

# **SOUTH WOOTTON NEIGHBOURHOOD PLAN – (2015 – 2026)**

## **BASIC CONDITIONS STATEMENT**

### **1.0. Legal Requirements**

#### 1.1. The Qualifying Body

The draft Plan has been prepared by South Wootton Parish Council. The Parish was recognised as a qualifying body by the Borough Council of King's Lynn and West Norfolk in 2013.

#### 1.2. A Neighbourhood Plan

The draft Plan is a Neighbourhood Plan and relates to the development of land in the parish of South Wootton in the County of Norfolk. It has been prepared in accordance with the statutory requirements and processes set out in the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the subsequent Neighbourhood Planning (General) regulations 2012.

#### 1.3. The Time Period Covered

The South Wootton Neighbourhood Plan covers the period 2011 to 2026, the same as the Core Strategy prepared by the Borough Council of King's Lynn and West Norfolk.

#### 1.4. Excluded Development

The draft Neighbourhood Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and County Planning Act 1990.

#### 1.5. The Area of Influence

The proposed Neighbourhood Plan does not relate to more than One Neighbourhood Area and there are no other Neighbourhood Plans in place within the Neighbourhood Area. The draft Neighbourhood Plan refers only to the South Wootton Neighbourhood Area, which is co-terminal with the parish, and no other area. No other Neighbourhood Plans relate to that same area.

### **2.0. Basic Conditions**

#### 2.1. National Planning Framework

##### 2.1.1. Sustainable Development

The Parish Council has accepted the need to accommodate the new dwellings allocated to the parish in the Core Strategy developed by the Borough Council of King's Lynn and West Norfolk (2011). The Plan, accordingly, sets out the way in which this strategic requirement can be met while, at the same time, realising the parish community's vision for its future and the objectives and policies required to facilitate the vision (SWNP\* Sections 5, 6 and 7).

\*NB: SWNP = South Wootton Neighbourhood Plan

### 2.1.2 Core Planning Principles

The twelve planning principles contained in the National Planning Framework 2012, Section 17 have been achieved by the Neighbourhood Plan as set out below.

2.1.2.1. The Plan was prepared following consultations with local residents, statutory authorities and other interested parties (SWNP Sections 1 and 4). Once the Plan has been accepted, the Borough Council of King's Lynn and West Norfolk and the Parish Council will make arrangements to monitor development in the Neighbourhood Area and in the West Norfolk Area and review these annually against the Plan's objectives and policies (SWNP Section 10).

2.1.2.2. As well as providing for housing development in the Neighbourhood Area, the Plan contains policies designed to enhance and improve the physical setting of the expanding village (SWNP Section 7.1: Environment Policies E1 – 5).

2.1.2.3. The Neighbourhood Plan seeks to facilitate the sustainable development required from the major economic drivers in the West Norfolk Area and specifically in the vicinity of South Wootton through the formulation of appropriate policies (SWNP Sections 7.1, 7.3 and 7.4). The Plan also contains policies to meet the transport needs of development in the Neighbourhood Area and those generated by development in neighbouring areas (Section 7.5).

2.1.2.4. The achievement of high quality design is a major concern of the Plan, not only for residential development but also for the protection and enhancement of the natural environment (SWNP Section 7.1, E1, E2: Section 7.2 Housing Policies, specifically H1, 2, 6 and 9).

2.1.2.5. The Plan recognises the varying character of localities within the Neighbourhood Area and contains policies designed to maintain and to enhance these (SWNP Section 2: Section 7.1 Environment: Section 7.2 Housing). At the same time, the Plan provides for community coherence (SWNP Section 7.4 Society, Community and Culture, specifically S1, 2, 5 and 6: Section 7.5 Transport, specifically T3, 4 and 5).

2.1.2.6. The Plan recognises the likely impact of climate change and provides policies to minimise its effects and to encourage the use of sustainable energy

(SWNP Section 7.3 Business and Local Economy: Section 7.4, specifically S3: Section 7.5, Specifically T 3, 4 and 5).

2.1.2.7. Policies have been produced to conserve and enhance the natural environment of the parish and to reduce pollution. These are contained principally in SWNP Section 7.1 but also Sections 7.2 H2 and H6 and Section 7.3 B2 and B3 covers conservation of the natural environment, while the reduction of pollution is the aim of Section 7.2 H6, as well as Section 7.4 S4 and Section 7.5 T3 and T4.

2.1.2.8. The use of brownfield sites has not been addressed in the Plan. Apart from the Gardens of some houses (SWNP Section 7.2 H3), the amount of brownfield land potentially available is very limited. The largest extent of developable land is greenfield, hitherto used as arable or for animal grazing.

2.1.2.9. Although the principal demand in South Wootton is for residential development, mixed development is promoted throughout the Plan and specific policies are found under SWNP Sections 7.2 and 7.3.

2.1.2.10. The Plan promotes the use of public transport (SWNP, T3), as well as walking and cycling (SWNP T4 and T5). Ease of movement will be facilitated by the topography of the sites available for development (Section 2, Page 7; Map – Location of South Wootton Parish and Neighbourhood area). The promotion of small local businesses is also relevant (Policies B1, 2, 3 and 4).

2.1.2.11. The Neighbourhood Plan seeks to support local strategies to improve health, social and cultural well-being for all residents and specific policies have been designed to ensure the necessary facilities and services will be provided as part of future development (SWNP Sections 7.4 and 7.5) Good health is promoted by Policy E3 (pedestrian access), as well as E1 – 5 (green infrastructure), S2, T3, T4 and T5 (encourage cycling and walking).

2.1.2.12. Social and cultural well-being are promoted by the emphasis upon the 'human scale' for development (H2), for local employment (Section 7.3), and for adequate Pre-school, Infant and Junior school provision (S1). Easy contacts within the parish (Section 7.5) and between it and the wider world are recognised as important (S6 and T1, 2 and 3).

### 3.0. Conformity with Local Strategic Policy

The main source for local strategic policy is the Core Strategy produced by the Borough of King's Lynn and West Norfolk (2011). Conformity is demonstrated below.

#### 3.1. Area- wide Policies

##### 3.1.1. Climate Change and Environmental Assets

Refer to SWNP: Section 7; Policies E1 – 7; H2 and 5; B2 and B3; S4; T2 and T3.

##### 3.1.2. Promotion of Good Design

Reference SWNP: Section 7; Policies E1 -5; H1 -8; Policies B4; T2, T3 and T4.

### 3.1.3. Energy and Water

The relevant policies are outside the scope of a neighbourhood plan but the following policies contribute towards meeting the energy and water concerns of the Core Strategy: SWNP: Section 7; E1, H2 and 6; S4.

### 3.1.4. Housing Delivery

Reference SWNP: Sections 1, 5, 6, 7.2 (Policies H1 -9)

### 3.1.5. The Economy

The Neighbourhood Area is part of the local, regional and national economy but local economic development is promoted in: SWNP: Section 7.3 (B1 -6).

### 3.1.6. Access and Transportation

The responsibility for road provision lies with the Highway Agency and the Highway Authority. The sustainability of future development requires adequate provision for access to and within areas of new build. Without trespassing on the territory of these bodies, the Neighbourhood Plan identifies what its authors believe is required in South Wootton. Improvement in broadband access is also needed. Reference SWNP: Sections 2, 6 and 7.1; Section 7.3, Policies B1, 2, 4 and 5; T1 -3.

### 3.1.7. Community Support

Reference SWNP: Sections 5,6, 7.3, ECN2 and ECN3; Section 7.4, Policies SCC4 and ECN6; Section 7.5, Policies HOU5 and HOU9.

### 3.1.8. Culture, Leisure and Entertainment

Reference SWNP: Policies E1, E3, H4, H9 and S1 – 6.

### 3.1.9 Policies for Places

South Wootton is a residential village on the northern side of King's Lynn. The Core Strategy developed by the Borough Council of King's Lynn and West Norfolk has identified two locations to the east and west of the village for future development.

The Plan shows how the new dwellings allocated to South Wootton can be accommodated with reference to SWNP; Sections 1, 2, 5, 7.2, Policies H1 -9.

Future development will require the provision of additional medical and community facilities, SWNP: Section 7.4, Policies S1 -6.

The future need for Pre-school, Infant and Junior school provision is recognised under SWNP: Section 7.4, Policy S1.

The enhancement of local bus services is supported in SWNP: Section 7.5, Policies T1 – 3.

Provision is made for safe and direct cycle routes through future development and these will connect with the current cycle routes promoted by the Borough Council of King's Lynn and West Norfolk, SWNP: Sections 6 and 7.5, Policies TRA4 and 5.

Green Infrastructure is promoted throughout the Plan but is given special attention in SWNP: Section 7.1, Policies E1, 2, 3, 4 and especially 5.

South Wootton has been selected for expansion by the addition of new developments to an already existing village. The Plan provides for development in the Neighbourhood Area which coincides with the Parish. Land uses are proposed and allocated to specific localities within the Development Boundary which are shown on the Proposal Maps.

### 3.1.10 Implementation

The Core Strategy Implementation Policy CS14 outlines the context and justification for the policy approach. It also highlights the requirements for infrastructure provision and funding. It says that 'all development in the plan area will need to be accompanied by appropriate infrastructure (including off-site infrastructure) in a timely way, with arrangements for its subsequent maintenance. Obligations will be sought from developers through Section 106 Legal Agreements or other successor mechanisms. This will apply to but is not limited to infrastructure, including, where applicable':

- Community and recreation facilities (education facilities, community halls, health facilities, libraries, social services facilities, allotments, indoor/outdoor sports facilities).
- Improved public transport facilities
- Other appropriate transport infrastructure including pedestrian and cycle links.
- Affordable or supported housing
- Sustainable Drainage Systems including surface water.
- Green infrastructure including habitat creation/ recreation facilities/ landscaping.
- Water conservation measures.
- Emergency services including crime prevention.
- Recycling/composting facilities.
- Improvements to the public realm including the historic environment.
- Local and renewable energy generation.
- Utilities

The co-ordinated provision of infrastructure in a timely manner is assumed by the Plan but provided for specifically by Policies outlined in 7.2, 7.4 and 7.5. However, consideration has not been given to public art in the Plan.

### 3.1.11. Monitoring

Refer to Section 10 of the Neighbourhood Plan

## 4.0. Compatibility with EU Obligations

### 4.1. Natural Environment

The South Wootton Neighbourhood Plan is required to take cognisance of the EU Strategic Environmental assessment (SEA) Directive 2001/42/EC Office (A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister 2005, Appendix 1). The protection and enhancement of the natural environment were major considerations in the preparation and formulation of the Plan and reflected the concerns of parishioners, SWNP: Sections 5,6 and 7.1, Policies E1 – 5; Section 7.2, Policies H1 – 9; Section 7.3, Policies B3 and B4.

Both the CPRE and the Environment Agency had no comment to make regarding the Plan other than to support the vision, objectives and policies outlined therein. Natural England were also satisfied that the Plan vision, objectives and policies generally seek to protect and enhance environmental issues within their remit, such as biodiversity, including designated sites, green infrastructure, local landscape and access. Whilst the eastern boundary of the Neighbourhood Plan area is adjacent to the Wash Site of Special Scientific Interest (SSSI), a component of SSSI of the Wash Special Protection Area (SPA) and Ramsar site and the Wash and North Norfolk Coast Special Area of Conservation (SAC), they were satisfied that the scale, location and nature of development proposed through Plan policies is unlikely to have an adverse effect on these sites of National and European conservation interest. They indicated that, as the Neighbourhood Area incorporates part of the Norfolk Coast AONB, the Plan should acknowledge this and the requirement, in accordance with paragraph 115 of the NPPF, to include policies to protect and enhance the interest features of this nationally designated landscape. They recommend consulting the Norfolk Coast Partnership for their views and advice on the matter.

### 4.2. Human Rights

The Plan does not diminish the human rights of either South Wootton residents or others who may be affected by it but seeks to enhance them, SWNP: Section 6; Section 7.2, Policies H2, 5, 7 and (Section 7.4, Policies S1 – 6; Section 7.5, Transport Policies.

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