delivery of a new village hub to incorporate a new village hall, together with the social club meeting space.

### 3 How the NP policies are appropriate having regard to national policies and guidance

- 3.1 It is required that the NP policies are appropriate having regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF) published in 2021 but also provided by planning practice guidance.
- 3.2 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.3 This section demonstrates that the NP has regard to the relevant policies in the NPPF in relation to:
- Achieving sustainable development (NPPF Chapter 2)
  - Plan-making (NPPF Chapter 3)
  - Delivering a sufficient supply of homes (NPPF Chapter 5)
  - Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)
  - Ensuring the vitality of town centres (NPPF Chapter 7)
  - Promoting healthy and safe communities (NPPF Chapter 8)
  - Promoting sustainable transport (NPPF Chapter 9)
  - Supporting high quality communications (NPPF Chapter 10)
  - Making effective use of land (NPPF Chapter 11)
  - Achieving well-designed places (NPPF Chapter 12)
  - Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
  - Conserving and enhancing the natural environment (NPPF Chapter 15)
  - Conserving and enhancing the historic environment (NPPF Chapter 16)
- 3.4 Table 3.1 demonstrates how the GNP objectives and policies relate to the principal goals set out in the NPPF.

**Table 3.1: Neighbourhood Plan objectives and the NPPF goals they seek to address.**

NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
<b>Spatial Strategy</b> To provide an up-to-date spatial strategy for the Gayton and Gayton Thorpe Neighbourhood Plan area.	Policy G1: A spatial strategy	The Spatial Strategy Themed Vision in the NP is consistent with Chapters 2 and 3 of the NPPF 2021.  Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...” Chapter 3: Plan-making. Paragraph 15 states that the “planning system should be genuinely plan-led. Succinct and up-to-date plans should

NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
		provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings"
<p><b>Housing and Development</b></p> <p>The vision for development encompasses the view that all future development in Gayton and Gayton Thorpe is of high quality and sympathetic to the rural character of both villages and the development should contribute positively to the style of the immediate area of the village. The quality of life and wellbeing of the existing population will be a factor in the scale of future developments. Developments should create the least possible negative impact on the daily life of the village. This vision will ensure the retention of the green heart of the villages. Future development will provide a mix of housing suitable for meeting the needs of the Gayton and Gayton Thorpe parish demographics.</p>	<p>Policy G2: Development and character</p> <p>Policy G3: Preserving the special character of Back Street, Gayton</p> <p>Policy G4: Conserving and enhancing heritage assets in the parish</p> <p>Policy G5: Affordable housing</p> <p>Policy G6: Housing Mix</p> <p>Policy G7: Affordable housing on rural exception sites</p> <p>Policy G8: Land North of Back Street</p> <p>Policy G9: Residential development and design</p> <p>Policy G19: Preserving the landscape character</p> <p>Policy G26: Gayton Primary School (Lynn Road)</p>	<p>The Housing and Development themed vision is consistent with Chapters 12, 5 and 15 of the NPPF 2021</p> <p>Chapter 12: Achieving well-designed places. Paragraph 127 states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development..."</p> <p>Chapter 5: Delivering a sufficient supply of homes. Paragraph 62 states that the "size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies".</p> <p>Paragraph 63 states that "Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required..."</p> <p>Chapter 15: Conserving and enhancing the natural environment. Paragraph 174 b) states that "Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside."</p>
<p><b>Infrastructure</b></p> <p>The future infrastructure is developed to overcome existing shortfalls and improved to cater for the increase in housing and population. Future infrastructure would include improved mobile phone</p>	<p>Policy G10: Development and surface water flood risk</p> <p>Policy G11: Development and four waste water</p> <p>Policy G12: Charging points for electric</p>	<p>The Infrastructure themed vision is consistent with Chapters 14, 2, 15 and 10 of the NPPF 2021.</p> <p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change. Paragraph 167 states that "When determining any planning applications, local planning</p>



NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
<p>coverage and fibre connections to improve broadband connectivity to enable more working from home which will, in turn, reduce traffic volumes and environmental pollution whilst also benefitting local businesses.</p>	<p>and ultra-low emission vehicles Policy G13: Dark skies Policy G14: Fibre connections</p>	<p>authorities should ensure that flood risk is not increased elsewhere". (applicable to Policy G10). Paragraph 155 states "To help increase the use and supply of renewable and low carbon energy and heat, plans should a) provide a positive strategy for energy from these sources..." (applicable to policy G12)</p> <p>Chapter 2: Achieving sustainable development. Paragraph 11 states that "all plans should ... align growth and infrastructure". (applicable to Policy G11)</p> <p>Chapter 15: Conserving and enhancing the natural environment. Paragraph 185 c) states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation"</p> <p>Chapter 10: Supporting high quality communications. Paragraph 114 states that planning policies should "set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should priorities full fibre connections to existing and new developments".</p>
<p><b>Green infrastructure</b> Gayton's unique and diverse green spaces will be preserved within and around the community hub, especially those areas which are integral to the character of the village. Further we intend to enhance the network of informal green spaces within the village so they support attractive pedestrian and cycle routes</p>	<p>Policy G4: Conserving and enhancing heritage assets in the parish Policy G15: Local green spaces Policy G16: development and open space provision Policy G17: roads and green infrastructure</p>	<p>The Green Infrastructure themed vision is consistent with Chapters 16, 8, 15, 12, and 9 of the NPPF 2021.</p> <p>Chapter 16: Conserving and enhancing the historic environment. Paragraph 190 states that "plans should set out a positive strategy for the conservation and enjoyment of the historic environment" (applicable to Policy G4).</p>

NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
<p>connecting the different parts of the village. We aim to retain the green spaces in both villages to provide a natural mitigation of surface flooding.</p> <p>We wish to conserve and enhance the rural character of Gayton Thorpe and to preserve the undeveloped fields and wetlands to the south of the hamlet whilst conserving the lands with wide views to woodland to the north of the hamlet. We intend to enhance the network of informal green spaces within the hamlet so they support attractive pedestrian and cycle routes within the hamlet and connecting to the neighbouring village of Gayton.</p> <p>We will seek to improve connections between the different parts of Gayton and between Gayton and Gayton Thorpe and improve the provision of accessible walking routes from Gayton and Gayton Thorpe into the countryside beyond, for both pedestrians and cyclists. Any new developments should enhance the network of routes within Gayton.</p>	<p>Policy G18: development and biodiversity</p> <p>Policy G19: Preserving the landscape character</p> <p>Policy G21: Maintaining a walkable and well-connected village</p> <p>Policy G20: Footpaths: the rural footpath network</p> <p>Policy G25: Gayton Primary School (Springvale)</p> <p>Policy G22: sustainable link between Gayton and Gayton Thorpe</p>	<p>Chapter 8: Promoting healthy and safe communities.</p> <p>Paragraph 98 states that “access to a network of high-quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (applicable to Policy G16). Paragraphs 101 and 102 provide a mechanism for designating Local Green Spaces. (applicable to Policy G15). Paragraph 100 states that planning policies should “protect and enhance public rights of way” (applicable to Policy G20).</p> <p>Chapter 15: Conserving and enhancing the natural environment. Paragraph 174 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.” (applicable to Policy G19)</p> <p>Paragraph 174 states that “Planning policies should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures” (applicable to Policy G18).</p> <p>Chapter 12: Achieving well-designed places. Paragraph 130 states that planning policies should ensure that developments “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”. (applicable to Policies G11 and G12)</p>

NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
		<p>Chapter 9: Promoting sustainable transport. Paragraph 104 c) and e) states that transport issues should be considered from the earliest stages of plan making and development proposals, so that c) “opportunities to promote walking, cycling and public transport uses are identified and pursued” and “patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places” respectively (applicable to policies G20, G21 and G25)</p> <p>Paragraph 106 c) states that planning policies should “identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice ...” (applicable to Policy G22)</p> <p>Paragraph 106 d) states planning policies should “provide for attractive and well-designed walking and cycling networks ...” (applicable to policies G21 and G25)</p> <p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change. Paragraph 153 states that plans should “take a proactive approach to mitigating and adapting to climate change, taking into the long term implications for ... biodiversity and landscapes” (applicable to Policy G18)</p>
<p><b>Facilities Business and Communications:</b> We wish to improve existing facilities and internet connections to support the increase in resident numbers, support businesses and to draw the community together. <b>School:</b> We will actively support and encourage the</p>	<p>Policy G23: Car and Bicycle parking Policy G24: Opportunities for Gayton village centre public parking Policy G25: Gayton Primary School (Springvale)</p>	<p>The Facilities, Business and Communications themed vision is consistent with Chapters 9 of the NPPF 2021.</p> <p>Chapter 9: Promoting sustainable transport. Paragraph 104 c) and e) states that transport issues should be considered from the earliest stages of plan making and development proposals, so that c) “opportunities to</p>

NP Themed Vision	Relevant NP policies	Relevant NPPF chapters
<p>development proposals for a new primary school and pre-school to properly accommodate the growing school and pre-school age population.</p> <p><b>Transport, traffic and parking:</b> We will encourage new developments to enhance the road, cycle and footpath networks and provide realistic parking provision. We want to introduce traffic calming solutions where there is potential for cars to speed up through the villages. We want to see a viable bus service to King's Lynn to enable commuting to and from work and evening social activities in King's Lynn.</p> <p><b>Leisure and Play:</b> To provide improved and increased amenities and sports facilities, for youngsters and all age groups, to encourage fitness.</p> <p><b>Community spaces:</b> We wish to preserve and enhance existing indoor and outdoor community spaces in the centre of Gayton and Gayton Thorpe. We feel that this is important for the wellbeing and benefit of the community and would ensure that significant open space becomes part of any new development.</p>	<p>Policy G20: Rural Routes for non-motorised users</p> <p>Policy G21: maintaining a walkable and well-connected village</p> <p>Policy G16: Development and new open space provision</p> <p>Policy G17: Roads and green infrastructure</p> <p>Policy G9: residential development and design</p> <p><b>Policy G27:</b> Outdoor recreation areas</p> <p>Policy G28– Community Facilities</p> <p>Policy G29 – A new village hall for Gayton parish</p>	<p>promote walking, cycling and public transport uses are identified and pursued” and “patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places” respectively (applicable to policies G23, G21 and G25)</p> <p>Chapter 8: Promoting healthy and safe communities. Paragraph 98 states that “access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (applicable to Policy G16.) Paragraph 92 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support health lifestyles, especially where this would address identified local health and wellbeing needs – for example from through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”. (applicable to Policies G16, G17, G9, G27, G28 and G29)</p>

3.5 Table 3.2 identifies the NPPF primary principles and explores how the NP policies are appropriate having regard for these.

**Table 3.2: NPPF Primary Principles and how the Neighbourhood Plan policies are appropriate having regard to these.**

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>Chapter 2 – Achieving Sustainable Development</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> <li>- an economic objective;</li> <li>- a social objective; and</li> <li>- an environmental objective</li> </ul> <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...”</p>	All	<p>Policy G1: A spatial strategy focuses development during the plan period within a defined development boundary. The policy allows for growth in line with the housing requirement provided by the Borough whilst protecting the natural, built and historic environment in the parish and whilst ensuring the protection or enhancement of well-being of parish residents.</p>
<p>Chapter 3 Plan Making:</p> <p>Planning should be genuinely planned. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p>	All	As above
<p>Chapter 5: Delivering a sufficient supply of homes</p> <p>“strategic policies should also set a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations” (paragraph 66)</p> <p>“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for</p>	<p>Policy G5: Affordable housing</p> <p>Policy G6: Housing Mix</p> <p>Policy G7: Affordable housing on rural exception sites</p> <p>Policy G8: Land North of Back Street</p>	<p>The Borough Council has indicated there is no housing requirement for Gayton parish, other than that to be delivered through the site allocated in the adopted and emerging Local Plan. Appendix A to the NP provides a development pipeline of up to 164 additional homes coming forward (completed, under construction, permitted and not commenced) during the period 2011 to June 2022. The housing will deliver additional affordable homes but these will not be allocated to local people on a preferential basis.</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>housing in their area" (paragraph 70)</p> <p>"Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:</p> <p>a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</p> <p>b) the agreed approach contributes to the objective of creating mixed and balanced communities."</p> <p>(paragraph 63)</p> <p>"In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this." (paragraph 78)</p>		<p>The Gayton NP is informed by a Housing Needs Survey and estate agent survey. The Housing Needs Survey evidences a local need for affordable housing options for householders with a local connection.</p> <p>A call for sites was undertaken by the NP group to determine whether any landowners would be prepared to put forward a site for delivering affordable home to meet local needs. No suitable sites did come forward. The NP therefore seeks the provision of affordable housing for local people vis policies G5 Affordable housing (through First Homes), Policy G7: Affordable housing on rural exception sites Policy G8: Land North of Back Street</p>
<p>Chapter 6: Building a strong, competitive economy</p> <p>Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. (paragraph 81)</p> <p>Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>c) sustainable rural tourism and leisure developments which</p>	<p>Policy G1: A Spatial Strategy</p> <p>Policy G14: Fibre connections</p> <p>Policy G18: Community Facilities</p> <p>Policy G29: Development of a new community hub</p>	<p>Policy G1 defines an up to date settlement boundary for the parish and with this provides clarity as to where development will be supported and where it will not be supported.</p> <p>Policy G14 will ensure any new development will require adequate infrastructure to enable superfast broadband</p> <p>Policy G18 is particularly focused on supporting existing businesses in Gayton village and Policy G29 is providing a strategy for delivering improved community infrastructure which is an important component in building business confidence in an area.</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>respect the character of the countryside; and</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (paragraph 84)</p>		
<p>Chapter 7. Ensuring the vitality of town centres</p> <p>Planning policies and decisions should support the role that town centres play at the heart of local communities</p>	<p>Policy G28: Community Facilities</p> <p>Policy G29: Development of a new community hub</p>	<p>The parish doesn't have a centre as such. Nevertheless, the plan recognises the importance of having key village services and business focused in one area. This is reflected in Policy G18: Community Facilities. The proposals put forward under Policy G29: Development of a new community hub will assist with this further.</p>
<p>Chapter 8. Promoting healthy and safe communities</p> <p>"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling"." (paragraph 92 c)</p> <p>"Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change" (paragraph 98)</p>	<p>Policy G9: residential development and design</p> <p>Policy G15: Local green spaces</p> <p>Policy G16: development and open space</p> <p>Policy G17: roads and green infrastructure</p> <p>Policy G21: maintaining a walkable and well connected village</p> <p>Policy G20: Rural routes for non-motorised users</p> <p>Policy G22: sustainable link</p>	<p>Paragraph 92 is applicable to Policy G9 which seeks all proposals to be subject to a Building for a Healthy Life assessment as well as Policy G16: development and open space.</p> <p>Paragraph 92 c) is directly applicable to Policy G21: maintaining a walkable and well-connected village.</p> <p>Paragraph 98 is applicable to Policy GGI3: roads and green infrastructure.</p> <p>Paragraph 100 is applicable to Policy G20: Rural routes for non-motorised user and G22: Sustainable link between Gayton and Gayton Thorpe.</p> <p>Paragraph 101 and 102 is applicable to Policy G15: Local Green Spaces.</p>



NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks... (paragraph 100)</p> <p>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. (paragraph 101)</p>	<p>between Gayton and Gayton Thorpe</p>	
<p>Chapter 9: Promoting sustainable transport</p> <p>Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> <li>a) the potential impacts of development on transport networks can be addressed</li> <li>b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated</li> <li>c) opportunities to promote walking, cycling and public transport are identified and pursued;</li> <li>d) the environmental impacts of traffic and transport infrastructure can be</li> </ul>	<p>G23: car and bicycle parking</p> <p>G21: maintaining a walkable and well-connected village</p> <p>G25: A new primary school for Gayton</p> <p>G12: Charging points for electric and ultra-low emission vehicles</p>	<p>Paragraphs 104 c) and e) are applicable to policies G21, and G25, whereby Policy G21 requires new developments to prioritise movement of non-motorised users and Policy G25 seeks to ensure sustainable travel options are available to pupils and staff attending the new primary school.</p> <p>Paragraph 107 is applicable to Policy G23 which requires adequate provision of off-street parking as part of all proposals as well as Policy G12.</p>



NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places (paragraph 104)</p> <p>If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles (paragraph 107).</p>		
<p>Chapter 10: Supporting High Quality Communications</p> <p>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these</p>	<p>G14: Fibre connections.</p>	<p>Policy G14 will ensure any new development will require adequate infrastructure to enable superfast broadband</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
connections will, in almost all cases, provide the optimum solution) (paragraph 100)		
Chapter 11: Making effective use of land Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions	Policy G1: A spatial Strategy	The NP meets the needs for homes and other uses through a spatial strategy (G1) which focuses development within a defined settlement boundary and close to existing services.
Chapter 12: Achieving well-designed places The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.  Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.	Policy G2: Development and character Policy G3: Preserving the special character of Back Street, Gayton Policy G19: Preserving the landscape character Policy G26: Existing school site Policy G9: Residential development and design	The NP includes a suite of policies focused on ensuring new development in the parish delivers high quality buildings and places.
Chapter 14: Meeting the challenge of climate change, flooding and coastal change  Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low	Policy G1: Development and Character  Policy G10: Development and surface water flood risk	Policy G1 requires all proposals to incorporate sustainable design and construction measures, energy efficiency measures and measures which will help towards climate change mitigation and adaptation.  Policy G10 responds to the current risk of surface water flooding in the parish and requires proposals demonstrate compliance with a range of criteria accordingly.

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
carbon energy and associated infrastructure		
<p>Chapter 15. Conserving and enhancing the natural environment</p> <p>Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.” (paragraph 174 b)</p> <p>To protect and enhance biodiversity and geodiversity, “plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks” and “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity” (paragraph 179)</p> <p>planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 185c)</p>	<p>Policy G18: development and biodiversity</p> <p>Policy G19: preserving the landscape character</p> <p>Policy G13: Dark skies</p>	<p>Policy G18 identifies existing sites of importance for local biodiversity and requires the development to achieve biodiversity net gains, both aspects in accordance with paragraph 179 of the NPPF.</p> <p>Policy G13 stipulates that new development must limit the impact of light pollution, consistent with paragraph 185c) of the NPPF.</p>
<p>Chapter 16. Conserving and Enhancing the historic environment</p> <p>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to</p>	<p>Policy G4: Conserving and enhancing heritage assets in the parish</p> <p>Policy G26: Existing school site</p>	<p>Policy G4 applies to development proposals which would impact on existing heritage assets in the parish. This includes statutorily listed buildings as well as buildings and structures which have been identified through the NP as being of historic importance locally i.e. non-designated heritage assets.</p> <p>Policy G26 applies to a specific non-designated heritage and takes a positive approach in</p>

<b>NPPF primary principles</b>	<b>Relevant NP policies</b>	<b>How the draft NP has regard to the NPPF</b>
<p>the quality of life of existing and future generations. (paragraph 189)</p> <p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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. (paragraph 203)</p>		<p>conserving this local heritage asset in line with the approach set out in paragraphs 189 and 203 of the NPPF.</p>
<p>Chapter 17. Facilitating the sustainable use of minerals</p> <p>It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation</p>	<p>Plan as a whole</p>	<p>There are no minerals sites or waste sites allocated in the Local Plan applicable to the Gayton and Gayton Thorpe NP area. The parish does however contain mineral safeguarding areas for sand and gravel on the one hand and for carstone on the other.</p> <p>The NP does not undermine the safeguarding policies applicable to those areas as set out in Policy CS16– Safeguarding mineral and waste sites and mineral resources in the Core Strategy and Minerals and Waste Development Management Policies Development Plan Document.</p>

#### 4 How the Neighbourhood Plan contributes towards the Achievement of Sustainable Development

- 4.1 The NPPF states in paragraph 11 that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

<b>The three overarching objectives in the planning system as defined in the NPPF:</b>	
An economic objective	<i>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; and by identifying and coordinating the provision of infrastructure</i>
A social objective	<i>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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i>
An environmental objective	<i>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.</i>

- 4.3 Table 4.1 below provides an overview as to how the plan as whole contributes towards the sustainable development goals as defined in the NPPF.

**Table 4.1 How the Neighbourhood Plan contributes towards the achievement of sustainable development (as defined by the NPPF).**

<b>The Sustainable Development Goals</b>	<b>NP Dimension</b>
<b>Economic</b>	<p>The spatial strategy set out in the NP focuses development in the a defined settlement boundary, within which there are opportunities for new development to come forward, e.g., on the Seed Factory site. The strategy will ensure the housing requirement from the Borough (currently zero) is exceeded in a sustainable manner.</p> <p>Policy G28: Community Facilities applies to shops and services in the village core. It takes a supportive approach to proposals that will help the village prosper.</p>
<b>Social</b>	The NP has a strong focus on the delivery of affordable homes for households with a local connection. This is in response to

The Sustainable Development Goals	NP Dimension
	<p>a relatively high proportion of social housing stock (including more in the development pipeline) but with no mechanism (until now) for some of the new affordable housing to be prioritised to meet local needs. This will assist in place making. The NP also supports initiatives that will assist with cultural well-being, for example Policy G29 which identifies a location for a new village hub and policy G22 which seeks a new safe and accessible walking and cycling route between Gayton Thorpe and Gayton village.</p> <p>A number of the policies under the themed vision: <i>development and housing</i> are focused on delivering development that responds positively to existing settlement and landscape character in the plan area (Policy G2 Development and Character, Policy G3 Preserving the special character of Back Street, Policy G19 Preserving the Landscape Character). Policies G15 Local Green Space and Policy G16 Development and open space provision focuses on safeguarding existing open spaces which are demonstrably special to the community and ensuring new open space takes on board local considerations.</p> <p>These are all important components in supporting health, social and cultural well-being in a community.</p>
<b>Environmental</b>	<p>The themed vision: <i>Green Infrastructure</i> includes a suite of policies focused on conserving and enhancing environmental assets in the parish (including heritage assets, biodiversity assets and open spaces). Themed vision – <i>Infrastructure</i> includes Policy G10 Development and surface water flood risk which is geared towards ensuring new development takes flood risk (taking our changing climate into account) into account and mitigates and adapts accordingly.</p>

- 4.4 Table 4.2 below provides an analysis, policy by policy, as to how the NP contributes towards achieving the sustainable development goals in the NPPF.

**Table 4.2 An analysis of the NP policies against the sustainable development goals.**

NP policies	Economic goal	Social	Environmental
G1: A spatial strategy	✓	✓	✓
G2: Development and character		✓	
G3: Preserving the special character of Back Street, Gayton		✓	✓
G4: Conserving and enhancing heritage assets in the parish		✓	✓
G5: Affordable housing		✓	
G6: Housing mix		✓	

NP policies	Economic goal	Social	Environmental
G7: Affordable housing on rural exception sites		✓	
G8: Land north of Back Street		✓	
G9: Residential development and design		✓	✓
G10: Development and surface water flood risk			✓
G11: Foul water			✓
G12: Charging points for electric and ultra-low emissions			✓
G13: Dark skies			✓
G14: Fibre connections	✓	✓	✓
G15: Local green spaces		✓	✓
G16: Development and new open space provision		✓	✓
G17: Roads and green infrastructure		✓	✓
G18: Development and biodiversity			✓
G19: Preserving the landscape character			✓
G20: rural routes for non-motorised users		✓	
G21: Maintaining a walkable and well-connected village		✓	
G22: Sustainable link between Gayton and Gayton Thorpe		✓	
G23: Car and bicycle parking policy		✓	
G24: Opportunities for Gayton village centre public parking		✓	
G25: A new primary school for Gayton		✓	
G26: Existing school site			✓
G27: Outdoor recreation areas		✓	
G28: Community facilities	✓	✓	
G29: Development of a new community hub			

## 5 General Conformity with the Strategic Policies of the Local Plan

5.1 Within the area of the Borough Council of King's Lynn and West Norfolk, the statutory development plan comprises:

- the Core Strategy (CS) adopted in July 2011
- the Site Allocations and Development Management Policies Plan (SADMP) adopted in September 2016. The SADMP implements the broader policies in the Core Strategy;
- Norfolk Minerals and Waste Development Framework Core Strategy & Site Allocations documents (produced by Norfolk County Council) adopted by the County Council in 2011 and 2013 respectively; and
- Made neighbourhood plans.

### Core Strategy

5.2 The Core Strategy sets out the spatial planning framework for the development of the borough up to 2026 and provides guidance on the scale and location of future development in the borough. It contains strategic policies on a range of topics that include: the environment, employment, infrastructure, and housing.

### Site Allocations and Development Management Policies Plan (SADMP)

5.3 The Site Allocations and Development Management Policies document complements and facilitates the implementation of the Core Strategy by providing detailed policies and guidance. This includes development boundaries, site allocations across the borough for a variety of uses and area-wide development management policies on specific issues. It contains Policies Maps, and insets.

### Norfolk Minerals and Waste Development Framework Core Strategy & Site Allocations documents

5.4 The adopted Norfolk Minerals and Waste Development Framework contains the following three minerals and waste planning policy documents and a policies map. These documents contain policies for use in making decisions on planning applications for mineral extraction and associated development and waste management facilities, and in the selection of specific site allocations in Norfolk:

- Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026
- Mineral Site Specific Allocations Development Plan Document, Adopted October 2013, amendments adopted December 2017
- Waste Site Specific Allocations Development Plan Document

5.5 There are no minerals sites or waste sites allocated in the Gayton and Gayton Thorpe NP area. The parish does however contain mineral safeguarding areas for sand and gravel on the one hand and for carstone on the other. Policy CS16– Safeguarding mineral and waste sites and mineral resources in the Core Strategy and Minerals and Waste Development Management Policies Development Plan Document is therefore applicable to some parts of Gayton and Gayton Thorpe parish.



- 5.6 The Borough is preparing a Local Plan Review. The new Local Plan will cover the plan period 2016 through to 2036 and will replace the Core Strategy and Site Allocations document. The draft Local Plan review was submitted to Secretary of State for examination on 29 March 2022.
- 5.7 The adopted policies in the Local Plan have been summarised in table 5.2 below, together with a brief assessment of their relevance to the Gayton NP and consideration as to whether the NP policies are in broad conformity with these policies.
- 5.8 The National Planning Policy Guidance provides a definition of what is meant by 'general conformity':

"When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach."

Paragraph: 074 Reference ID: 41-074-20140306  
Revision date: 06 03 2014

- 5.9 The assessment finds that there is one area where there is tension between the Local Plan and the NP. This relates to the Gayton Development Boundary as defined in the Site Allocations DPD. Through Policy G1, the Gayton NP updates the development boundary around Gayton village, to reflect schemes which have been built at Howards Way. The Local Plan Review also includes an out-of-date development boundary. The NP is in broad conformity with both the adopted Local Plan and the emerging Local Plan Review.
- 5.10 The assessment finds that there are a number of areas where the NP provides an additional level of detail to that set out in the Local Plan.

**Table 5.1 Neighbourhood Plan policies which provide an additional level of detail/a distinct local approach to that set out in the adopted Local Plan policies**

Adopted Local Plan (as at September 2022)	Neighbourhood Plan policy
<b>Core Strategy (adopted 2011)</b>	
<p>Core Strategy Policy CS09 Housing</p> <p>Clarifies how housing will be distributed across the borough over the plan period.</p> <p>As part of this, the Key Rural Service Centres will provide for at least 2,880 new dwellings and Rural Villages will provide for at least 1,280 during the period 2001 to 2026.</p> <p>Policy states that housing type, size and tenure must take appropriate account of need identified in the most up to date strategic housing market assessment.</p> <p>Affordable housing: percentage of affordable sought on qualifying sites is 20% areas other than King's Lynn.</p> <p>States thresholds where affordable housing provision will be sought is 5 of more dwellings in rural areas.</p>	<p>With respect to affordable housing, Policy G5 in the Gayton NP requires any First Home products which come forward as part of the Local Plan/national planning policy requirements, should be offered to local households on a preferential basis. This is to reflect the barriers currently in place for local households accessing affordable housing products, despite the parish having a high proportion of affordable housing stock.</p>
<p>Core Strategy Policy CS12 Environmental Assets</p> <p>Policy CS12 is a strategic policy on green infrastructure, historic environment, landscape character, biodiversity and geodiversity.</p>	<p>NP policies G4 <i>Conserving and enhancing heritage assets in the parish</i>, G15 <i>Local Green Spaces</i>, G18 <i>Biodiversity</i>, G19 <i>Preserving the Landscape Character</i> provide parish specific detail allowing the principles established at the strategic level to be applied at the local level.</p>
<p>Core Strategy Policy CS13 Community and Culture</p> <p>Policy CS13 is a strategic policy establishing an approach to community and culture. Sports facilities, covered by this policy.</p>	<p>NP policies G27 <i>Outdoor recreation areas</i>, G28 <i>Community Facilities</i> G29 <i>Development of a new community hub</i> provides parish specific detail allowing the principles established at the strategic level to be applied at the local level.</p>
<b>Site Allocations and Development Management Policies Plan (adopted 2016)</b>	
<p>Policy DM2 Development Boundaries</p> <p>The Borough policy permits in principle (and subject to other policies in the plan) development within development boundaries</p>	<p>The Gayton NP updates the development boundary to reflect changes that have taken place.</p> <p>Policy G1: <i>A Spatial Strategy</i> is in broad conformity put adds parish-level context by updating the development boundary and providing parish-specific</p>

Adopted Local Plan (as at September 2022)	Neighbourhood Plan policy
Policy provides strict criteria as to what will be allowed outside the development boundaries	context to the types of development that can come forward outside the boundary.
<p>Policy DM3 Development in smaller Villages and Hamlets</p> <p>The Borough policy indicates the types of development considered appropriate in the Smaller Villages and Hamlets.</p>	Policy G1: <i>A Spatial Strategy</i> is consistent with this but provides more specific detail suitable to context to Gayton Thorpe.
<p>Policy DM9 – Community Facilities</p> <p>The Borough policy takes a broad approach to protecting existing community facilities</p>	Gayton Policy G28: Community Facilities provides parish specific detail and will assist with implementing Local Plan policy.
<p>Policy DM15 – Environment, Design and Amenity</p> <p>The Borough policy is a strategic design policy establishing that all development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Policy requires proposals to be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development.</p> <p>Policy states 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 spaces between buildings through high quality design and use of materials. Policy states development which has a significant adverse impact on the amenity of others or which is of a poor design will be refused.</p> <p>Policy requires development proposals to demonstrate that safe access can be provided, and adequate parking facilities are available.</p>	NP policies G1: <i>Development and Character</i> , G3 <i>Preserving the Special Character of Back Street, Gayton</i> , G4 <i>Conserving and enhancing heritage assets in the parish</i> , G9 <i>Residential development and design</i> , G19 <i>Preserving the Landscape Character</i> are all consistent with the Local Plan and provides detail which is specific the context of the parish. These policies will help ensure this strategic policy is implemented at the local level.

Adopted Local Plan (as at September 2022)	Neighbourhood Plan policy
Policy DM16 – Provision of Recreational Open Space for Residential Developments	<p>NP policy G16 <i>Development and new open space provision</i> refers to Policy DM16 and provides additional detail to assist with the implementation of this policy.</p> <p>Also consistent with Policy DM16 is Policy G27 <i>Outdoor recreation areas</i> which protects the existing recreational open spaces including the allotments and sports pitches.</p>
<p>Policy DM21 – Sites in Areas of Flood Risk</p> <p>The Borough policy provides strict criteria for allocated sites in flood risk areas 2 and 3.</p> <p>Policy also covers areas subject to surface water flooding and states that where a serious and exceptional risk of surface water flooding exists adequate and appropriate consideration will need to be given to mitigating the risk.</p>	NP Policy G10 <i>Development and surface water flood risk</i> complements the approach in the Local Plan by responding specially to surface water and groundwater flooding issues in the parish.
Site Allocation G41.1 Gayton- Land north of Back Street, This allocates land north of Back Street (2.8 hectares) for at least 23 dwellings. The policy includes a list of criteria.	The NP takes into account this site allocation. Policy G1 specifically refers to this site. Policy G8 provides added specific detail. It requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP.

**Table 5.2 Neighbourhood Plan policies which provide an additional level of detail/a distinct local approach to that set out in the emerging Local Plan review**

Emerging Local Plan Review	Neighbourhood Plan policy
<p>LP04 Development Boundaries</p> <p>A policy which supports in principle development within development boundaries and treats areas outside the development boundaries as being countryside (suitable only for certain types of development).</p> <p>The third paragraph of the policy refers to Policy LP31 (Residential Development Reasonably Related to Existing Settlements).</p>	<p>The NP provides an updated development boundary by taking account of completed development at Howards Way.</p> <p>The Gayton NP Policy G1 allows for following uses outside settlement boundary</p> <p>Gayton</p> <ul style="list-style-type: none"> <li>- development for agriculture, horticulture and outdoor recreation uses</li> <li>- uses appropriate for supporting a prosperous rural economy (rural business and sustainable tourism)</li> <li>- renewable energy generation where schemes accord with provision in the development plan;</li> <li>- the school</li> <li>- Local plan site allocation</li> <li>- Rural exception sites</li> </ul> <p>Gayton Thorpe</p> <ul style="list-style-type: none"> <li>- development for agriculture, horticulture and outdoor recreation uses</li> <li>- uses appropriate for supporting a prosperous rural economy (rural business and sustainable tourism)</li> </ul>
<p>LP06 Climate Change</p> <p>A policy establishing how development should recognise and contribute to addressing climate change challenges.</p> <p>The policy includes a requirement for all proposals of 5 dwellings or over or all non-residential development over 500 square metres to submit a sustainability and climate change statement to be submitted as part of a valid planning application.</p>	<p>Policy G9: <i>Residential Development and Design</i> is consistent by requiring all residential proposals to aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. In addition, the policy requires major development proposals to incorporate to reduce their CO2 emissions through connecting to low carbon sources or through on-site energy generation from renewables.</p> <p>Policy G10: <i>Development and surface water flooding</i> focuses on an issue of specific relevance to the parish in terms of climate change.</p> <p>Policy G18: <i>Development and Biodiversity</i> also complements this Local Plan policy by providing specific detail on sites of existing biodiversity value in the parish.</p>
<p>LP 13</p> <p>A strategic policy setting out the Borough Council's priorities with</p>	<p>The NP includes a number of policies which area consistent with the aims of this strategic policy and will help with delivering those aims at the parish level. This includes Policy G21: <i>Maintaining a walkable</i></p>

Emerging Local Plan Review	Neighbourhood Plan policy
respect to infrastructure improvements.	<i>and well-connected village</i> , Policy G20: Rural routes for non-motorised users, Policy G22: <i>Sustainable link between Gayton and Gayton Thorpe</i> .
<p>LP18 Design and Sustainable Development</p> <p>A high level but comprehensive policy covering requirements for</p> <ul style="list-style-type: none"> <li>• High quality design</li> <li>• Standards for sustainability and energy efficiency</li> <li>• Density</li> <li>• Flood risk and climate change</li> </ul> <p>Renewable energy</p>	<p>Policies G2: <i>Development and Character</i>, G3: <i>Preserving the Special Character of Back Street</i>, Gayton, G4: <i>Conserving and enhancing heritage assets in the parish</i>, G9: <i>Residential development and design</i>, G19: <i>Preserving the Landscape Character</i> are all consistent with the emerging Local Plan and provides detail which is specific the context of the parish. These policies will help ensure this strategic policy is implemented at the local level</p> <p>Policy G9: <i>Residential Development and Design</i> is consistent by requiring all residential proposals to aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. In addition, the policy requires major development proposals to incorporate to reduce their CO2 emissions through connecting to low carbon sources or through on-site energy generation from renewables.</p> <p>Policy G10: <i>Development and surface water flooding</i> focuses on an issue of specific relevance to the parish in terms of climate change.</p>
<p>LP19 Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity</p> <p>A policy continuing the approach taken in adopted Policy CS12 Environmental Assets. The policy commits the Council to conserve county wildlife sites, ancient woodlands, county geodiversity sites.</p>	<p>Policy G18: <i>Development and Biodiversity</i> also complements this Local Plan policy by providing specific detail on the sites of biodiversity value in the parish.</p> <p>Policy G19: Preserving the landscape character includes parish specific criteria for the protection and enhancement of landscape character in the parish.</p>
<p>LP20 Environmental Assets – Historic Environment</p> <p>A strategic policy setting out the approach to protecting the Borough's historic environment</p>	<p>The NP complements the Local Plan policy by describing key heritage assets in the parish. In addition, Policy G4 identifies a list of non-designated heritage assets, to be conserved or enhanced in line with national policy.</p>
<p>LP21 Environment, Design and Amenity Policy</p> <p>The policy is described by the borough as complementing Strategic Policy LP18, which outlines how design is considered in new development by</p>	<p>The following policies in the NP will work well alongside this strategic policy by adding local specific detail and context:</p> <p>Policies G2: <i>Development and Character</i>, G3: <i>Preserving the Special Character of Back Street</i>, Gayton, G4: <i>Conserving and enhancing heritage assets in the</i></p>

Emerging Local Plan Review	Neighbourhood Plan policy
ensuring that potential negative impacts to amenity, etc., are addressed in considering proposals for development.	<i>parish, G9: Residential development and design, G19: Preserving the Landscape Character</i>
<p>LP22 Provision of Recreational Open Space for Residential Developments</p> <p>This policy continues the approach set out in adopted Policy DM16 – Provision of Recreational Open Space for Residential Developments. See above.</p>	<p>As with the adopted Local Plan, Policy G16: <i>Development and new open space provision</i> refers to Policy DM16 and provides additional detail to assist with the implementation of this policy.</p> <p>Also consistent with Policy DM16 is Policy G27: <i>Outdoor recreation areas</i> which protects the existing recreational open spaces including the allotments and sports pitches.</p>
<p>LP25 Sites in Areas of Flood Risk</p> <p>Provides a strategy for determining planning applications in areas of flood risk.</p> <p>Takes a similar approach to the adopted Local Plan in terms of surface water risk.</p> <p>Takes a more proactive approach compared to the adopted Local Plan in requiring proposals to incorporate sustainable drainage systems.</p>	<p>The Gayton NP will work well alongside this policy by providing a stronger policy context through Policy G10 which looks specifically at surface water flood risk in the parish.</p>
<p>LP28 Affordable Housing</p> <p>A borough wide strategy for delivering affordable housing. As with the adopted Local Plan, the policy seeks affordable housing provision to be 15% in King's Lynn and 20% in all other areas.</p> <p>The policy seeks provision in rural areas on sites of 0.165 ha or 5 or more dwellings.</p> <p>The policy applies a tenure mix requirement of 70:30 rented to First Homes (25%) and shared ownership (5%)</p>	<p>Policy G5: <i>Affordable Housing</i> and Policy G8: <i>Land North of Back Street</i> in the Gayton NP proactively seek the provision of affordable housing with are offere to local households on a preferential basis. This is in response to the parish-specific issue of having a relatively high proportion of affordable housing whilst there being no current mechanisms in place for providing local households in need of affordable housing.</p>
<p>LP36 Community and Culture Policy</p> <p>As with the adopted Local Plan, this policy focuses on three aspects:</p>	<p>Policy G28: <i>Community Facilities</i> provides parish specific detail and will assist with implementing Local Plan policy.</p>

Emerging Local Plan Review	Neighbourhood Plan policy
<ul style="list-style-type: none"> <li>• to deliver community well-being and enhancing quality of life through good design</li> <li>• create successful communities through the provision of community infrastructure</li> </ul> <p>protecting, enhancing and promoting cultural assets as well as facilitating new cultural facilities in growth areas</p>	
<p>LP37 Community Facilities Policy</p> <p>A borough wide policy which resists the loss of community facilities and encourages new provision. Similar to Policy DM9 in adopted Local Plan</p>	<p>Policy G28: <i>Community Facilities</i> provides parish specific detail and will assist with implementing Local Plan policy.</p>
<p>Settlements and Sites</p> <p>Policy G41.1 Gayton – Land north of Back Street.</p> <p>This policy brings forward the site allocation in the adopted Local Plan. Allocates land amounting to 2.8 hectares of land north of Back Street for residential development of at least 23 dwellings subject to 5 criteria.</p>	<p>The NP takes into account this site allocation. Policy G1 (A spatial strategy) specifically refers to this site. Policy G8 provides added specific detail. It requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP</p>



**Table 5.3: How do the Neighbourhood Plan policies sit alongside the adopted Core Strategy**

<b>Borough Core Strategy</b>	<b>Description (if considered relevant to Gayton NP)</b>	<b>Specific implication to Gayton NP area?</b>	<b>Comment regarding general conformity</b>
Policy CS01 Spatial Strategy	The policy sets out the overriding development priorities for the borough, and identifies broad areas for growth.	Outlines a strategy for rural areas including Key Local Service Centre (Gayton village is part of one). Allocates 2,880 homes during period 2001 to 2026 to the Key Rural Service Centres to be allocated in site allocations.	The NP recognises the role of Gayton village as a key local service centre.
Policy CS02 The Settlement Hierarchy	Establishes what the settlement hierarchy is for the borough. Policy states that in Key Rural Service Centres, "limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits..."  With regard Smaller Villages and Hamlets, the policy states development will be limited to specific identified needs only in accordance Policy CS06.	Grimston/Pott Row with Gayton is identified as a 'Key Rural Service Centre' and Gayton Thorpe is identified as a 'smaller village and hamlet'	The NP recognises the role of Gayton village as a key rural service centre and the role of Gayton Thorpe as a smaller village/hamlet.
Policy CS03 King's Lynn area	(n/a)		
Policy CS04 Downham Market	(n/a)		
Policy CS05 Hunstanton	(n/a)		
Policy CS06 Development in Rural Areas	Sets the strategy for development in rural areas; key rural service centres, rural villages, smaller villages and hamlets and beyond the villages in to the countryside.  Strategy for rural areas is to: <ul style="list-style-type: none"> <li>• Promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;</li> <li>• Maintain local character and a high-quality environment;</li> <li>• Focus most new development in key rural service centres</li> </ul>	As a Key Rural Service Centre, Gayton will be focus of any development within the parish and wider rural area.  Development within Gayton Thorpe will only be permitted for more modest levels of development that meets local needs and will help maintain the vitality of the community.	The NP is consistent with these strategic policies. Policy G1, in particular focuses development within the development boundary around Gayton village and takes a restrictive approach to development outside in line with the Local Plan policies.

Borough Core Strategy	Description (if considered relevant to Gayton NP)	Specific implication to Gayton NP area?	Comment regarding general conformity
	<ul style="list-style-type: none"> <li>Ensure employment, housing (including affordable housing) services and other facilities are provided in close proximity</li> </ul> <p>Policy clarifies that within all centres and villages, priority will be given to retaining local business sites unless it can be clearly demonstrated that continued use for employment is economically unviable.</p> <p>Countryside will be protected for its intrinsic character and beauty. Development of greenfield sites will be resisted unless essential for agricultural or green field sites</p>	Strong protection for countryside outside Gayton settlement boundary and outside Gayton Thorpe.	
CS07 Development in Coastal Areas	(n/a)		
CS08 Sustainable Development	<p>Sets out standards which new development needs to meet in terms of (amongst others) sustainable design, density, flood risk and climate change and renewable energy.</p> <p>States the Council's Strategic Flood Risk Assessment will be used to guide future developments away from areas of high risk.</p>	<p>Important to understand the Strategic Flood Risk Assessment and implications for Gayton.</p> <p>Gayton parish includes areas within fluvial flood zone 2 and 3 as well as areas within high surface water flood risk.</p>	The Neighbourhood Plan takes into account flood risk in the parish and in light of surface water flood risk and risk of groundwater emergence includes Policy G10 which addresses surface water flooding specifically.
CS09 Housing	<p>Clarifies how housing will be distributed across the borough over the plan period.</p> <p>As part of this, the Key Rural Service Centres will provide for at least 2,880 new dwellings and Rural Villages will provide for at least 1,280 during the period 2001 to 2026.</p> <p>Policy states that housing type, size and tenure must take appropriate account of need identified in the most up to date strategic housing market assessment.</p> <p>Affordable housing: percentage of affordable sought on qualifying sites is 20% areas other than King's Lynn. States</p>	<p>Site Allocations and Development Management Document includes allocations in Key Rural Service Centres to support this policy. One allocation in NP area – see below.</p> <p>The latest strategic housing market assessment adopted by the borough is March 2020. This is available to view <a href="http://www.west-norfolk.gov.uk">www.west-norfolk.gov.uk</a></p>	The Neighbourhood Plan recognises the site allocated on land north of Back Lane through the adopted Local Plan.

Borough Core Strategy	Description (if considered relevant to Gayton NP)	Specific implication to Gayton NP area?	Comment regarding general conformity
	thresholds where affordable housing provision will be sought is 5 of more dwellings in rural areas.		
CS10 The Economy	A strategic policy setting out the borough wide approach to employment land. Includes a rural exception policy approach for rural employment exception sites. Seeks to retain all employment land.		
CS11 Transport	A strategic policy to transport planning across the borough. The policy includes some criteria establishing what new development must meet.		
CS12 Environmental Assets	<p>A strategic policy on green infrastructure, historic environment, landscape character, biodiversity and geodiversity.</p> <p>Also includes some criteria against which new development should be assessed.</p> <p><i>"Proposals for development will be informed by, and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments."</i></p> <p>Development proposals should 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>	Opportunity for the Gayton NP to add local specific context to this?	Policies G4 <i>Conserving and enhancing heritage assets in the parish</i> , G15 <i>Local Green Spaces</i> , G18 <i>Biodiversity</i> , G19 <i>Preserving the Landscape Character</i> provides parish specific detail allowing the principles established at the strategic level to be applied at the local level.
CS13 Community and Culture	A strategic policy establishing approach to community and culture. Sports facilities, covered by this policy		Policies G27 <i>Outdoor recreation areas</i> , G28 <i>Community Facilities</i> G29 <i>Development of a new community hub</i> provides parish specific detail allowing the principles established at the strategic level to be applied at the local level.

Borough Core Strategy	Description (if considered relevant to Gayton NP)	Specific implication to Gayton NP area?	Comment regarding general conformity
CS14 Infrastructure Provision	States that all development in the plan area will need to be accompanied by appropriate infrastructure in a timely way, with arrangements for its subsequent maintenance. Provides examples of cases where S106 monies will be sought.	NB: CIL was adopted on 19 January 2017. A charge of £60m per sq m applies to residential development.	No compatibility issues.

**Table 5.4: How do the Neighbourhood Plan policies sit alongside the adopted Site Allocations and Development Management Policies DPD**

<b>Site Allocations and Development management policy</b>	<b>Description (if considered relevant to Gayton)</b>	<b>Specific implication for the Gayton NP area?</b>	<b>Comment regarding general conformity</b>
Policy DM1 – Presumption in favour of sustainable development	A generic policy establishing presumption in favour of sustainable development as per the NPPF.		
Policy DM2 – Development Boundaries	<p>Policy permits in principle (and subject to other policies in the plan) development within development boundaries</p> <p>Policy provides strict criteria as to what will be allowed outside the development boundaries</p>	Gayton has a designated development boundary.	<p>The Gayton NP updates the development boundary to reflect changes that have taken place.</p> <p>Policy G1: <i>A Spatial Strategy</i> focuses development within the boundary and restricts the types of the development that can come forward outside it.</p>
Policy DM3 Development in smaller Villages and Hamlets	Policy indicates the types of development considered appropriate in the Smaller Villages and Hamlets.	Applicable to Gayton Thorpe. The policy allows for “sensitive infilling of small gaps within an otherwise continuously built up frontage” subject to criteria.	Policy G1: <i>A Spatial Strategy</i> is consistent with this but provides more specific detail suitable to context to Gayton Thorpe.
Policy DM4 Houses in Multiple Occupation	<p>Houses in Multiple Occupation (HMOs) are defined under the Housing Act (2004) as a house or flat which is occupied by three or more people forming two or more households and who share a bathroom and kitchen.</p> <p>If proposals come forward for this type of development then this policy will apply.</p>	No.	No compatibility issues.
DM5 - Enlargement or Replacement of Dwellings in the Countryside	A generic policy which would apply to any proposals for replacement homes in the countryside	Would apply to the parish's countryside (those areas of the parish not in the development envelope of Gayton village).	No conformity issues

Site Allocations and Development management policy	Description (if considered relevant to Gayton)	Specific implication for the Gayton NP area?	Comment regarding general conformity
Policy DM6 – Housing Needs of Rural Workers	A generic policy which would apply to any proposals for countryside dwellings specific to rural workers (permanent or temporary)	Would apply to the parish's countryside (those areas of the parish not in the development envelope of Gayton village ).	No conformity issues
Policy DM7 – Residential Annexes	A generic policy to be applied to applications to build annexes.	No.	No conformity issues
Policy DM8 – Delivering affordable housing on phased development	A policy designed to ensure that on phased development sites the full required affordable housing component will be delivered.	No.	No conformity issues
Policy DM9 – Community Facilities	A generic policy protecting existing community facilities.	Applies to community facilities in Gayton parish	Policy G28: Community Facilities provides parish specific detail and will assist with implementing Local Plan policy.
Policy DM10 – Retail Development	No	No	No conformity issues
Policy DM11 – Touring and Permanent Holiday Sites	A criteria-based policy against which any proposals for new holiday accommodation will be assessed.	No	No conformity issues
Policy DM12 – Strategic Road Network	No. The NP area does not include any roads in the strategic road network.	N/a	
Policy DM13 – Railway tracks	No. There are no railway tracks in the NP area.	N/a	
Policy DM14 – Development associated with the National Construction College, Bircham Newton and RAF Marham	No	N/a	
Policy DM15 – Environment, Design and Amenity	A strategic design policy establishing that all development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Policy requires proposals to be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development.	Would apply to all proposals in Gayton parish.	Policies G1: <i>Development and Character</i> , G3 <i>Preserving the Special Character of Back Street</i> , Gayton, G4 <i>Conserving and enhancing heritage assets in the parish</i> , G9 <i>Residential development and design</i> , G19 <i>Preserving the Landscape Character</i> are all consistent with the Local Plan and provides detail which is specific the context of the parish.

Site Allocations and Development management policy	Description (if considered relevant to Gayton)	Specific implication for the Gayton NP area?	Comment regarding general conformity
	<p>Policy states 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 spaces between buildings through high quality design and use of materials. Policy states development which has a significant adverse impact on the amenity of others or which is of a poor design will be refused.</p> <p>Policy requires development proposals to demonstrate that safe access can be provided, and adequate parking facilities are available.</p>		<p>These policies will help ensure this strategic policy is implemented at the local level.</p>
Policy DM16 – Provision of Recreational Open Space for Residential Developments	<p>Requires all schemes to make provision for open space. Policy includes the following standards:</p> <ul style="list-style-type: none"> <li>- Up to 19 units: schemes should contain sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development and to ensure that the scheme integrates into the wider landscape setting</li> <li>- 20 units or greater: 2.4 hectares of open space per 1000 population comprising approx. 70% for either amenity, outdoor sport, and allotments (see below); 30% for suitably equipped children's play space.</li> </ul> <p>Policy states that schemes of 20 to 99 dwellings will be expected to meet requirement for suitably equipped play space only where as schemes of 100 plus will be expected to meet all of the requirement.</p> <p>If there is excess provision in locality the Council may not apply the above standards.</p> <p>Loss of allotments will be resisted.</p>	<p>Additional open space provision will be in line with size of development permitted in parish.</p>	<p>Policy G16 <i>Development and new open space provision</i> refers to Policy DM16 and provides additional detail to assist with the implementation of this policy.</p> <p>Also consistent with Policy DM16 is Policy G27 <i>Outdoor recreation areas</i> which protects the existing recreational open spaces including the allotments and sports pitches.</p>

Site Allocations and Development management policy	Description (if considered relevant to Gayton)	Specific implication for the Gayton NP area?	Comment regarding general conformity
DM17 – Parking provision in new development	Policy sets the following car parking standards for new residential development: <ul style="list-style-type: none"> <li>- 1-bedroom unit = 1 space per dwelling</li> <li>- 2 or 3-bedroom unit = 2 spaces per dwelling</li> <li>- 4 or more-bedroom units = 3 spaces per dwelling</li> </ul> Policy does not allow garages under 7m by 3m to be counted towards above.	Standards apply to proposals in the parish.	Policy G23: <i>Car and Bicycle parking policy</i> reinforces the standards set out in Local Plan Policy DM17
DM18- Coastal Flood Risk Hazard zone	NP area does not fall into this area. Not applicable.	Na.	
DM19 – Green Infrastructure/Habitats Monitoring and Mitigation	The HRA for the Local Plan identified potential effects on European sites as a result of proposed development. This policy therefore provides the Council strategy for maintaining and enhancing green infrastructure across the borough. Policy includes a requirements for a £50 per house levy to cover monitoring/small scale mitigation at European sites.	No.	
Policy DM20 – Renewable Energy	Policy providing criteria against which renewable energy projects will be assessed against.	No.	No conformity issues.
Policy DM21 – Sites in Areas of Flood Risk	Policy provides strict criteria for allocated sites in flood risk areas 2 and 3. It does not seem to apply to new proposals in such areas? So such proposals must be dealt with by Core Strategy Policy CS08?  Policy also covers areas subject to surface water flooding and states that where a serious and exceptional risk of surface water flooding exists adequate and appropriate consideration will need to be given to mitigating the risk	Parts of Gayton parish are at risk of fluvial and surface water flood risk.	Policy G10: <i>Development and surface water flood risk complements the approach in the Local Plan</i> by responding specially to surface water and groundwater flooding issues in the parish.
Policy DM22 – Protection of Open Local Space	Policy states the Council will have careful regard to the value of open spaces when assessing planning applications for development. When assessing the value of an open space the Council will have regard to the following: <ul style="list-style-type: none"> <li>- Public access</li> </ul>	No actual spaces designated as open space in the Local Plan.	Policy G15: <i>Local Green Spaces</i> designates sites in the parish as Local Green Spaces in line with the NPPF and consistent with Policy DM22 in the Local Plan.



Site Allocations and Development management policy	Description (if considered relevant to Gayton)	Specific implication for the Gayton NP area?	Comment regarding general conformity
	<ul style="list-style-type: none"> <li>- Visual amenity</li> <li>- Local distinctiveness</li> <li>- Landscape character</li> <li>- Recreational value</li> <li>- Biodiversity, geodiversity</li> <li>- Cultural value and historic character</li> <li>- Whether the site has been allocated for development in the local plan</li> </ul> <p>Policy supports NPs which designate Local Green Spaces so long as they meet the criteria set out in the NPPF.</p>		Policy DM22 will apply to other areas of open space in the parish of Gayton.
Site Allocations Plan	<p>The introduction to the Site Allocations section of the plan provides an update to the housing growth requirements across the borough. The Core Strategy works to a housing requirement of 16,500 dwellings during the period 2001 to 2026. Updated information on housing needs was provided via the 2013 Strategic Housing Market Assessment. This concluded that 10,336 new dwellings were required in the 15-year period between 2013 to 2028. This equates to 690 per year; broadly in line with the 660 per year required by the Core Strategy. The Site allocations document is also based on the Core Strategy based target of 660 dwellings per year between 2001 to 2026. Completions 2001 to 2013, together with allocations and the commitments set out in the Site Allocations document equates to 16,449 homes during the period 2001 to 2026.</p> <p>Planned growth in the site allocations document commits 660 housing allocations in the Key Rural Service Centres which were they to be distributed equally across the 21 Key Rural Service Centres equates to 31</p>		

Site Allocations and Development management policy	Description (if considered relevant to Gayton)	Specific implication for the Gayton NP area?	Comment regarding general conformity
	dwellings. The site allocations document includes no commitments for Smaller Hamlets and villages.		
Gayton Development Boundary	The Site Allocations DPD defines a development boundary around Gayton village	Yes.	Through Policy G1, the Gayton NP updates the development boundary around Gayton village, to reflect schemes which have been built.
Site Allocation G41.1 Gayton-Land north of Back Street	This allocates land north of Back Street (2.8 hectares) for at least 23 dwellings. The policy includes a list of criteria.	Yes.	The NP takes into account this site allocation. Policy G1 specifically refers to this site. Policy G8 provides added specific detail. It requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP.

**Table 5.5: How do the Neighbourhood Plan policies site alongside the emerging policies in the Local Plan Review**

<b>Emerging Local Plan Review</b>	<b>Description (if considered relevant to Gayton)</b>	<b>Specific implication for Gayton NP area?</b>	<b>Comment regarding general conformity</b>
Policy LP1 Spatial Strategy	<p>Provides the overarching spatial strategy for the borough.</p> <p>States that a settlement hierarchy will be used to accommodate growth priorities as follows:</p> <ul style="list-style-type: none"> <li>a) Focused growth in the most sustainable places (particularly in the A10/Main Rail Line Strategic Growth Corridor)</li> <li>b) Places significant emphasis on brownfield redevelopment in towns and villages</li> <li>c) Sustainable urban extensions</li> <li>d) Locally appropriate growth in selected growth Key Rural Service Centres, Key Rural Service Centres and Rural Villages</li> <li>e) Opportunities are given for small scale housing development in all settlements including Smaller Villages and Hamlets</li> <li>f) New development is guided away from areas at risk of flooding</li> </ul> <p>The policy identifies a need for 10,780 dwellings (or 539 per year) over the plan period 2016 to 2036. States that 740 of these are to come from Key Rural Service Centres.</p>	<p>Gayton Village retains its status (jointly with Grimston/Pott Row) as a Key Rural Service Centre.</p> <p>Gayton Thorpe retains its status as a Smaller Village and Hamlet</p>	As per adopted Local Plan
LP02 Settlement Hierarchy	<p>Establishes seven levels in the borough wide settlement hierarchy 1) King's Lynn 2) Main towns of Hunstanton and Downham Market 3) Settlements adjacent to King's Lynn and Main Towns 4) Growth Key Rural Service Centres 5) Key Rural Service Centres 6) Rural villages 7) Smaller villages and Hamlets.</p>	<p>Gayton Village retains its status (jointly with Grimston/Pott Row) as a Key Rural Service Centre (number 5 in the settlement hierarchy).</p> <p>Gayton Thorpe retains its status as a Smaller Village and Hamlet (number 6 in the settlement hierarchy).</p>	As per adopted Local Plan.

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
LP03 Presumption in favour of sustainable development	Confirms a presumption in favour of sustainable development in all areas and in line with national policy	No.	No conformity issues.
LP04 Development Boundaries	<p>A policy which supports in principle development within development boundaries and treats areas outside the development boundaries as being countryside (suitable only for certain types of development).</p> <p>The third paragraph of the policy refers to Policy LP31 (Residential Development Reasonably Related to Existing Settlements). See below.</p>	<p>Yes.</p> <p>The Local Plan brings forward the development boundary for Gayton village.</p> <p>The policy would allow for the following uses outside the development boundary:</p> <ul style="list-style-type: none"> <li>a. farm diversification (under Strategic Policy LP41 Rural Areas);</li> <li>b. small scale employment (under Strategic Policy LP07 The Economy);</li> <li>c. tourism facilities (under Strategic Policy LP07 The Economy);</li> <li>d. community facilities, development in support (under Strategic Policy LP36 Community &amp; Culture);</li> <li>e. renewable energy generation (under Policy LP24 Renewable Energy);</li> <li>f. entry level exception housing (under NPPF para. 71 as defined by Annex A);</li> <li>g. rural workers' housing (under Policy LP34 Housing Needs of rural Workers); and</li> <li>h. affordable housing (under Strategic Policy LP28 Affordable Housing).</li> </ul>	<p>The NP provides an updated development boundary by taking account of completed development at Howards Way.</p> <p>The Gayton NP Policy G1 allows for following uses outside settlement boundary</p> <p>Gayton</p> <ul style="list-style-type: none"> <li>- development for agriculture, horticulture and outdoor recreation uses</li> <li>- uses appropriate for supporting a prosperous rural economy (rural business and sustainable tourism)</li> <li>- renewable energy generation where schemes accord with provision in the development plan;</li> <li>- the school</li> <li>- Local plan site allocation</li> <li>- Rural exception sites</li> </ul> <p>Gayton Thorpe</p> <ul style="list-style-type: none"> <li>- development for agriculture, horticulture and outdoor recreation uses</li> <li>- uses appropriate for supporting a prosperous rural economy (rural business and sustainable tourism)</li> </ul>

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
LP05 Implementation	A policy establishing how infrastructure will be delivered alongside new development proposals. The policy states that S106 contributions may be sought from developers in certain circumstances to delivery specific on-site infrastructure.	No.	No conformity issues.
LP06 Climate Change	<p>A policy establishing how development should recognise and contribute to addressing climate change challenges.</p> <p>The policy includes a requirement for all proposals of 5 dwellings or over or all non-residential development over 500 square metres to submit a sustainability and climate change statement to be submitted as part of a valid planning application.</p>	No.	<p>Policy G9: <i>Residential Development and Design</i> is consistent by requiring all residential proposals to aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. In addition, the policy requires major development proposals to incorporate to reduce their CO2 emissions through connecting to low carbon sources or through on-site energy generation from renewables.</p> <p>Policy G10: <i>Development and surface water flooding</i> focuses on an issue of specific relevance to the parish in terms of climate change.</p> <p>Policy G18: <i>Development and Biodiversity</i> also complements this Local Plan policy by providing specific detail on sites of existing biodiversity value in the parish.</p>
LP07 The Economy.	A strategic policy setting out the borough wide approach to employment land. As with the adopted Local Plan, this policy includes a rural exception policy approach for rural employment exception sites. Seeks to retain all employment land.	No.	Policy G1 A spatial strategy is consistent with this approach.

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
LP08 Retail Development	Sets the strategic approach to planning for retail development across the borough.	No	No conformity issues.
LP09 Touring and Permanent Holiday Sites	A strategic policy taking a restrictive approach to proposals for new tourist accommodation.	No.	No conformity issues.
LP10 Development associated with the National Construction College site, Bircham Newton (CITB), British Sugar Factory, Wisington and RAF Marham Policy	Not applicable		
LP11 Strategic and Major Road Network Policy	Not applicable		
LP12 Disused Railway Trackways	Not applicable.		
LP13 Transportation	<p>A strategic policy setting out the Borough Council's priorities with respect to infrastructure improvements.</p> <p>The policy also establishes high level criteria to be met from new development proposals in relation to transport. Proposals should be designed to</p> <ul style="list-style-type: none"> <li>-reduce the need to travel and</li> <li>- promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development. The policy applies an order of preference to forms of transport as follows a) walking b) cycling c) public transport and d) private car.</li> </ul>	No.	The NP includes a number of policies which are consistent with the aims of this strategic policy and will help with delivering those aims at the parish level. This includes Policy G21: <i>Maintaining a walkable and well-connected village</i> , Policy G20: Rural routes for non-motorised users, Policy G22: <i>Sustainable link between Gayton and Gayton Thorpe</i> .

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
LP14 Parking Provision in New Development	A similar policy to the one in the adopted Local Plan setting out parking standards for all new development.	No	As per with adopted Local Plan.
LP15 Coastal Areas	Not applicable		
LP16 Norfolk Coast AONB	Not applicable		
NP17 Coastal Change Management Area	Not applicable		
LP18 Design and Sustainable Development	<p>A high level but comprehensive policy covering requirements for</p> <ul style="list-style-type: none"> <li>• High quality design</li> <li>• Standards for sustainability and energy efficiency</li> <li>• Density</li> <li>• Flood risk and climate change</li> <li>• Renewable energy</li> </ul>	No	<p>Policies G2: <i>Development and Character</i>, G3: <i>Preserving the Special Character of Back Street, Gayton</i>, G4: <i>Conserving and enhancing heritage assets in the parish</i>, G9: <i>Residential development and design</i>, G19: <i>Preserving the Landscape Character</i> are all consistent with the emerging Local Plan and provides detail which is specific the context of the parish. These policies will help ensure this strategic policy is implemented at the local level</p> <p>Policy G9: <i>Residential Development and Design</i> is consistent by requiring all residential proposals to aim to meet a high level of sustainable design and construction and be adapted to climate change and optimised for energy efficiency. In addition, the policy requires major development proposals to incorporate to reduce their CO2 emissions through connecting to low carbon sources or through on-site energy generation from renewables.</p>

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
			Policy G10: <i>Development and surface water flooding</i> focuses on an issue of specific relevance to the parish in terms of climate change.
LP19 Environmental Assets – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity	A policy continuing the approach taken in adopted Policy CS12 Environmental Assets. The policy commits the Council to conserve county wildlife sites, ancient woodlands, county geodiversity sites.	<p>Gayton parish has:</p> <ul style="list-style-type: none"> <li>- 2 areas of ancient woodland (close to Well Hall and along the B1145)</li> <li>- 8 county wildlife sites (Lambs Common and the Narboroughs (southern boundary and CWS crosses into parish to south, Gayton Thorpe Wood, Watchers Wood (also ancient woodland), Gravel Pit Plantation, Brink Hill and Soigne Wood (on southern boundary in Gayton Thorpe, Watcher's Wood (also ancient woodland) and Gaywood River and Watery Lane)</li> </ul> <p>With respect to landscape character, Gayton parish lies in three different landscape character areas as defined in the 2007 Landscape Character Assessment. As follows:</p> <p>F Wooded Slopes with Estate Land</p> <ul style="list-style-type: none"> <li>- F6 Grimston includes Gayton village in its southern extent</li> </ul> <p>G Farmland with woodland and wetland</p> <ul style="list-style-type: none"> <li>- G3 Gayton and East Winch. Southern part of Gayton village falls in this area including Gayton Hall</li> </ul> <p>I Rolling Open Farmland</p>	<p>Policy G18: <i>Development and Biodiversity</i> also complements this Local Plan policy by providing specific detail on the sites of biodiversity value in the parish.</p> <p>Policy G19: Preserving the landscape character includes parish specific criteria for the protection and enhancement of landscape character in the parish.</p>



Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
		<ul style="list-style-type: none"> <li>- Great Massingham. Gayton Thorpe falls in the south west extent of this area.</li> </ul>	
LP20 Environmental Assets – Historic Environment	A strategic policy setting out the approach to protect the Borough's historic environment	<p>The parish is home to a number of designated heritage assets including 5 scheduled monuments, two Grade I listed buildings and a number of Grade II listed buildings.</p> <p>In addition there are 183 find listed on Norfolk Heritage Explorer a database showing archaeological finds and historic buildings.</p>	The NP complements the Local Plan policy by describing key heritage assets in the parish. In addition, Policy G4 identifies a list of non-designated heritage assets, to be conserved or enhanced in line with national policy.
LP21 Environment, Design and Amenity Policy	The policy is described by the borough as complementing Strategic Policy LP18, which outlines how design is considered in new development by ensuring that potential negative impacts to amenity, etc., are addressed in considering proposals for development.	No.	The following policies in the NP will work well alongside this strategic policy by adding local specific detail and context: Policies G2: <i>Development and Character</i> , G3: <i>Preserving the Special Character of Back Street, Gayton</i> , G4: <i>Conserving and enhancing heritage assets in the parish</i> , G9: <i>Residential development and design</i> , G19: <i>Preserving the Landscape Character</i>
LP22 Provision of Recreational Open Space for Residential Developments	This policy continues the approach set out in adopted Policy DM16 – Provision of Recreational Open Space for Residential Developments. See above.	Additional open space provision will be in line with size of development permitted in parish.	<p>Policy G16: <i>Development and new open space provision</i> refers to Policy DM16 and provides additional detail to assist with the implementation of this policy.</p> <p>Also consistent with Policy DM16 is Policy G27: <i>Outdoor recreation areas</i> which protects the existing recreational open spaces including the allotments and sports pitches.</p>

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
LP23 Green Infrastructure	This policy sets out the Borough's strategy for improving green infrastructure. This includes protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to rights of way networks, including National Trails	The parish has a number of public rights of way	NP policy G20: <i>Rural routes for non-motorised users</i> will work well alongside the strategic policy by providing a local level of detail.
LP24 Renewable Energy Policy	This policy defines the criteria against which applications for renewable energy will be considered to provide clarity for developers and the wider public. It does not apply to wind energy proposals.	Policy allows for renewable energy proposals to be made through neighbourhood plans.	The Gayton NP does not include proposals for renewable energy schemes as such although Policy G1 is in broad conformity by recognising the principle of schemes coming forward in line with Local Plan and national planning policy.
LP25 Sites in Areas of Flood Risk	Provides a strategy for determining planning applications in areas of flood risk.  Takes a similar approach to the adopted Local Plan in terms of surface water risk.  Takes a more proactive approach compared to the adopted Local Plan in requiring proposals to incorporate sustainable drainage systems.	No.	The Gayton NP will work well alongside this policy by providing a stronger policy context through Policy G10 which looks specifically at surface water flood risk in the parish.
LP26 Protection of Local Open Space	Continues the approach set out in the adopted Local Plan. See above for Policy DM22.	No actual spaces designated as open space in the Local Plan.	Policy G15: <i>Local Green Spaces</i> in the NP designates specific sites as LGS under paragraph 101 of the NPPF. Policy LP26 will be applicable to other open spaces in the parish.
LP27 Habitats Regulations Assessment	A policy setting out requirements for undertaking project level HRAs when development proposals come forward. The policy applies a Habitat Mitigation Payment for £50 per house to cover monitoring/small scale mitigation at European sites. Policy takes	No,	No conformity issues.

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
	forward approach in Policy DM19 of the adopted Local Plan		
LP28 Affordable Housing	<p>A borough wide strategy for delivering affordable housing. As with the adopted Local Plan, the policy seeks affordable housing provision to be 15% in King's Lynn and 20% in all other areas.</p> <p>The policy seeks provision in rural areas on sites of 0.165 ha or 5 or ore dwellings.</p> <p>The policy applies a tenure mix requirement of 70:30 rented to First Homes (25%) and shared ownership (5%)</p>	As with adopted Local Plan, affordable housing will be sought on all schemes of 5 or more at rate of 20% in Gayton.	Policy G5: <i>Affordable Housing</i> and Policy G8: <i>Land North of Back Street</i> in the Gayton NP are in broad conformity with the Local Plan approach whilst also taking into account the government's policy on First Homes.
LP29 Housing for the Elderly and Specialist Care	This policy encourages development schemes which provide for specialist housing options and directs where such development could come forward subject to criteria.	No	No conformity issues.
LP30 Adaptable and Accessible Homes	This policy requires 50% of all new homes to meet requirement M4 (2) of Part M of the Building Regulations: Category 2 for accessible and adaptable dwellings. It also encourages homes to be provided as wheelchair adaptable dwellings and requires as a minimum of 5% of affordable housing contribution to accord with Category M4 (3) (wheelchair adaptability).	No.	No conformity issues.
LP31 Residential Development Reasonably Related to Existing Settlements	<p>This policy permits residential development to be permitted in areas in reasonable related to existing settlements and their development boundaries if it meets the following criteria:</p> <ul style="list-style-type: none"> <li>a) Sensitive infill of small gaps either wholly or in part, or rounding off the existing development boundary</li> <li>b) The development is appropriate to the scale and character of the settlement</li> </ul>	Once Gayton has a made NP this draft policy would not apply.	No conformity issues.

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
	<ul style="list-style-type: none"> <li>c) it will not fill a gap which provides a positive contribution to the street scene or views in/out of the locality</li> <li>d) it conserves/enhances the natural environment and heritage assets</li> <li>e) it sits sympathetically in the wider landscape and in relation to the settlement</li> <li>f) where possible the development is located to maximise the use of walking, cycling and public transport.</li> </ul> <p>Of note the policy does not apply to settlements covered by a made NP unless the NP allows for this.</p>		
LP32 Houses in Multiple Occupation	Houses in Multiple Occupation (HMOs) are defined under the Housing Act (2004) as a house or flat which is occupied by three or more people forming two or more households and who share a bathroom and kitchen.	If proposals come forward for this type of development then this policy will apply	No conformity issues.
LP33 Enlargement or replacement of dwellings in the countryside	A generic policy which would apply to any proposals for replacement homes in the countryside	Would apply to countryside in the parish.	No conformity issues.
LP34 Housing Needs of Rural Workers	A generic policy which would apply to any proposals for countryside dwellings specific to rural workers (permanent or temporary)	Would apply to countryside in the parish.	No conformity issues.
LP35 Residential Annexes	A policy allowing for residential annexes subject to criteria		No conformity issues.
LP36 Community and Culture Policy	As with the adopted Local Plan, this policy focuses on three aspects:		Policies G27: <i>Outdoor recreation areas</i> , G28: <i>Community Facilities</i> G29: Development of new community hub provides parish specific detail allowing the principles

Emerging Local Plan Review	Description (if considered relevant to Gayton)	Specific implication for Gayton NP area?	Comment regarding general conformity
	<ul style="list-style-type: none"> <li>to deliver community well-being and enhancing quality of life through good design</li> <li>create successful communities through the provision of community infrastructure</li> <li>protecting, enhancing and promoting cultural assets as well as facilitating new cultural facilities in growth areas</li> </ul>		established at the strategic level to be applied at the local level.
LP37 Community Facilities Policy	A borough wide policy which resists the loss of community facilities and encourages new provision. Similar to Policy DM9 in adopted Local Plan	Applies to community facilities in Gayton parish.	Policy G28: <i>Community Facilities</i> provides parish specific detail and will assist with implementing Local Plan policy.
Settlements and Sites  Policy G41.1 Gayton – Land north of Back Street	This policy brings forward the site allocation in the adopted Local Plan. Allocates land amounting to 2.8 hectares of land north of Back Street for residential development of at least 23 dwellings subject to 5 criteria.	Allocates land at land north of Back Street (Manor Farm).	The NP takes into account this site allocation. Policy G1 (A spatial strategy) specifically refers to this site. Policy G8 provides added specific detail. It requires that the affordable housing element of the scheme is allocated to residents with a local connection in line with Policy G7 of the NP.

## 6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2 The NP steering group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) of the draft Gayton Neighbourhood Plan. A SEA and HRA Screening Opinion was prepared by the Borough in early 2021. The statutory bodies, Natural England, Historic England and the Environment Agency were consulted on this report during the period 10 May 2021 to 14 June 2021.
- 6.3 Following consideration of the responses from the statutory consultees, the Borough determined that the NP is unlikely to result in significant environmental effects and therefore does not require a strategic environmental assessment. The Borough also determined that the Neighbourhood Plan is not likely to result in significant effects on any European site and therefore a fully HRA is not required. This report is submitted alongside the NP.
- 6.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) this document is also submitted alongside the Neighbourhood Plan.

### Human Rights and Equalities

- 6.5 The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.6 An assessment has been carried out to assess the potential impacts of the Gayton NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 6.1 and shows that the draft NP is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age. This is illustrated in the matrix below.

**Table 6.1: Assessment of NP against protected characteristics**

Protected Characteristic	Impact	Commentary
Age	+ Positive	<p>Policy G5 – Affordable Housing could specifically benefit younger adults in the parish if they are in housing need. Policy G5 requires any First Homes products to be offered to local households on a preferential basis.</p> <p>Policy G8 – Land North of Back Street could benefit younger adults in the parish in a similar way to Policy G5.</p> <p>Policy G15 – Local Green Spaces has the potential to bring specific benefits to children and retirees on the basis that are likely to have more available time to utilise access and enjoyment of the spaces.</p> <p>Policy G20 Footpaths: rural routes for non-motorised users protects the existing rural footpath network and seeks enhancements to this. Policy G21 Maintaining a walkable and well-connected village requires new development proposals to be designed and layout so as to prioritise the movement of pedestrians and cyclists over motorised vehicle. These policies have the potential to bring specific benefits for younger members of the population as well as older members of the population who are less likely to have access to their own vehicle.</p> <p>Policy G25 A new primary school for Gayton could bring specific benefits to primary aged school children as it includes criteria relating to road and traffic movements to apply to any future revised proposals for the planned primary school on land at Springvale.</p>
Disability	0 Neutral	
Gender Reassignment	0 Neutral	
Marriage and civil partnership	0 Neutral	
Pregnancy and maternity	0 Neutral	
Race	0 Neutral	
Religion or belief	0 Neutral	
Sex	0 Neutral	
Sexual orientation	0 Neutral	

- 7** How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017
- 7.1 The SEA/HRA screening report produced by the Borough in June 2021 concludes that the implementation of the NP is not expected to result in likely significant effects on designated sites and that, as such, a full HRA is not required.
- 7.2 It is therefore concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.