

# Grimston, Pott Row, Roydon and Congham Neighbourhood Plan



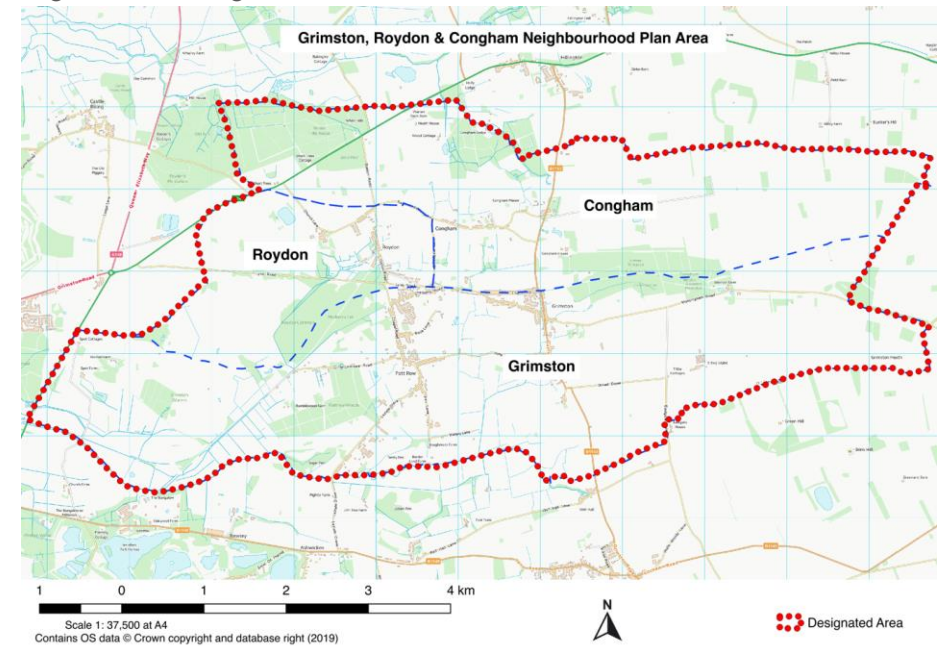
Statement of Basic Conditions

March 2023

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Figure 1: Designated Area



## Section 1: Introduction

1. This Basic Conditions Statement has been prepared by Collective Community Planning on behalf of Grimston, Pott Row, Roydon and Congham Neighbourhood Plan Steering Group to accompany the Grimston, Pott Row, Roydon and Congham Neighbourhood Plan 2017-36 (GPRRCNP).
2. The purpose of the statement is to demonstrate that GPRRCNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
  - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
  - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
  - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
  - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“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) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
  - The legal compliance requirements have been met (section 2);

- GPRRCNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
- GPRRCNP contributes towards sustainable development (Section 4);
- GPRRCNP is in general conformity with the strategic policies contained in the local plan for King's Lynn & West Norfolk (Section 5).
- GPRRCNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
- GPRRCNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

## Section 2: Legal and Regulatory Compliance

6. GPRRCNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. GPRRCNP is a joint neighbourhood plan between the parishes of Grimston, Pott Row, Roydon and Congham within West Norfolk. No other neighbourhood plan has or is being made for this area. The qualifying body for GPRRCNP are the parish councils of Grimston, Pott Row, Roydon and Congham. GPRRCNP includes a map of the designated area, see Figure 1 of this report.
8. GPRRCNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
9. GPRRCNP covers the period 2022-2036 which is in general conformity with the timeframes for the strategic policies in the relevant and emerging Local Plan for King's Lynn and West Norfolk (2016-2036).
10. GPRRCNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

### Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in July 2021. GPRRCNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.

12. Figure 2 demonstrates how GPRRCNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"><li>- Section 2 (Achieving sustainable development) Para 8, Para 11</li><li>- Section 3 (Plan-making) Para 15, Para 28,</li><li>- Section 5 (Delivering a sufficient supply of homes) Para 60, 67</li><li>- Section 8 (Promoting healthy and safe communities) Para 92, Para 100</li><li>- Section 9 (Promoting sustainable transport) Para 104, 105, 106, 130</li><li>- Section 12 (Achieving well-designed places) Para 127, Para 130,</li></ul>	<p>GPRRCNP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plan. It supports these strategic policies as shown in Figure 3.</p> <p>GPRRCNP provides a framework for addressing housing needs, and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community and other consultees, as set out in the Consultation Statement.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> <li>- Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 169</li> <li>- Section 15 (Conserving and enhancing the natural environment) Para 174, 183, 185</li> <li>- Section 16 (Conserving and enhancing the historic environment) Para 190</li> </ul> <p>Planning Practice Guidance (PPG):</p> <ul style="list-style-type: none"> <li>- Healthy &amp; Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722</li> <li>- Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</li> <li>- Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</li> <li>- Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</li> </ul>	<p>GPRRCNP includes non-strategic policies for housing, design principles, conserving and enhancing the natural and historic environment and transport related matters.</p> <p>The neighbourhood plan does not allocate any development.</p> <p>It is supported by a proportionate evidence base which includes a Character Appraisal, Local Green Space and Views Assessment. Some aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations, with the emphasis on achieving high quality design that is in keeping with local character. Policy 4 is the main policy for design.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> <li>- Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626</li> <li>- Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</li> <li>- Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017</li> <li>- Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</li> <li>- Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723</li> </ul>	
Policy 1: Strategic gaps	NPPF Section 15 (conserving and enhancing the natural environment) Para 174	The policy seeks to protect the intrinsic character and beauty of the countryside by preserving the undeveloped settlement gaps between Grimston, Pott Row, Roydon and Congham by directing

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
		development elsewhere. This policy conforms with NPPF Para 174 by proving a gap which recognises and protects the beauty of the countryside and ensuring the open character of this gap is protected from development.
Policy 2: Infrastructure and Sustainable Growth	NPPF Section 3: Plan-making <ul style="list-style-type: none"> <li>- Para 28, Para 29, Para 34</li> <li>- Section 6: Building a strong, competitive economy Para 82</li> <li>- Section 10 Supporting high quality communications Para 114</li> </ul>	<p>This policy conforms with the NPPF by providing a non-strategic policy which details the community's vision of how the provision of any future housing growth should be phased to ensure alignment with the capacity of local services and infrastructure, with a view to growth being sustainable. The policy is seeking to address potential barriers to inadequate infrastructure and lists current concerns of infrastructure such as cycle routes, highway improvements, sewage capacity and broadband.</p> <p>The policy ensures that developers should register new sites with broadband infrastructure providers. Supporting the expansion of FTTP or Next Generation Access technologies. By providing the necessary infrastructure this will support working from home, contributing towards reducing the need to travel and CO<sub>2</sub> emissions. This supports a shift towards a net zero future.</p> <p>The policy will help guide how contributions from CIL are expected to be made and invested by the parish council.</p>



GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 3: Housing Type and Mix	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Para 8, Para 11,</li> <li>- Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64</li> </ul> <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p> <p>Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626</p>	<p>This policy will help ensure future development meets the needs of the community, including providing a mix of houses which can be easily adaptable for older residents and smaller homes, to help residents such as younger people get on the housing ladder.</p> <p>It is supporting adaptable homes standards M4(2) and M4(3) and sheltered housing proposals where these are appropriate and in compliance with other GPRRCNP policies.</p>
Policy 4: Design and Landscaping	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 12 Achieving well-designed places, para 127,130</li> </ul> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>This policy encourages high quality design that complements the findings of the local character assessments for Congham, Grimston, Pott Row and Roydon. It is also welcoming of innovation in principle.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the GPRRCNP and the expectation applications are to follow.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 5: Density of New Housing Development	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 11 Making effective use of land Para 124 &amp; 125</li> </ul>	<p>This policy requires that the density of new development should reflect the current character of the area, as evidenced through the Character Assessments. The NPPF requires that planning policies support development that makes efficient use of land, taking into account a range of factors, including the desirability of maintaining an area's prevailing character and setting. Para 125 sets out that area based character assessments can be used to help ensure land is used efficiently while creating beautiful and sustainable places.</p>
Policy 6: Energy Efficiency	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 152</li> </ul> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306, Para 012 Reference ID: 6-012-20190315</p>	<p>This policy encourages the reduction of energy requirements and the importance to minimise energy demand through development design and orientation. The policy requires an energy statement for applicants to set out how new housing will achieve high energy efficient standards or why they can't due to viability issues.</p> <p>The policy conforms to the NPPF and the PPG as it supports the transition to a low carbon future and the need to minimise energy use. This also compliments the sustainable development duty expected from neighbourhood plans. Neighbourhood plan cannot set any required specific standards unlike Local Planning Authorities, but Policy 6 encourages high levels of energy efficiency from new development.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 7: Location of new housing	<p>NPPF Para 78-80 Section 15 (conserving and enhancing the natural environment) Para 174</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001, Para 004 Reference ID:26-004-20191001</p>	<p>Policy 7 sets out criteria for where windfall development will be supported within the plan area, thereby encouraging sustainable small-scale development.</p>
Policy 8: Roydon Common buffer zone	<p>NPPF Section 15 (conserving and enhancing the natural environment) Para 174, 179, 180, 181</p> <p>PPG Natural Environment Para: 011 Reference ID: 8-011-2019072,</p>	<p>Policy 8 sets out a buffer zone to support protection of Roydon Common. New development would need to be carefully controlled within the buffer. An HRA is required to demonstrate no adverse effects particularly on hydrology would take place.</p> <p>Roydon Common has a number of wildlife designations including SAC, Ramsar, SSSI and NNR. The policy conforms with the NPPF by supporting protection of Roydon Common, a site of biodiversity value, aiming to prevent unacceptable risk or adverse impacts. The policy is based on evidence of habitat, ecological networks and hydrological catchments.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
		<p>The buffer zone was developed in collaboration with Norfolk Wildlife Trust, with the extent of it determined based on the known hydrology of the area, activity of the designated bird interest and the wider ecological network, including habitat networks identified by Natural England. Working with local nature partnerships as stated in the PPG is a useful source of information for mapping existing ecological networks.</p>
<p>Policy 9: Biodiversity</p>	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Para 8,</li> <li>- Section 11 Making effective use of land Para 120</li> <li>- Section 15 Conserving and enhancing the natural environment Para 174, 179</li> </ul> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>This policy sets out that all development will need to demonstrate at least 10% net gain in biodiversity and sets out criteria on how to achieve this including delivering improvement to green infrastructure across the GPRRCNP area. This will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.</p> <p>The NPPF encourages net gain through planning policies and PPG states how plans can be used to set out a suitable approach to biodiversity net gain and how it will be achieved.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 10: Key Views	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 12 Achieving well-designed places Para 127, 130</li> <li>- Section 15 Conserving and enhancing the natural environment Para 174</li> </ul> <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p>
Policy 11: Local Green Space	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 2 Achieving sustainable development Para 8</li> <li>- Section 8 Promoting healthy and safe communities Paras 101-103</li> <li>- Section 13 Protecting Green Belt land</li> </ul> <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721 Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-</p>	<p>The policy supports the protection of local green open spaces and designates these in accordance with the NPPF requirements such as being demonstrably special and consistent with national green belt policy. The spaces chosen in the GPRRCNP are to help protect and enhance the natural and built environment which supports the community's needs such as their physical, mental, and social health/wellbeing and safeguarding these open spaces which support the communities current and future needs.</p> <p>A robust process was undertaken throughout following the NPPF and PPG guidance on understanding the types of greenspaces which would be suitable. Potential sites were identified through the character assessments and feedback from residents. All these</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	009-20140306, Para 013 Reference ID: 37-013-20140306,	green spaces considered the proximity to the villages and the community it serves.  Local Green Space policy should conform with that for Green Belt. Appendix A of the GPRRCNP sets out clear justification where Policy 11 diverts from Green Belt policy.
Policy 12: Dark Skies	NPPF - Section 15 Conserving and enhancing the natural environment Para 185  PPG Light Pollution Para 001 Reference ID: 31-001-20191101, Para 005	This policy addresses the presumption against unnecessary lighting resulting to the loss of night-time dark skies in this rural character area. It keeps in mind the need for footway lighting for security and safety reasons with the landscape in mind.  It conforms with the NPPF as policies should ensure new development limits the impact of light pollution within dark landscapes and nature conservation areas.
Policy 13: Surface Water Management	NPPF - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153  Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306	This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably with a focus on SuDS.

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 14: Heritage Assets	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 16 Conserving and enhancing the historic environment Para 190, 197</li> </ul> <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</p> <p>Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723</p>	<p>The Non-Designated Heritage Assets identified were picked with the engagement of residents for their local significance.</p> <p>The policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance heritage assets and their appearance.</p>
Policy 15: Sustainable transport	<p>NPPF</p> <ul style="list-style-type: none"> <li>- Section 9 Promoting sustainable transport Para 104, 105 and Para 130</li> <li>- Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153</li> </ul> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>Policy 15 requires new development to enhance and encourage sustainable travel choices, demonstrating safe walking links to community infrastructure and services. Improvements to existing walking routes and delivery of new greenways/cycle routes and public transport.</p> <p>This policy supports the shift towards a low carbon economy, encouraging developers to deliver when there are reasonable opportunities an improved walking and cycling network that will encourage people to walk and cycle more and use their cars less often, thereby reducing CO<sub>2</sub> emissions. This policy conforms to</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Healthy & Safe Communities- Paragraph: 001 Reference ID:53-001- 20190722	the expectation that neighbourhood plans will contribute to the achievement of sustainable development as set out in the NPPF and PPG.
Policy 16: Traffic and speed	NPPF - Section 9 Promoting sustainable transport Para 104	In line with the NPPF para 104 transport issues should be considered at the earliest stages of plan making. It aims to ensure new development will take reasonable opportunities to reinforce the 30mph speed limit and include schemes to help reduce traffic speeds especially on the school route.

## Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own need'<sup>1</sup>. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental, and economic issues and challenges should be considered in an integrated and balanced way.

14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. Figure 2 includes a number of references to NPPF para 8, demonstrating the policies in GPRRCNP that have due regard to these overarching objectives.

15. The NPPF as a whole represents sustainable development, and Figure 2 sets out that GPRRCNP is very consistent with the NPPF. It should therefore be the case that GPRRCNP will

<sup>1</sup> United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987



help to deliver sustainable development in Grimston, Pott Row, Roydon and Congham through delivering the economic, social, and environmental objectives.

16. GPRRCNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are taken into account.

## Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that GPRRCNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:

- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;

- The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

18. The GPRRCNP area falls within one local authority area, the Borough Council of King's Lynn and West Norfolk (BCKLWN). The local plan for this area contains the strategic policies of relevance for this neighbourhood plan, these are:

- Core Strategy (2011-2026)
- Site Allocations and Development Management Policies Document (2016-2026)

19. The BCKLWN has an emerging local plan and covers the time period 2016-2036. The emerging local plan is at an advanced stage and is currently at Examination, and therefore holds some weight.

20. Figure 3 reviews each policy in the submitted GPRRCNP with respect to the current strategic local plan policies.

Figure 3: General Conformity with Local Strategic Policies

GPRRCNP	Local Plan	Comments
Policy 1: Strategic gaps	CS01 Spatial Strategy DM15- Environment, Design and Amenity DM22- Protection of Local Open Space	The policy seeks to protect the intrinsic character and beauty of the countryside by preserving the undeveloped settlement gaps between Grimston, Pott Row, Roydon and Congham by directing development elsewhere. This conforms with local plan policies such as CS01 by putting in appropriate measures to protect the landscape setting and protect the countryside beyond villages for its intrinsic character.
Policy 2: Infrastructure and Sustainable Growth	CS01 Spatial Strategy CS02 Settlement Hierarchy CS09 Housing Distribution CS10 The Economy CS13 Community and Culture CS14 Infrastructure Provision	Policy 2 details how the provision of any future housing growth should be phased to ensure alignment with the capacity of local services and infrastructure to ensure growth is sustainable. The policy is seeking to address potential barriers to inadequate infrastructure and lists current concerns of infrastructure such as cycle routes, highway improvements, sewage capacity and broadband. This conforms with numerous local plan policies on ensuring sustainable growth and improvements to accessing services, including CS14 which states all development will need to be accompanied by appropriate infrastructure which may include some of the infrastructure barriers listed above.
Policy 3: Housing Type and Mix	CS01 Spatial Strategy CS02 Settlement Hierarchy CS09 Housing Distribution CS13 Community and Culture	Policy 3 has additional local detail that will help ensure housing development meets the needs of the community. This is in conformity with local plan policies such as CS09 which require that the type, size, and tenure of new housing should reflect the needs of the area, based on the most up to date housing needs assessment.

GPRRCNP	Local Plan	Comments
Policy 4: Design	CS08 Sustainable Development CS12- Environmental Assets DM15- Environment, Design and Amenity	High standards of design are required through this policy. This is in conformity with the local plan design policies which promote the same principles around high-quality design including appropriate use of scale, height, materials, and layout.
Policy 5: Density of New Housing Development	CS08 – Sustainable Development	CS08 sets out that new development should respond to the context and character of places by ensuring that scale, density, layout and access will enhance the quality of the environment. This is in the context of making the most efficient use of land, with proposals optimising the density of development in light of local factors such as the setting, form and character of existing development.
Policy 6: Energy Efficiency	CS08 Sustainable Development	This policy encourages new development to be energy efficient. This conforms with CS08 which promotes and encourages opportunities to achieve energy efficiency.
Policy 7: Location of new housing	CS01 Spatial Strategy CS02 Settlement Hierarchy CS08 Sustainable Development CS09 Housing Distribution CS10 The Economy CS13 Community and Culture DM2- Development Boundaries	Policy 7 sets out the circumstances whereby windfall development will be supported within the plan area and particularly within Grimston and Pott Row, with reference to development outside the development boundary (linked with DM2). This conforms with local plan policies such as CS01 which requires new development to be directed to the most sustainable places which are locally appropriate. It is also in conformity with CS02.
Policy 8: Roydon Common buffer zone	CS08 Sustainable Development CS12 Environmental Assets	Policy 8 aims to protect Roydon Common by introducing a buffer zone. Development proposals within this would need to demonstrate adverse effects would be avoided. This policy conforms with the local plan policies which state development proposals should demonstrate

GPRRCNP	Local Plan	Comments
		that their location, scale, design, and materials will protect the local distinctiveness of the area including gaps between settlements, landscape features and ecological networks.
Policy 9: Biodiversity	CS08 Sustainable Development	This conforms with policy in the local plan, which requires the protection of environmental assets, enhance links between areas of biodiversity importance and creation of networks of habitats and green infrastructure.
Policy 10: Key Views	CS08 Sustainable Development DM15- Environment, Design and Amenity	Policy 10 identifies key views to be protected, with proposals required to demonstrate they are sited and designed to avoid or mitigate harm to the views. The policy conforms with DM15 by protecting environmental assets, the landscape value and having regard to visual impact.
Policy 11: Local Green Space	CS08 Sustainable Development DM22- Protection of Local Open Space	This policy designates Local Green Spaces to be protected. This is in conformity with CS08 and DM22 which seek to protect areas of open space, which is valued for reasons such as landscape character, recreational value, biodiversity and cultural value.
Policy 12: Dark Skies	CS08 Sustainable Development DM15- Environment, Design and Amenity	This policy addresses the presumption against unnecessary lighting resulting to the loss of night-time dark skies in this rural character area. It keeps in mind the need for footway lighting for security and safety reasons with the landscape in mind. It conforms with the local plan which encourages and supports proposals to protect the landscape character and distinctive features.
Policy 13: Surface Water Management	CS08 Sustainable Development CS14 Infrastructure Provision	The policy ensures development is designed to manage surface water in a sustainable way, with an emphasis of measures that will also

GPRRCNP	Local Plan	Comments
		benefit the natural environment. This conforms with CS08 which promotes and encourages opportunities to integrate the use of water saving devices like SuDS and where applicable through S106 obligations include SuDS development proposals.
Policy 14: Heritage Assets	CS08 Sustainable Development DM15- Environment, Design and Amenity	This sets out a positive strategy for protecting and enhancing the character, integrity, and appearance of heritage assets. The policy generally conforms with DM15 which states development must protect and enhance the amenity of the wider environment including its heritage and cultural value.
Policy 15: Sustainable transport	CS08 Sustainable Development CS11- Transport	This conforms with the local plan policies which seek to promote sustainable modes of travel and direct infrastructure improvements accordingly.
Policy 16: Traffic and speed	CS11- Transport	Policy 16 aims to ensure new development will take reasonable opportunities to reinforce the 30mph speed limit and include schemes to help reduce traffic speeds especially on the school route. This adds additional detail to CS11 on transport to ensure that traffic and speed is considered within applications.

## Section 6: EU Obligations

21. A Screening SEA Document was sent to the BCKLWN in September 2021 for them to consult with the Statutory Environmental Bodies (SEBs) as to whether Strategic Environmental Assessment and Appropriate Assessment (see

section 7) were required. The SEA report assessed the draft plan for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA and HRA appropriate

assessment would not be required. This was supported by BCKWLN (as the lead planning authority) in consultation with the Statutory Environmental Bodies (SEBs). The SEBs agreed that an SEA was not required.

22. The BCKLWN concluded via email on 28 October 2021:

*Normally we undertake a formal screening opinion where (unlike in the case of Grimston, Congham and Roydon) a screening opinion has not been prepared by the Qualifying Body/ Neighbourhood Planning Group. Given that you have already prepared an SEA/ SEA screening report, I consider that these email exchanges are sufficient to cover our statutory duties, so it is sufficient to just use the screening assessment and SEB responses to confirm that the appropriate screening has been undertaken.*

23. The draft Grimston Neighbourhood Plan as currently drafted is consequently 'screened out'.

24. Section 7 of this report considers the requirement for Appropriate Assessment.

25. GPRRCNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. HNP is highly likely to be

compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

26. In conclusion, the GPRRCNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality

Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

## Section 7: Prescribed Conditions

27. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:

*“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) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects)”.*

28. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved, or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.

29. HRA is a step-by-step decision-making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.

30. A screening assessment was undertaken on GPRRCNP (2022) to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. This was screened out as not having any likely significant effects.