

Hunstanton Neighbourhood Development Plan Basic Conditions Statement (draft) 2013- 2036

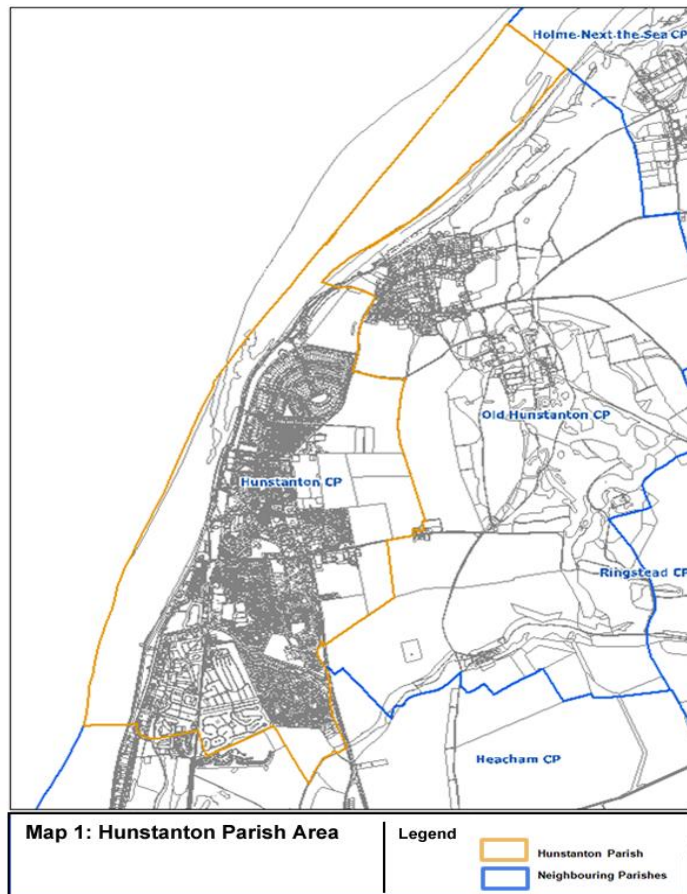


Introduction

1. This statement has been prepared to accompany the submission version of the Hunstanton Neighbourhood Development Plan in accordance with Regulations 15 (1d) of the Neighbourhood Planning (General) Regulations 2012 (as amended)
2. The statement explains how the Hunstanton Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. More specifically it shows how the Plan:
 - i) Meets the legislative requirements set out in Sections 38A and 38B of the Town and Country Planning Act 1990.
 - ii) Meets the basic conditions, these require the plan to:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, that is appropriate to make the plan.
 - b) The making of the plan contributes to sustainable development
 - c) The making of the plan does not breach and is otherwise compatible with EU obligations.
 - d) The making of the plan is in conformity with the strategic policies contained in the development plan for the area.
 - e) The making of the neighbourhood development plan does not breach the requirements of Chapter 8, part 6 of the Conservation of Habitats and Species Regulations 2017.

The Legislative Requirements

1. **Qualifying Body** – Hunstanton Town Council is the qualifying body for preparation of the Hunstanton Neighbourhood Development Plan. It is recognised as the QB by the Borough Council of Kings Lynn and West Norfolk (BCKLWN).
2. **The Neighbourhood Area** – The plan is for all of Hunstanton Parish area as indicated in the Map 1 below



3. **The Time Period** – The Hunstanton Neighbourhood Development Plan relates to the period 2013 – 2036. The end date coincides with the end date of the Borough Local Plan which is currently being finalised as this plan is being developed..
4. **Excluded Development** – The HNDP does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in section 61 of the Town and Country Planning Act 1990.

The Basic Conditions –

Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.

1. The table below explains the relationship of the Hunstanton Neighbourhood Plan and each of its policies in relation to the national guidance contained in the NPPF (National Planning Policy Framework) 2019 and planning practice guidance. Further detail and justification is provided within the policy section of the neighbourhood plan,

Hunstanton Neighbourhood Development Plan Policy	NPPF (2019)	Local Plan	HNDP Plan objectives met
J1 - Fundamentals	7,8,16,91,117,170	CS08 DM15 DM19	A1, B2, B3, B4, B5, B6, B7, E2, F1
J2- Natural Environment	7, 8, 20, 170, 174, 176	CS12, DM15, DM19	J2 – B1, B2, B3, B4, B5, B6, B7, F2.
J3- Open spaces and local green spaces	28, 91, 96, 97, 98, 99, 109, 118, 199,	CS12, DM19, DM22	B1, B2, B5, B6, F1, F2.
J4 Allotments	91	CS13, DM16	A1, F1, F2
J5 Community Green Space Design	91, 92, 98,172,	CS11, CS13, DM16, DM19	A1, B1, B2, B3, B5, B6, F2
J6 Dark Skies	180	CS08, DM15	B8
J7 Green Separation Zones	127, 134, 136	CS01, CS06, DM2, DM19	A2, A3, B3, B5
J8 Renewable Energy	7, 180,181	CS08, DM20	A4
K1 Size and mix of houses – housing need	8, 20, 25, 59, 60, 61,127, 129	CS09, DM1, DM8, DM15	B1, B3, B6, D1, D2, D3, E1.
K2 Design, style and Materials	9, 59, 61, 124, 125, 131, 150,153	CS08, CS09, CS12, DM15, DM17	A1, A2, A4, B1, B4, B6, C1, D1, D2, D3, E1, E2, E3, G3
K3 Footprint of buildings	122, 127,	CS08, CS12	B1, B2, B3, B4, B5, B6, D1, D2, D3, E1, E2
K5 Affordable/Shared ownership homes	62, 64	CS09, DM08, DM15	D1, D2, D3, E1
K6 Infill developments	122	CS01, CS09, CS12, DM15	A1, B1, B2, B4, B5, B6, D2, E1, E2
K7 Parking Provision	102, 105, 106, 196	CS11, DM15, DM17	B1, D2, E1



K8 Residential Garages	105, 110	CS11, DM17	B1, D1, E1
K9 Custom and Self Build	61, 131	CS01, CS13, DM01, DM15	B1, B4, D1, D2, D3, E1
K10 Drainage	155, 157, 163, 165	CS08, CS12, DM15, DM 81	A1, E1, E2
K11 Houses as principal residence	65,66	CS08, CS09, DM15	D1, D2, D3
K12 Allocation of Development Land	65, 66, 67, 68, 69, 71, 110, 118	CS01, CS05, D1. 85, DM15	A1, A2, B1, C1, C3, D1, D2, D3, E1
L1 Development of shops, workshops and businesses	80, 85, 86, 87, 89, 90, 121	CS05, CS10, DM10, F2.1	A1, B7, C1, C2, C3
L2 Employment and Access	80	CS10, DM10, DM17	A1, C1, C2, C3
L3 Location in or near Town Centre	85, 87, 104	CS10, DM10, F2.1	A1, A2, C1, C2, C3, G1, G3
L4 Home working	81	CS10, DM15	A1, A2, C1, C3, D1, G1
L5 Mobile phone and broadband provision	112	CS11	A1, C1, C2, C3, G2
L6 – Provision of car parking areas	105	CS10, CS11, DM15, DM17	A2, C1, C2, C3
M1 Education and health Care provision	72, 91, 92, 94	CS13, DM9	A1,F1, F3
M3 Protection of local community facilities	97, 100, 184, 185, 186, 189	CS13, DM9	A1, C1, F1, F2, F3

2. The making of the Hunstanton Neighbourhood Development Plan is in general conformity with the strategic policies contained in the LOCAL development plan (BCKLWN Local Plan)

- i) Borough Council of King’s Lynn and West Norfolk Local Development Framework Core Strategy 2011 (CS)
- ii) Borough Council; of King’s Lynn and West Norfolk Site Allocations and Development Management Policies Plan 2016 (SADMDPD)
- iii) Norfolk County Council Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026(adopted September 2011)
- iv) Minerals Site Specific Allocations Development Plan Document (DPD) (adopted October 2013, amendments adopted December 2017)
- v) Waste Site Specific Allocations Development Plan Document (DPD)(adopted October 2013)
- vi) Shoreline Management Plan(SMP)

This Neighbourhood Plan is not comprehensive of all aspects of the town. This is partly because the Borough Council manages the sea front and its tourism attractions. The HNDP does not intend to replicate the work of the Shoreline Management Plan (SMP), the Wash East Coast Management Group (WECMG), or the Southern Seafront Masterplan. (SSMP) but to be compatible with them. This HNDP recognises that the Core Strategy and SADMP have allocated 3 major sites for development F2.2, F2.3/5 and F2.4. Further allocation and development is currently underway as part of One Public Estate and Southern Seafront development proposals, far exceeding the requirements on development within the local plan.



3. The making of the plan contributes to sustainable development

The policies in the plan support development and will ensure that the environment is protected as part of any development process. The HNDP recognises the NPPF aims of economic, social and environmental objectives.

4. EU Obligations

The making of the plan does not breach and is otherwise compatible with EU obligations
A Strategic Environmental Assessment(SEA/HRA) has been produced by the borough

5. Human Rights

The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning are the right to family life and in preventing discrimination. The plan makes positive contributions to this by focussing on housing and community needs.

6. Consultation

The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Document. There was extensive consultation and engagement early on in the process and later in identifying issues and options. Finally, the draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, responses have been recorded and changes have been made recorded within the HNDP Change log

