North Runcton & West Winch
Neighbourhood Plan
Plan Period 2016–2026

Supporting Document:
Basic Conditions Statement
North Runcton and West Winch
Neighbourhood Development Plan
Basic Conditions Statement

Date: 30 November 2016
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1. Legal Requirements

1.1 This Basic Conditions Statement has been prepared to accompany the North Runcton and West Winch Neighbourhood Development Plan (NDP).

1.2 This Statement accompanies the submission to the local planning authority - the Borough Council of King’s Lynn and West Norfolk - of the North Runcton and West Winch NDP under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 as amended (“the Regulations”). Regulation 15 requires a submission NDP to be accompanied by “a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act”.

1.3 The NDP has been submitted jointly by both the Parish Council’s of North Runcton and West Winch (both are qualifying bodies as defined in the Localism Act 2011); for the neighbourhood area covering the two Parishes of North Runcton and West Winch as designated by the Borough Council of King’s Lynn and West Norfolk by agreement of the Cabinet on 5 February 2013.

1.4 The two parishes first signed a memorandum of agreement on 12 October 2012 and have worked together on the plan in line with this agreement. Each Parish Council has agreed the submission version of the plan as minuted at their respective parish council meetings.

1.4 The North Runcton and West Winch Neighbourhood Plan 2016 is a NDP as defined in the Localism Act 2011. The plan deals with planning issues which specifically relate to the use and development of land within the neighbourhood area only

1.5 The plan period of the North Runcton and West Winch Neighbourhood Plan is from 2016 to 2026 and it does not contain policies relating to excluded development in accordance with the Regulations.

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1 The Town and Country Planning Act 1990
1.6 This statement addresses each of the ‘basic conditions’ required by paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act. This 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) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
d) the making of the order contributes to the achievement of sustainable development,
e) 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),
f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.7 Sub paragraph 3 (paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.) clarifies that b) (above) applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or its setting. The North Runcton and West Winch NDP does not do this so this condition does not apply.

1.8 Sub-paragraph 4 clarifies that c) (above) applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or other land in the area. The North Runcton and West Winch NDP does not do this so this condition does not apply.

1.9 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 is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).*

1.10 The North Runcton and West Winch NDP meets the basic conditions therefore if:

- **Basic Condition 1** - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan,
- **Basic Condition 2** - the making of the NDP contributes to the achievement of sustainable development,
- **Basic Condition 3** - the making of the NDP 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)
- **Basic Condition 4** - the making of the NDP does not breach, and is otherwise compatible with, EU obligations, and
- **Basic Condition 5** - the making of the NDP is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

2. Neighbourhood Area

2.1 The North Runcton and West Winch NDP covers the whole of the Parishes of North Runcton and West Winch, both of which are in the district of King’s Lynn and West Norfolk in the County of Norfolk. The boundary of the neighbourhood area is shown in the NDP.

2.2 The Parish Councils of North Runcton and West Winch submitted the application – see Appendix 1 - to designate the neighbourhood area to the Borough Council of King’s Lynn and West Norfolk on 15 October 2012. In accordance with part 2 of the Regulations, the Borough Council of West Norfolk and King’s Lynn (the local planning authority) publicised the neighbourhood area application over a consultation period beginning on 1 November 2012 and ending on 13 December 2012.

2.3 West Norfolk and King’s Lynn Borough Council designated the whole area covered by the two parishes of North Runcton and West Winch as a Neighbourhood Area on 6 March
2013 following agreement by the Cabinet on 5 February 2013. The North Runcton and West Winch NDP relates only to the two parishes of North Runcton and West Winch and to no other Neighbourhood Area. The North Runcton and West Winch NDP is the only NDP in the designated area. No other NDP exists nor is in development for any part of the Neighbourhood Area.
3. **Overriding purpose of the North Runcton and West Winch Neighbourhood Development Plan**

3.1 The North Runcton and West Winch NDP is underpinned by the following Vision

**NDP Vision**

*West Winch and North Runcton will be two closely linked but separate parishes that are popular and attractive places to live. They will remain distinct from King’s Lynn and will be characterised by a predominantly rural setting. They will have a range of excellent facilities allowing residents of all ages to live, work, play and contribute fully to the on-going success of the communities.*

3.2 This vision is supported by the seven aims (what the community hope to achieve through the plan):

**NDP Aims**

**Aim 1:** To support the development of high quality, sustainable and successful new neighbourhoods whilst nurturing and enhancing the lives of existing residents in West Winch and North Runcton.

**Aim 2:** To safeguard the unique and distinctive physical and cultural assets of the parishes, using these to shape the future environment and community.

**Aim 3: Environment.** To create a network of green spaces and corridors that sustain a sense of rural living and are utilised and respected by everyone. To sustain and safeguard agriculture in the parish in tandem with improved rural access and recreational opportunities for village residents whilst supporting local wildlife.

**Aim 4: Social.** To nurture a diverse and supportive community with excellent internal communication and close links to neighbouring communities. To ensure there are spaces, institutions and events where the whole community can meet and socialise.

**Aim 5: Economy.** To provide a setting that fosters sustainable and rewarding jobs and supports education and skills development. To ensure that residential expansion is supported by commensurate local employment opportunities.

**Aim 6: Transport.** To enable local people to go about their business in a timely manner. To reduce the domination of through traffic on residents’ day-to-day lives. To provide an excellent network of road, cycle and footpaths that allow genuine choice in future transport options and mitigate against excessive road traffic and car dependency.

**Aim 7: Sustainability.** To provide new housing which is high quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole-life needs of residents.
3.3. Set out below are the objectives underpinning the plan which as stated in the NDP set out how the plan’s overall aims will be achieved.

**NDP Objectives**

**Objective 1: Environment.** Identify and protect natural and cultural environmental assets. Where development will result in loss or degradation of assets there will be adequate sustainable compensation. Policy promotes ‘joined-up thinking’ so that environmental assets can, where possible, be ‘multi-functional’ with, for example, benefits for recreation, local biodiversity, drainage, access provision and landscape amenity. Policy encourages community use of green space and community involvement in management. The Plan seeks to ensure that long-term management and maintenance requirements are identified and provided for. It will require appropriate land allocation so that sustainable ‘breaks’ are established between settlements.

**Objective 2: Social.** The Plan seeks to ensure that new development brings new community facilities that can benefit all residents and bring people together. Policies aim to ensure that key social centres such as primary schools, community halls and health facilities are established at an early stage of development so as to foster social links and organisations.

**Objective 3: Economy.** The Plan aims to encourage planning applications that create sustainable job opportunities without adverse impacts on the environmental, social or cultural character of the community. It supports home working and small-scale business. Policy encourages development that will support local shops, trades and services.

**Objective 4: Transport.** The Plan seeks to mitigate traffic and environmental problems on the A10 and A47, encouraging a future road hierarchy that will reduce the impact of proposed development. Policies encourage and support traffic calming measures. High standards of public transport, cycle path and footpath infrastructure are encouraged.
4 Basic Condition 1: How the plan has regard to national policy

4.1 The NDP must have appropriate regard to national policy. The following section describes how the Neighbourhood Plan has regard to the policies contained within the National Planning Policy Framework (NPPF, March 2012).

Sustainable Development

4.2 The NPPF draws, in paragraph 7, on the three dimensions to sustainable development: economic, social and environmental. It requires the planning system, and thus the North Runcton and West Winch NDP where applicable, to:

- contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure.
- support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

4.4 The NDP recognises the strategic requirement to take on growth (see Core Strategy Policies CS02, CS03 and CS09 and SADMP Policy E2.1) and responds to the strategic policy context in ways which cut across the three dimensions of sustainable development as defined in the NPPF.

Economic

- The NDP is focused on ensuring that the development that is required to come forward in the NP area, specifically the 1,600 homes in the West Winch Growth Area, comes forward successfully. The NDP aims to nurture a vibrant, integrated community, an attractive, healthy environment and a thriving local economy.

Outside the West Winch Growth Area, the NDP seeks to strengthen and enhance West Winch Local Centre and retain the existing employment areas. The NDP
contributes towards building a strong, responsive and competitive economy by seeking to secure sufficient road infrastructure is in place to support residential expansion (Aim 6, Objective 4, Policies GA02, GA04) that is required of it and by ensuring local employment opportunities are exploited (Aim 5, Objective 3, WA08, WA16). It also seeks to secure an excellent network of cycle ways and footpaths that will provide choice in transport options and mitigate against local car dependency.

Social
- The NDP supports strong, vibrant and health communities by requiring residential development to be focused around neighbourhoods (Policies GA01, WA08) The Neighbourhood Plan also identifies the need for additional community meeting space (Policies GA02, GA01, WA08 and WA17) and aims to ensure that key social centres such as primary schools, community halls and health facilities (Objective 2, Policy GA02) are established at an early stage of development so as to foster social links and organisations.

Environmental
- The NDP contributes to protecting and enhancing the natural, built and historic environment by identifying and protecting natural and cultural environmental assets (Policies WA01 and WA02). The NDP promotes ‘joined-up thinking’ so that environmental assets can, where possible, be ‘multi-functional’ with, for example, benefits for recreation, local biodiversity, drainage, access provision and landscape amenity (Policy GA03 and Settlement Concept Figure 9.0). The NDP encourages community use of green space and community involvement in management. The Plan seeks to ensure that long-term management and maintenance requirements are identified and provided for (Policy WA05).

The National Planning Policy Framework’s Core Planning Principles

4.5 There are 12 core planning principles put forward in the NPPF (Paragraph 17). The table below lists these core planning principles and maps them against the North Runcton and West Winch NDP Vision, Aims, Objectives and Policies.
<table>
<thead>
<tr>
<th>NPPF Core Principle</th>
<th>NDP Vision, Aims and Objectives</th>
<th>Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan led</td>
<td>The vision, aims, objectives and policies as a whole</td>
<td>Settlement Concept; Policy GA01 Creating Neighbourhoods WA18: Enhancing West Winch Local Centre</td>
</tr>
<tr>
<td>Enhance and Improve Places</td>
<td>The vision, aims and objectives assert the principle of focusing residential development around neighbourhoods (Aim 4; Objective 2) whilst nurturing and enhancing lives of existing residents in West Winch and North Runcton.</td>
<td>GA02: Infrastructure Delivery in the West Winch Growth Area GA03: Providing Green Infrastructure (improving links to Hardwick Industrial Estate). GA04: Ensuring transport infrastructure GA05: Design of ‘relief road’ WA16: Existing employment areas GA10: Opportunities for small-scale and self-build development</td>
</tr>
<tr>
<td>Economic development</td>
<td>Seeks the provision of excellent road network (Aim 6) to support economic activity of additional residential communities. Seeks to ensure residential expansion is supported by commensurate local employment opportunities (Aim 5).</td>
<td>WA01: Protecting sites of local value WA02: Sites with Local Heritage Interest WA04: Design to protect and enhance local character WA05: Adequate provision for cars WA06: Adequate provision for bicycles WA07: Adequate outside space WA08: Enhancing West Winch Local Centre</td>
</tr>
<tr>
<td>High quality design and standard of amenity</td>
<td>Aim 1: WA01: Protecting sites of local value WA02: Sites with Local Heritage Interest WA04: Design to protect and enhance local character WA05: Adequate provision for cars WA06: Adequate provision for bicycles WA07: Adequate outside space WA08: Enhancing West Winch Local Centre</td>
<td>WA01: Protecting sites of local value WA18: Supporting farm-related businesses WA19: Supporting tourism WA06: Supporting agricultural land and soils</td>
</tr>
<tr>
<td>Take account of different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and</td>
<td>Vision: WA01: Protecting sites of local value WA18: Supporting farm-related businesses WA19: Supporting tourism WA06: Supporting agricultural land and soils</td>
<td></td>
</tr>
<tr>
<td>NPPF Core Principle</td>
<td>NDP Vision, Aims and Objectives</td>
<td>Policies</td>
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<td>supporting thriving rural communities within it.</td>
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</tbody>
</table>
| Climate change and flood risk | **Aim 7:**  
**Objective 1:** | WA04: Providing Sustainable Drainage  
GA01: Creating Neighbourhoods  
GA06: Principles of New Development Design  
GA08: Residential Street Design |
| Conserving and Enhancing the natural environment | **Aim 2:**  
**Aim 3:**  
**Objective 1:** | WA01: Protecting sites of local value  
WA03: Protecting and replacing natural features  
WA13: Providing sustainable drainage  
WA14: Providing GI management resources  
WA15: Protecting agricultural land and soils  
GA03: Providing green infrastructure |
| Using brownfield land | **Aim 3:** | WA15: Protecting agricultural land and soils |
| Promoting mixed use developments and encouraging encourage multiple benfits from the use of land in urban and rural areas, recognising that some open land can perform many functions | **Objective 1:** | GA01: Creating Neighbourhoods  
GA03: Providing ‘green infrastructure’  
WA04: Providing sustainable drainage  
WA06: Protecting agricultural land and soils  
WA18: Enhancing West Winch local centre |
| Conserving heritage | **Aim 2:**  
**Objective 1:** | WA02: Sites with local heritage interest |
<table>
<thead>
<tr>
<th>NPPF Core Principle</th>
<th>NDP Vision, Aims and Objectives</th>
<th>Policies</th>
</tr>
</thead>
</table>
| Focus significant development in locations which are or can be made sustainable | Aim 6. Objective 4: | GA01: Creating Neighbourhoods  
GA02: Infrastructure Delivery in the West Winch Growth Area  
GA04: Ensuring Transport Infrastructure  
GA05: Design of ‘relief road  
GA09: Enhancing the A10 road corridor  
GA07: Residential street design  
GA08: Cycle and footpath provision  
GA09: Public transport |
| Deliver sufficient community and cultural facilities and service to meet local needs. | Objective 2: | GA01: Creating Neighbourhoods  
GA02: Infrastructure Delivery in the West Winch Growth Area |
The thirteen National Planning Policy Framework (NPPF) themes

4.5 The NPPF contains a series of planning policies and statements under thirteen different sustainable development themes. These themes have been explored and the following section summarises how the NDP accord with national policy under these thirteen themes.

1. **Building a strong, competitive economy**

A key thrust of the NDP is to ensure that the housing growth which will come forward under the strategic context provided by the Local Plan, will come forward in a way which supports sustainable economic growth. The NDP recognises in particular the existing inadequate road infrastructure and seeks to address this through policy GA04 and GA02.

In policy GA03, it also seeks the provision of a dedicated dual use path connection to Hardwick Industrial Estate with a green corridor.

2. **Ensuring the vitality of town centres**

The NDP recognises the importance of town centres as the heart of the community. This is reflected in policies GA01: *Creating Neighbourhoods* which focuses development around neighbourhoods in line with a Settlement Concept and requires that these include community focal points providing a focus for local shopping, business and community activities. Policy WA17: *supporting development of local centres* seeks to ensure new development contributes towards enhancing the character and vitality of the centre and Policy WA08: *Enhancing West Winch local centre* does this specifically for the West Winch local centre.

3. **Supporting a prosperous rural economy**

Through policies WA18: *supporting farm-related businesses*, WA19: *supporting tourism* and WA02: *Sites with Local Heritage Interest*, the NDP supports the diversification of agricultural businesses, rural tourism and promotes the retention of cultural buildings respectively.

4. **Promoting sustainable transport**

Policy GA01: *Creating Neighbourhoods* seeks to focus new housing development around community hubs (including the existing West Winch local centre) and delivering walkable neighbourhoods thereby promoting a mix of uses in line with paragraph 38 of the NPPF. Policies GA07 *residential street design* and GA09: *Enhancing the A10 road corridor* seek to ensure conflict between traffic and cyclists and pedestrians are minimised. Policies WA11:
adequate provision for bicycles, GA08: Cycle and footpath and GA09: provision for public transport seeks to ensure travel choice for new residents. Policy GA04: ensuring transport infrastructure and GA05: design of relief road seeks to ensure there is existing road infrastructure in place to meet the demands of new communities.

5. Supporting high quality communications infrastructure
The NDP does not include any policies on communications infrastructure.

6. Delivering a wide choice of high quality homes.
The Local Plan context largely sets the agenda for amount of housing and mix of new housing. However the NDP focuses via policy GA01: Creating Neighbourhoods and its Settlement Concept, new residential around neighbourhood hubs including the existing West Winch local centre. This approach sits comfortably with requirements of paragraph 55 of the NPPF.

7. Requiring good design.
The NDP has as an aim to “safeguard the unique and distinctive physical and cultural assets of the parishes, using these to shape the future environment and community.” and policies WA01: protecting sites of local value, WA02: Sites with local heritage interest, WA07: Design to protect and enhance local character and GA01: Creating Neighbourhoods are a key part of this. This accords well with paragraph 58 of the NPPF, which specifically refers to neighbourhood plans stating that they should develop robust and comprehensive policies that set out the quality of development that will be expected for the future of the area.

8. Promoting healthy communities
The creation of neighbourhood centres around which new housing should be located is a key part of the NDP (e.g. Policy GA01: Creating Neighbourhoods and WA08 Enhancing West Winch Local Centre). This accords well with paragraph 69 of the NPPF which promotes the benefits of having strong neighbourhood centres which provide opportunities for meetings between members of the public. The strong focus in the NDP on the creation of new recreational space (e.g. Policy GA03: Providing ‘green infrastructure’) as new development comes forward to ensure access for all fits well with paragraph 73 of the NPPF.

9. Protecting Green Belt land
There is no green belt land in the NP area.

10. Meeting the challenge of climate change, flooding and coastal change
Paragraph 99 of the NPPF states that “new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure”. The NDP accords with this well through:

- **Policy GA01: Creating Neighbourhoods** where it requires proposals to demonstrate adequate consideration for known or expected climate change variables and ensure robust landscape design for example through providing shelter, shade and opportunities for temperature mitigation (e.g. through street tree planting); and where it requires the inclusion of two sizable green infrastructure buffers which will separate the residential areas.

- **Policy WA04: Providing Sustainable Drainage** which requires that any new development proposals incorporate sufficient sustainable urban drainage design and can demonstrate that the proposal will have no adverse impact on surface water drainage of properties upstream or downstream of their development.

### 11. Conserving and enhancing the natural environment

There are a number of policies in the NDP which seek to conserve and enhance the natural environment in line with requirements of the NPPF:

- **Policy WA01: Protecting sites of local value.** This identifies important natural assets in the NP area needing protection or enhancement
- **Policy WA03: Protecting and replacing natural features.**
- **Policy WA05: Providing GI management resources**
- **Policy GA03: Providing ‘green infrastructure’**

### 12. Conserving and enhancing the historic environment.

Policy WA02: *Sites with Local Heritage Interest* seeks to protect or enhance local non-designated heritage assets for the duration of the plan.

### 13. Facilitating the sustainable use of minerals

The neighbourhood plan does not include policies relevant to this core theme in the NPPF.
5. **Basic Condition 2: How the plan contributes towards achieving sustainable development**

5.1 The NDP must contribute to the achievement of sustainable development (as defined in the NPPF and summarised in section 1.1 of this Basic Conditions Statement). Paragraph 7 of the National Planning Policy Framework states there are three dimensions to sustainable development:

- to contribute to building a strong, responsive and competitive economy,
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment. This section shows how the LNDP delivers sustainable development.

5.2 Paragraph 8 of the NPPF states that “to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.”

5.3 The way in which the NDP achieves a balance between the three dimensions is set out in paragraph 4.4 of this document.
6. **Basic Condition 3**: How the plan conforms to the strategic policies contained in the development plan

6.1 The NDP must be in general conformity with the development plan for the local authority area concerned.

6.2 The development plan currently in force for the NDP is the King’s Lynn and West Norfolk Core Strategy 2011 and the King’s Lynn and West Norfolk Proposed Site Allocations and Development Management Policies Plan (BKLWN SADMPP) adopted on 29 September 2016. The BCKWN SADMPP implements the broader policies in the Core Strategy.

**Vision of NDP and the King’s Lynn and West Norfolk Core Strategy 2011**

6.3 The vision of the King’s Lynn and West Norfolk Core Strategy 2011 is contained in section 4.2 which starts on page 10.
Compatibility of the Neighbourhood Plan with the Core Strategy Vision

The pattern of development envisaged in the Core Strategy Vision is a key strategic requirement which the NDP must plan for. In this respect the NDP as a whole accords with the Core Strategy vision. The Neighbourhood Plan Vision - repeated below - however also complements well the aspirations set out under the subheadings Economy, Society and Environment in the Core Strategy Vision:

West Winch and North Runcton will be two closely linked but separate parishes that are popular and attractive places to live. They will remain distinct from King’s Lynn and will be characterised by a predominantly rural setting. They will have a range of excellent facilities allowing residents of all ages to live, work, play and contribute fully to the on-going success of the communities.

6.4 The table below demonstrates the compatibility between the objectives set out in the King’s Lynn and West Norfolk Core Strategy 2011 and objectives in the NDP.
<table>
<thead>
<tr>
<th>King's Lynn and West Norfolk Core Strategy 2011 Objective</th>
<th>Neighbourhood Plan Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Economy</strong></td>
<td><strong>Compatible Neighbourhood Plan Objectives</strong></td>
</tr>
</tbody>
</table>
| 1. King’s Lynn’s reputation as a great place to live and work has spread across the country and reflects its regional importance. | **Compatible Neighbourhood Plan aim:**  
**Aim 5: Economy.**  
**Compatible Neighbourhood Plan objective:**  
**Objective 2: Social.**  
**Objective 3: Economy.** |
| 2. West Norfolk has a thriving economy with local employment opportunities. | |
| 3. All young people access schools that motivate and raise aspirations to succeed in a prospering local economy. | |
| 4. All adults have the opportunity to develop their skills or learn new ones throughout their lives. | |
| 5. West Norfolk is among the premier visitor destinations in the country with tourism based on its historical, cultural and environmental offer. | |
| **Society**                                              | **Compatible Neighbourhood Plan aims:**  
**Aim 4: Social**  
**Aim 3: Environment.**  
**Compatible Neighbourhood Plan objectives:**  
**Objective 1: Environment.**  
**Objective 2: Social** |
| 6. All communities are strong, cohesive and safe. | |
| 7. Everyone receives quality services that meet their needs. | |
| 8. Residents are active and engaged in their communities, helping to identify and respond to local needs, with cross boundary working as appropriate. | |
| 9. Housing is focused in sustainable towns; in the rural areas local demand is targeted towards sustainable villages. | |
| 10. All people are active and healthy | |
| **Environment**                                          | **Neighbourhood Plan Vision complements Objective 11 of the Core Strategy as do all the aims and objectives.**  
**Compatible Neighbourhood Plan aim:**  
**Aim 3: Environment.**  
**Compatible Neighbourhood Plan objective:**  
**Objective 1: Environment**  
**Compatible Neighbourhood Plan Aims:**  
**Aim 7: Sustainability.** |
<p>| 11. West Norfolk has undergone regeneration and growth that is well planned and complements its high quality historical and natural inheritance. | |
| 12. Communities benefit from quality public spaces and parks with access to the coast and countryside that make the area special. | |
| 13. West Norfolk is meeting the challenges of climate change and reducing or mitigating carbon emissions. | |</p>
<table>
<thead>
<tr>
<th>King’s Lynn and West Norfolk Core Strategy 2011 Objective</th>
<th>Neighbourhood Plan Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>14. Public transport has improved and people are less reliant on the motor car to access places and services. 15. West Norfolk is still considered to be somewhere unique retaining its own local distinctiveness.</td>
<td>Aim 6: Transport.</td>
</tr>
</tbody>
</table>
| **Towns and places**  
King’s Lynn  
Objectives 16, 17, 18, 19 and 20 | Not specific to NP area. |
| **Downham Market**  
Objectives 21 & 22 | Not specific to NP area |
| **Hunstanton**  
Objectives 23, 24, 25, 26 and 27 | Not specific to NP area |
| **Rural areas**  
28. Beyond the villages, the locally distinctive countryside has been protected in its many attributes and continues to provide for the social and economic needs of those who live and work there. 29. Elsewhere the local economy has been bolstered by guiding new development (including market housing) to the most sustainable locations, recognising the needs of the agricultural sector and the potential for diversification into other activities, and by retaining where possible, current employment sites. 30. Local housing needs have been secured in a sustainable manner. 31. There is improved accessibility to essential services. | Compatible NP aim:  
Aim 2  
To safeguard the unique and distinctive physical and cultural assets of the parishes, using these to shape the future environment and community.  
Aim 3: Environment  
Aim 7: Sustainability.  
Objective 2: Social. |
| **Coast**  
Objectives 32 and 33 | Not relevant to the NP area |
The table below sets out the strategic policies of the King’s Lynn and West Norfolk Core Strategy 2011. It also provides an explanation as to how the NDP conforms to this strategic context.

### Table 3: Commentary on how the NDP conforms to Core Strategy policies.

<table>
<thead>
<tr>
<th>BCKLWN Core Strategy policies</th>
<th>Commentary on how the NDP conforms to these policies</th>
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</thead>
<tbody>
<tr>
<td><strong>Policy CS01 Spatial Strategy</strong></td>
<td>The NDP provides a locally specific policy framework for all development coming forward in the NP area and plans, as part of this, for the delivery of 1,600 homes as required by Core Strategy.</td>
</tr>
<tr>
<td><strong>Policy CS02 Settlement Hierarchy</strong></td>
<td>The NDP provides a locally specific policy framework for all development coming forward in the NP area and plans, as part of this, for the delivery of 1,600 homes within the West Winch settlement (adjacent to King’s Lynn) whilst limiting development in the smaller village/hamlet of North Runcton to that to meet local needs.</td>
</tr>
<tr>
<td><strong>Policy CS03 King’s Lynn Area</strong></td>
<td>The NDP provides a locally specific policy framework for all development coming forward in the NP area and plans, as part of this, for the delivery of 1,600 homes as required by Core Strategy.</td>
</tr>
<tr>
<td><strong>Policy CS04 Downham Market</strong></td>
<td>Not specific to NP area</td>
</tr>
<tr>
<td><strong>Policy CS05 Hunstanton</strong></td>
<td>Not specific to NP area</td>
</tr>
<tr>
<td><strong>Policy CS06 Development in Rural Areas</strong></td>
<td>Parts of the NP area fall within countryside outside any development boundaries. The NDP spatial strategy is consistent with the approach for rural areas specified in CS06.</td>
</tr>
<tr>
<td><strong>Policy CS07 Development in Coastal Areas</strong></td>
<td>Not specific to NP area</td>
</tr>
<tr>
<td><strong>Policy CS08 Sustainable Development</strong></td>
<td>The following policies complement the approach taken in the Core Strategy: WA04, GA01, GA06</td>
</tr>
<tr>
<td><strong>Policy CS09</strong></td>
<td>The Neighbourhood Plan provides a locally specific policy framework for all development coming forward in the NP area and plans, as part of this, for the delivery of 1,600 homes within the West Winch strategic growth area and limiting development in rural areas (North Runcton village and countryside) to that which will meet local needs.</td>
</tr>
</tbody>
</table>
How the NDP conforms to Site Allocations and Development Management Policies Plan (SADMP)

6.6 The paragraphs below set out the policies in the BCKLWN SADMP that are relevant to the NP area. They also provide an explanation as to how the NDP conforms with this approach.

6.6 The policies in the newly adopted BCKLWN SADMP are set out in the table below. The table provides an overview of which policies are relevant (and if so whether or not there are any areas of departure in the NDP) and which policies are not relevant.

<table>
<thead>
<tr>
<th>BCKLWN SADMP Policies</th>
<th>Relationship to NDP area &amp; areas of non-conformity with NDP</th>
<th>Further detail provided in BCS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlements &amp; Sites Allocations and Policies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.2.1 West Winch West Winch Growth Area Strategic Policy</td>
<td>Provides the direct strategic context for the NDP</td>
<td>See below</td>
</tr>
<tr>
<td>E.2.2 Policy E2.2 Development within existing built-up areas of West Winch</td>
<td>Relevant. In broad conformity.</td>
<td>See below</td>
</tr>
<tr>
<td>G.64 North Runcton (SVAH). Non policy text clarifying the North Runcton’s designation as a ‘Smaller Village and Hamlet’</td>
<td>Relevant. In broad conformity.</td>
<td>See below</td>
</tr>
<tr>
<td>All of Site Allocation policies</td>
<td>Not relevant</td>
<td>No</td>
</tr>
<tr>
<td>Development Management Policies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DM1 Presumption in Favour of Sustainable Development</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM2 Development Boundaries</td>
<td>Relevant</td>
<td>See below</td>
</tr>
<tr>
<td>DM2A Early Review of Local Plan</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM3 Development in the Smaller Villages and Hamlets</td>
<td>Relevant</td>
<td>See below</td>
</tr>
<tr>
<td>DM4 Houses in Multiple Occupation</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM5 Enlargement or Replacement Dwellings in the Countryside</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM6 Housing Needs of Rural Workers</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM7 Residential Annexes</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM8 Delivering Affordable Housing on Phased Development</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM9 Community Facilities</td>
<td>Relevant. No areas of non-conformity</td>
<td>No.</td>
</tr>
<tr>
<td>DM10 Retail Development</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
</tbody>
</table>
Table 5: Analysis of how the NDP conforms to the Site Allocations and Development Management Policies (SADMP) Plan

<table>
<thead>
<tr>
<th>BCKLWN SADMP Policies</th>
<th>Relationship to NDP area &amp; areas of non-conformity with NDP</th>
<th>Further detail provided in BCS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DM11 Touring and Permanent Holiday Sites</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM12 Strategic Road Network</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM13 Railway Trackways</td>
<td>Relevant. No areas of non-conformity</td>
<td>No</td>
</tr>
<tr>
<td>DM14 Development associated with the National Construction College, Bircham Newton and RAF Marham</td>
<td>Not relevant</td>
<td>N/a</td>
</tr>
<tr>
<td>DM15 Environment, Design and Amenity</td>
<td>Relevant. In broad conformity</td>
<td>Yes</td>
</tr>
<tr>
<td>DM16 Provision of Recreational Open Space for Residential Developments</td>
<td>Relevant. In broad conformity</td>
<td>Yes</td>
</tr>
<tr>
<td>DM18 - Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)</td>
<td>Not relevant</td>
<td>N/a</td>
</tr>
<tr>
<td>DM 19 - Green Infrastructure/Habitats Monitoring and Mitigation</td>
<td>Relevant. In broad conformity</td>
<td>Yes.</td>
</tr>
<tr>
<td>DM2 Renewable Energy</td>
<td>Relevant. In broad conformity</td>
<td>No</td>
</tr>
<tr>
<td>Policy DM 21 - Sites in Areas of Flood Risk</td>
<td>Relevant. In broad conformity</td>
<td>No</td>
</tr>
<tr>
<td>Policy DM 22 – Protection of Local Open Space</td>
<td>Relevant. In broad conformity</td>
<td>No</td>
</tr>
</tbody>
</table>

Policy E2.1

6.7 Policy E2.1. West Winch Growth Area Strategic Policy allocates an area of 192 hectares within the NDP area for the delivery of a minimum of 1,600 new dwellings. This policy is shown overleaf in the box. As envisaged in paragraph E.2.16 of the SADMPP, the NDP will help shape the character, layout and detail of the development planned at West Winch. The GA policies in the NDP in particular provide a locally specific policy framework for the delivery of at least 1,600 homes.

6.8. The table below illustrates how the NDP policies help to facilitate the achievement of the strategic outcomes set out in Policy E2.1.
<table>
<thead>
<tr>
<th>Policy E2.1 Strategic outcome:</th>
<th>Relevant NDP policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>A new road linking the A10 and A47 to provide a degree of relief of traffic on the existing A10 around West Winch, and access to new development</td>
<td><strong>Policy GA04 Ensuring Transport Provision</strong> secures the delivery of this strategic outcome by requiring (prior to any development resulting in 50 or more dwellings) a binding commitment to an Infrastructure Delivery Plan and/or comprehensive transport strategy being in place that confirms a) the detailed design and route of the relief road including costings b) a delivery plan for the relief road. Policy GA04 is consistent with Policy E2.2. in the way that it requires applicants to be committed to the Infrastructure Delivery Plan. It goes beyond Policy E2.2 however by specifically stating items which need to be covered by the Infrastructure Delivery Plan/transport strategy. The intention of the NDP policy is to guarantee the achievement of the strategic outcome. Regarding the design of the actual relief road <strong>Policy GA05 Design of Relief Road</strong> requires certain design provisions. This complements the strategic policy providing further detail.</td>
</tr>
<tr>
<td>Early and continuing delivery of various traffic calming measures and environmental enhancements on the existing A10 in and around West Winch, for the benefit of existing local residents, with the first measures commencing within 12 month of the start of development.</td>
<td><strong>Policy WA09 Enhancing the A10 road corridor</strong> helps the delivery of this strategic outcome by providing more detail on the improvements required for the A10. Policy WA09 applies to all policies which will have an impact on the A10; not just the West Winch growth area. Figure 7.0 is also very helpful in this respect.</td>
</tr>
<tr>
<td>Provision of suitable arrangements for public transport to route through the wider site, and connectivity to main routes to encourage non car modes</td>
<td><strong>Policy GA01 Creating Neighbourhoods</strong> requires design that will provide for walkable neighbourhoods that will reduce the need for local car journeys</td>
</tr>
<tr>
<td>Provision of a network of cycle and pedestrian routes (including links to King’s Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth.</td>
<td><strong>Policy GA01 Creating Neighbourhoods</strong> of the NDP requires of proposals in the West Winch growth area to provide for an interconnecting network of cycle and footpaths. <strong>Policy GA03 Providing Green Infrastructure</strong> includes the requirements for specific cycle and pedestrian routes. (dedicated dual-use path connection to the Hardwick industrial estate and links to the existing King’s Lynn cycle path network (refer to Figure 9.0) within a ‘green corridor’) and Provision for connection to a future dedicated dual-use path connection to the Bawsey Country Park and a dual-use path connection to the village of Middleton (refer to Figure 9.0). <strong>Policy GA08 Cycle and Footpath provision</strong> provides additional detail for requirements on cycleway and footpath provision.</td>
</tr>
</tbody>
</table>
Local highway improvements and management measures to fully integrate the development into the surrounding network while avoiding adverse impacts including, in particular, consideration of the capacity of the Hardwick interchange and environmental and amenity impacts of potential additional traffic through North Runcton.

<table>
<thead>
<tr>
<th><strong>Policy GA04 Ensuring Transport Provision</strong></th>
<th>secures the delivery of this strategic outcome by requiring (prior to any development resulting in 50 or more dwellings) a binding commitment to an Infrastructure Delivery Plan and/or comprehensive transport strategy being in place that confirms, amongst others, the detailed design and route of the relief road and Hardwick interchange improvements including costings.</th>
</tr>
</thead>
</table>

Three new distinct neighbourhoods to the east of the A10, with some smaller areas of development expanding the existing neighbourhoods to its west.

<table>
<thead>
<tr>
<th><strong>Policy GA04 Ensuring Transport Provision</strong></th>
<th>In addition to the neighbourhoods shown on the SADMPP Strategic Concept map (page 118), the NDP Settlement Concept (Figure 9.0) includes a fourth Neighbourhood (outside the strategic growth area) defined by the existing village of North Runcton to the east. The NDP describes on page 47 in more detail these four Neighbourhood areas helping to add context to the broader requirements set out in the SADMPP. <strong>Policy GA01: Creating Neighbourhoods</strong> encourages the development of the northern and central neighbourhoods ahead of the southern. Local residents feel there would be least impact to the existing parish setting with the initial new development at Constitution Hill, whilst development at West Winch could help to improve the centre of the village by removing existing constraints.</th>
</tr>
</thead>
</table>

A neighbourhood centre in the each of these new neighbourhoods, providing a cluster of local facilities and a visual and community focus for both existing and new residents. These are each to be at a point where pedestrian and cycle routes intersect with a primary street. The bulk of new housing is to be within a walkable distance of one of these neighbourhood centres.

<table>
<thead>
<tr>
<th><strong>Policy GA01: Creating Neighbourhoods</strong></th>
<th><strong>Policy GA04 Ensuring Transport Provision</strong> is consistent with this strategic aim by requiring of West Winch growth area applications that “designs help to create walkable neighbourhoods that will reduce the need for local car journeys and provide for an interconnecting network of cycle and footpaths”.</th>
</tr>
</thead>
</table>

Policy GA02: Infrastructure Delivery in the West Winch Growth Area and Policy GA11: Provisions for a successful primary school requires the delivery of a new primary school in the northern neighbourhood, thereby consistent with the objective of providing a ‘cluster of local facilities’.

<table>
<thead>
<tr>
<th><strong>Policy GA04 Ensuring Transport Provision</strong></th>
<th><strong>Policy GA01: Creating Neighbourhoods</strong> third and fifth bullet points are consistent with this strategic outcome. These bullet points also provide further clarity by providing more detail on the width of the gas pipeline corridors as well as the associated restrictions on building imposed. Page 8 and Figure 3.0 Local Service Infrastructure provides further explanation regarding the gas pipeline corridors.</th>
</tr>
</thead>
</table>

Open ‘green’ areas separating the three neighbourhoods, and aligned roughly with the two gas pipelines crossing the growth area. These ‘green’ areas may incorporate a mix of uses such as recreation, nature conservation, agriculture, landscaping, and foot/cycle/bridle paths.

<table>
<thead>
<tr>
<th><strong>Policy GA04 Ensuring Transport Provision</strong></th>
<th><strong>Policy GA01: Creating Neighbourhoods</strong> is consistent with this strategic aim by requiring of West Winch growth area applications that “designs help to create walkable neighbourhoods that will reduce the need for local car journeys and provide for an interconnecting network of cycle and footpaths”.</th>
</tr>
</thead>
</table>
An orderly phasing of development ensuring that this proceeds broadly in step with Infrastructure provision. Development is encouraged to proceed concurrently in northern and southern parts of the growth area.

**Policy GA02: Infrastructure Delivery in the West Winch Growth Area** and **Policy GA04: Ensuring transport infrastructure** are policies aimed at ensuring that development comes forward in line with infrastructure provision.

The NDP however departs from the SADMP Plan in that it encourages the development of the northern and central neighbourhoods ahead of the southern.

**Significant ‘green infrastructure’, including (separately and/or combination, as appropriate)**
- Landscape planting to integrate the development within the local landscape, character and provide visual amenity within the growth area;
- Recreational open space of at least 9 hectares;
- Conservation and enhancement of local biodiversity
- Measures to mitigate potential adverse recreational impacts on designated nature conservation sites (SPAs, SACs, Ramsar) outside the growth area.

**Policy GA03: Providing Green Infrastructure** identifies a need of 10 hectares of new active recreational facilities and an additional 20 ha of informal public open space (where these could include non-vehicular access corridors and surface water attenuation areas) and an area of 5 hectares of new nature reserve. This requirement reflects additional need generated from 1,600 to 3,500 new homes.

The specific requirements go beyond any requirements set out in strategic policy text. However, the requirement can be justified by:
- applying BCKLWN standards of 2.4 hectares of outdoor play space per 1000 population (as specified in paragraph E.2.67), 1,600 dwellings (assuming 2.33 persons per dwelling) would result in 3728 people and therefore just under 9 hectares of ‘outdoor playing space’) requirement and 3500 dwellings (8150 people) would require 20 hectares.
- Taking into consideration that both West Winch and North Runcton have been identified as deficient in public open space (as noted above in the policy)
- Winch Growth Area development proposals to demonstrate that they would not have an adverse impact on SPAs, SACs and Ramsars outside the growth area and that as part of this.

Furthermore, the SADMP requires provision of ‘significant green infrastructure’ and as set out in Policy E2.2 of the SADMP (in Part B: process) proposals within the Growth Area will need to be accompanied by a package of habitat protection measures which will include enhanced informal recreation provision specifically for informal open space (‘potentially over and above the local planning authority’s normal standards for play space’) and a network of attractive pedestrian routes.

In addition to recreational open space requirements Policy GA03 also details space requirements for habitat creation thereby meeting the strategic objective of conserving and enhancing local biodiversity

**Incorporation of Sustainable Drainage Systems to address surface water run-off, flood risk, biodiversity and the avoidance of groundwater pollution.**

**Policy WA04: Providing sustainable drainage** will help deliver this strategic outcome since, underpinned by the North Runcton and West Winch Surface Water Management Strategy, it requires all development proposals to demonstrate regard for current surface water risk mapping as well as the recommendations set out in the NP Surface Water Management Strategy. The policy clarifies that no development should have adverse effect on surface water drainage.
Areas of conflict between E2.1 and the NDP

6.9 There is one area where the NDP departs from strategic Policy E2.1 and this is where the NDP encourages the development of the northern and central neighbourhoods ahead of the southern whereas strategic Policy E2.1 encourages the northern and southern neighbourhoods to come forward concurrently. Neither document would support the southern neighbourhood coming forward ahead of the others. The reason for the NDP preferring the northern and central neighbourhoods to come forward first is that ‘Local residents feel there would be least impact to the existing parish setting with the initial new development at Constitution Hill, whilst development at West Winch could help to improve the centre of the village by removing existing constraints.’ (NDP paragraph 7.3)

Conformity of the NDP with strategic policy E2.1 – A summary

6.10 The emerging strategic policy E2.1 covers, according to the borough’s plan (see justification text), “matters that the Borough Council considers of strategic importance in delivering sustainable growth” and that the “detail of the development is intended to be shaped by the neighbourhood plan currently in preparation” (ibid.).

6.11 Policy E2.1 has direct implications for the NDP and the NDP has evolved as the strategic policy has advanced through the Local Plan making process. The NDP has taken on board the key parameters established by E2.1 and adds value by helping to shape the character, layout and detail of the development.
Policy E2.1 – West Winch Growth Area Strategic Policy

PART A - OUTCOMES

Land in the vicinity of West Winch of around 192 hectares, as shown on the Policies Map, is allocated for development to provide the following strategic outcomes (*Indicative locations for items marked with an asterix are represented on the ‘West Winch Growth Area Strategic Diagram’ accompanying this Policy):

1. At least 1,600 new dwellings, together with associated facilities and infrastructure, including around 1ha of employment land.
2. The potential for further development beyond the plan period (subject to future development plans).
3. A broad range of dwelling types, to provide choice and meet different needs, including a proportion of affordable housing commensurate with the local planning authority’s standards at the time.
4. *A new road linking the A10 and A47 to provide a degree of relief of traffic on the existing A10 around West Winch, and access to new development*
5. *Early and continuing delivery of various traffic calming measures and environmental enhancements on the existing A10 in and around West Winch, for the benefit of existing local residents, with the first measures commencing within 12 months of the start of development.*
6. Provision of
   a) suitable arrangements for non public transport to route through the wider site, and connectivity to main routes to encourage non car modes.
   b) a network of cycle and pedestrian routes (including links to King’s Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth
7. A network of cycle and pedestrian routes (including links to King’s Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth.
8. *Local highway improvements and management measures to fully integrate the development into the surrounding network while avoiding adverse impacts including, in particular, consideration of the capacity of the Hardwick interchange and environmental and amenity impacts of potential additional traffic through North Runcton.*
9. *Three new distinct neighbourhoods to the east of the A10, with some smaller areas of development expanding the existing neighbourhoods to its west.*
10. *A neighbourhood centre in the each of these new neighbourhoods, providing a cluster of local facilities and a visual and community focus for both existing and new residents. These are each to be at a point where pedestrian and cycle routes intersect with a primary street. The bulk of new housing is to be within a walkable distance of one of these neighbourhood centres.*
11. *Open ‘green’ areas separating the three neighbourhoods, and aligned roughly with the two gas pipelines crossing the growth area. These ‘green’ areas may incorporate a mix of uses such as recreation, nature conservation, agriculture, landscaping, and foot /cycle/bridle paths.*
12. An orderly phasing of development ensuring that this proceeds broadly in step with infrastructure provision. Development is encouraged to proceed concurrently in northern and southern parts of the growth area.
13. Significant ‘green infrastructure’, including (separately and/or combination, as appropriate)
   - Landscape planting to integrate the development within the local landscape, character and provide visual amenity within the growth area;
   - Recreational open space of at least 9 hectares;
   - Conservation and enhancement of local biodiversity
   - Measures to mitigate potential adverse recreational impacts on designated nature conservation sites (SPAs, PAC’s, Ramsar) outside the growth area.
14. Incorporation of Sustainable Drainage Systems to address surface water run-off, flood risk, biodiversity and the avoidance of groundwater pollution.
Policy E2.1 – West Winch Growth Area Strategic Policy cont....:

15. High standards of design, featuring:
- distinct areas with different characters;
- a range of densities, with generally higher densities in the vicinities of the neighbourhood centres and public transport routes;
- sensitivity to the character and amenity of existing developed areas, and to the qualities and setting of heritage assets.

PART B - PROCESS

In order to achieve the above strategic outcomes, proposals for development within the Growth Area will need to:

a. Demonstrate how the proposals for development of the individual application area(s) contribute to the implementation of the each of the outcomes listed above and their indicative distribution shown on the Strategic Diagram

b. Demonstrate through an Infrastructure Delivery Plan, to be agreed by the local planning authority, how the growth area’s infrastructure can be delivered in a way which is proportionate to the scale and value of development on the application site, and showing how the various considerations and requirements (including those above) can be satisfactorily integrated and delivered across the site. (Where appropriate (in terms of location, etc.) this may be by providing a particular contribution on site or in kind in one aspect to balance commensurate and complementary contributions in other aspects provided on other sites in the growth area.)

c. Provide a scheme and timetable of phasing of construction over the period to 2026 demonstrating how it complements the timely and coordinated implementation of the whole growth area development to 2026 and the potential for further development beyond the plan period.

d. Provide financial contributions towards the provision of infrastructure including additional primary and secondary school places, and, in an appropriate location provide sufficient land free of charge for a new primary school up to 2 hectares.

e. Be accompanied by:

1. A comprehensive strategic transportation plan for the area, assessing the traffic likely to be generated by the development and its interaction with the existing road and path network, and planned additions and improvements. The strategic transportation plan should expressly address the provision of and role in minimising car based traffic of public transport across the wider allocation.

2. An ecological assessment that identifies

   1. the ecological assets, sensitivities and potential of the application site and its surroundings,
   2. the likely impacts of the proposed development on these,
   3. proposals for mitigation, conservation and enhancement, and
   4. the likely net impact on these.

3. A package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to include provision of an integrated combination of:

   ▪ A network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network;
Policy E2.1 – West Winch Growth Area Strategic Policy cont....:

(a) Enhanced informal recreational provision on (or in close proximity to) the application site, to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites.

(b) Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;

(c) A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.

- Informal open space (potentially over and above the local planning authority’s normal standards for play space);

4. A heritage assessment that identifies any heritage assets (including archaeology) potentially affected by the proposed development, and intended measures for their protection, recording, enhancement, setting treatment, etc. as appropriate.

5. An assessment of the potential for extracting, either in advance of development or in the course of its development (should that prove to be appropriate), any viable reserve of silica sand on the site.

BCKLWN SADMP Policy E2.2

6.10 SADMP Policy E2.2 Development within existing built-up areas of West Winch. This policy clarifies that a Development Boundary exists for the settlement of West Winch that is distinct from the strategic Growth Area. The policy provides some additional criteria to the Development Boundaries Policy DM2 as follows:

- Along the A10 no development resulting in significant new traffic or accesses onto the A10 (excepting that provided under growth area Policy E2.1) will be permitted in advance of the new West Winch link road opening.
- Along the A10 new development should generally be set back from the road and provide for significant areas of planting adjacent to the road in order to avoid extending the continuous developed edge to the A10;
- Special care will be taken in the vicinity of the Countryside Buffer indicated on the Policies Map to maintain a soft edge to the countryside beyond and avoid a hard and prominent edge to the developed area;
- Areas to the east of the A10 will preferably be associated with the growth area, and accessed through the growth area rather than directly onto the existing A10 road.

6.11 Relevant policies in the NDP are WA08: Enhancing West Winch local centre and WA09: Enhancing the A10 road corridor. Policy WA09 however has a different focus than Policy E2.2 because it is concerned with improvements to the A10 following the provision of the new West Winch link road. Policy WA08 also has a different role since it is focused on improvements within West Winch local centre as a whole.

BCKLWM SADMPP Policy DM2 – Development Boundaries

6.12 This policy focuses development within established Development Boundaries (which apply to the village of West Winch but not to North Runcton) and confirms that other areas will be treated as countryside where new development “will be more restricted and will be limited to the provision of affordable housing, community facilities, development in support of the rural economy or to infilling…”
6.13 There is a potentially perceived conflict here in the Neighbourhood Plan since the Settlement Concept Map includes a local centre at North Runcton, which is otherwise a village in a countryside location for the purpose of Policy DM2. The NDP however doesn’t promote development in this location but clarifies that this is a fourth neighbourhood which will exist alongside the three new neighbourhoods along the A10 corridor.

Policy DM3 - Development in the Smaller Villages and Hamlets

6.14 Policy DM3 in the SADMPP provides a development management approach for proposals coming forward in smaller villages and hamlets. The Village of North Runcton is a smaller village for this purpose. Policy DM3 is repeated below:
6.15 Whilst the NDP identifies North Runcton as a fourth neighbourhood alongside the three other neighbourhoods within the West Winch Growth Area, the NDP does not promote development within North Runcton beyond the parameters set out in Policy DM3. This is clarified in the last bit of NDP Policy GA01. (** Any development proposals within the North Runcton ‘neighbourhood’ (i.e. the existing main village) must comply with BCKLWN SADMP Policy DM3).

**SADMPP Policy DM15 – Environment, Design and Amenity.**

6.16 Policy DM15 Protects and enhances the amenity of the wider environment including its heritage and cultural value. The policy establishes broad design principles and clarifies that development that has a significant adverse impact on the amenity of others or which is of poor design will be refused. The NDP helps to put Policy DM15 into effect in the NDP area by identifying key existing distinguishing features to be protected and enhanced through policies WA01: *Protecting sites of local value*, WA02: *Sites with local heritage interest* and WA07: *Design to protect and enhance local character*. NDP Policy WA16: *Existing employment areas* takes a slightly different approach but otherwise complements the approach in SADMP Policy DM15. Policy DM15 supports employment applications
where any adverse environmental impacts (“especially landscape, visual or transport impacts) are acceptably mitigated. Policy WA17: Supporting development of local centres also builds on the approach established in SADMP Policy DM15 by supporting proposals in the new neighbourhood centres where there will be no demonstrable adverse impacts to local amenity. Policies WA16 and WA17 go further than SADMPP Policy DM15 because it does not use the term significant. This is justified however since the NPPF established in paragraph 17 (Core Planning Principles) that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” and the NPPF does not apply a “significance” test when it comes to measuring impacts to residential amenity.

BCKLWN SADMPP Policy DM16 Provision of Recreational Open Space for Residential Developments

6.17 SADMP Policy DM16 sets out the strategic open space, recreation and play space standards which new development should provide. The standard applied is 2.4 hectares per 1,000 population which is consistent with the approach taken in NDP policy GA03.

Policy DM 17 – Parking Provision in New Development

6.18 SADMP Policy DM17 provides car parking standards for residential development as follows:

a. One bedroomed unit – 1 space per dwelling;

b. Two or three bedroomed unit – 2 spaces per dwelling;

c. Four or more bedroomed unit – 3 spaces per dwelling.

6.19 The policy is clear that garages under 7m x 3m (internal dimensions) will not be counted. NDP Policy WA10 provides different standards. It is more stringent for 1 bedroom properties (requiring at least 2 off street per residential unit). In the supporting text, the NDP explains that car ownership within the NP area is higher than the district average and certainly higher than within King’s Lynn. Due to poor public transport links it would not be appropriate to expect new residents to travel to and from King’s Lynn by public transport.
Policy DM19 – Green Infrastructure/Habitats Monitoring and Mitigation

6.21 Policy DM19 sets out district wide strategic requirements for green infrastructure. It states that all new major development will contribute towards new green infrastructure; clarifies that development will only be permitted where there is no adverse impact on a European site; clarifies that detailed solutions based on the Green Infrastructure Strategy will be developed for King’s Lynn and the surrounding settlements; provides some detail on the HRA Mitigation and Monitoring Strategy required in connection with development taking place within the borough and the impact this has on European Sites.

6.22 Policy GA03 of the NDP complements the approach taken in strategic policy DM19 because it provides specific detail on open space requirements within the West Winch growth area (for the delivery of 1,600 to 3,500 new homes). Policy GA01 also helpfully links back to the Borough’s HRA Monitoring and Mitigation Strategy and repeats the requirement that there will be no significant impact on a European site.
7. **Basic Condition 4**: How the making of the neighbourhood plan would not breach, and is otherwise compatible with, EU obligations SEA and HRA

7.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

7.2 In accordance with Regulation 9 of the Regulations, the North Runcton and West Winch Parish Councils requested the Borough Council of King’s Lynn and West Norfolk, as the responsible body, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required. The Borough Council subsequently made a determination following consultation with the statutory consultees. The determination is set out in a report dated 28 November 2016 “North Runcton / West Winch Draft Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Determinations by the Borough Council of King’s Lynn & West Norfolk”.

This document confirms that an SEA is not required for the Neighbourhood Plan.

7.3 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) this document is also submitted alongside the Neighbourhood Development Plan.
Human rights and equality impact assessment

7.4 In order to confirm that the NDP does not have any unintended consequences for particular groups the NDP Vision, Aims, Objectives and Policies in the Plan have been scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. “Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. An assessment has been made on whether the vision, objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The outcome of this is set out in the table below.

<table>
<thead>
<tr>
<th>Protected Characteristics</th>
<th>Outcome for persons with Protected Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>Positive outcome in relation to <strong>Aim 4</strong> “….. to ensure there are spaces, institutions and events where the whole community can meet and socialise”; and <strong>Aim 7</strong> “To provide new housing which is high quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole-life needs of residents” As a whole, the NDP focuses growth around neighbourhood centres which will assist in maintaining sustainable communities for all. Younger members of the community will particularly benefit from the green infrastructure policies in the NDP as well as the play provision policies.</td>
</tr>
<tr>
<td>Disability</td>
<td>Positive outcome in relation to <strong>Aim 4</strong> “….. to ensure there are spaces, institutions and events where the whole community can meet and socialise” and <strong>Aim 7</strong> “To provide new housing which is high quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole-life needs of residents” As a whole, the NDP focuses growth around neighbourhood centres which will assist in maintaining sustainable communities for all.</td>
</tr>
<tr>
<td>Gender</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Gender Reassignment</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Marriage/Civil Partnership</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Pregnancy and maternity</td>
<td>Number of policies seek the provision of new medical facilities which all groups should benefit from e.g. Enhancing West Winch Local Centre and Provision of Social Infrastructure (WA08, GA02)</td>
</tr>
<tr>
<td>Race</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Religion</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Sexual orientation</td>
<td>No impacts specific to this group identified.</td>
</tr>
<tr>
<td>Other, E.g. low income</td>
<td>The NDP seeks to ensure existing community at West Winch is enhanced during the plan period via policy Enhancing West Winch Local Centre but also by prioritising the bringing forward of a new</td>
</tr>
</tbody>
</table>
Table 7: Impact of NDP Vision, Aims and Objectives on Persons with Protected Characteristics

<table>
<thead>
<tr>
<th>Protected Characteristics</th>
<th>Outcome for persons with Protected Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>or extended neighbourhood at West Winch prior to the building of new community in the southern end of the NP area where there existing social infrastructure is limited. Affordable housing provision policy will benefit those on low incomes.</td>
<td></td>
</tr>
</tbody>
</table>

7.6 Certain protected characteristics are not affected by the North Runcton and West Winch NDP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.
8. **Basic Condition 5**: How the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

8.1 The North Runcton / West Winch Draft Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Determinations by the Borough Council of King’s Lynn & West Norfolk dated 28 November 2016 also confirms that the making of the North Runcton and West Winch NDP is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
Appendix 1 to the NRWW Basic Conditions

Statement

15 October 2012 Neighbourhood Area application and signed Memorandum of Agreement between the two parishes
15th October 2012

Attn: Alan Gomm – LDF Manager

Borough Council of King’s Lynn and West Norfolk,
King’s Court,
Chapel Street,
KING’S LYNN
PE30 1EX

Dear Alan

Re: Preparation of a neighbourhood plan for North Runcton and West Winch
Formation of a neighbourhood planning group

Further to your letter of 17th September, we understand that you have accepted in principle our request for the parishes of North Runcton and West Winch to produce a joint Neighbourhood Plan. In accordance with Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012 we understand you now require three pieces of information.

1. A map which identifies the area to which the application relates (find attached).

2. A statement explaining why this area is considered appropriate to be designated as a neighbourhood plan area - as follows:

Local planning authorities are required by government to identify land suitable for development in order to fulfil projected building and infrastructure requirements. In 2011 BCKLWN publicised their intention to promote the South East King’s Lynn (SEKL) urban expansion area as land suitable to receive 1600 new dwellings and related infrastructure up until 2026, with potential for further urban development in the following decades. The area proposed falls across the two neighbouring parishes of West Winch and North Runcton and is anticipated to greatly affect the setting and character of both villages. The combined villages presently comprise of less than 1400 dwellings.

A number of landowners and developers have expressed an interest in promoting development in different parts of the SEKL area and residents have expressed concern about uncoordinated or piecemeal development with no overall vision or consideration of the existing settlements. Both parish councils have therefore embraced the potential to utilise the newly introduced neighbourhood planning process as a way of influencing future development and setting a local plan that is broadly acceptable to the majority of residents.

After initial discussion with officers at BCKLWN the parish councils have decided that preparation of one neighbourhood plan has advantages – avoiding the need for two parallel processes and duplication of activities and costs. It is considered appropriate to include the entire extent of both parishes, although it is not anticipated that all land in this area will be required or appropriate for future development.

Contacts: clerk@westwinchpc.org.uk or northrunctonparishcouncil@hotmail.com
NORTH RUNCTON AND WEST WINCH
NEIGHBOURHOOD PLAN STEERING GROUP

3. A statement that the organisation or body making the area application is a relevant body for the purposes of Section 61g of the 1990 TACP Act.

We understand that under the legislation, Parish Councils are ‘relevant bodies’ and are entitled to prepare a neighbourhood plan. We understand that under Section 61F (2) of the Localism Act 2011 a neighbourhood plan can extend beyond one parish as long as both parishes agree. We therefore submit a memorandum of agreement between the two parishes, signed by the chairman of each council.

We trust that this letter and the attachments will allow you to accept our application to undertake the proposed neighbourhood plan and that you can now commence the six week statutory period of notice.

Yours sincerely

[Signature]

Richard Morrish
Chairman
North Runcton / West Winch Neighbourhood Plan Steering Committee

CC. Parish Clerk – West Winch PC; Parish Clerk – North Runcton PC

Contacts: clerk@westwinchpc.org.uk or northrunctonparishcouncil@hotmail.com
Memorandum of Agreement; Neighbourhood Development Plan

The Parish Councils for **West Winch** and **North Runcton** agree to work together, under the terms of the Localism Act 2011, to draw up a Neighbourhood Plan with the following Vision and Aims

**Vision:**
To create attractive villages with excellent facilities and quality of life where residents of all ages can live, work, play and contribute to the ongoing success of the community.

**Aims:**
To support the development of high quality, sustainable and successful new neighbourhoods whilst nurturing and enhancing the lives of existing residents in West Winch and North Runcton.
To identify the unique or distinctive physical and cultural assets of the parishes, and use these to shape the future environment and community.

**Economy:** To create an environment that fosters sustainable and rewarding jobs and supports education and skills development.
To ensure that residential expansion is supported by employment expansion and that the majority of employment opportunities are local. (within 5 miles)

**Social:** To nurture a diverse and supportive community with excellent internal communication and close links to neighbouring communities.
To ensure there are spaces, institutions and events where the whole community can regularly meet and socialise and from where new bonds and mutually beneficial initiatives can prosper.

**Environment:** To create a network of green spaces and corridors that is respected and embraced by all residents and that sustains local wildlife and a sense of rural living even within the settlements.
To sustain and safeguard agriculture in the parish in tandem with improved rural access and recreational opportunities for village residents

**Transport:** To provide an excellent network of public transport and non-vehicular transport routes that allow a genuine choice in future transport options.

The geographical area of the plan will cover the entirety of both parishes.
Each parish council will approve the steering group membership, consisting of current PC members and other parishioners.
Each parish council will approve each stage towards the final plan with the Neighbourhood Plan being an agenda item at each parish meeting.

The Neighbourhood Plan will seek to achieve the above vision and aims while conforming to required statutory planning guidance.

Signed for West Winch PC

Joe Sandey
Chairman West Winch PC

Signed for North Runcton PC

June Leamon
Chairman North Runcton PC
For further information please contact the West Winch or North Runcton Parish council clerks via the Parish Council websites:

**North Runcton**
http://northrunctonpc.norfolkparishes.gov.uk

**West Winch**
http://westwinchparishcouncil.norfolkparishes.gov.uk