

## **BASIC CONDITIONS STATEMENT** **SNETTISHAM NEIGHBOURHOOD PLAN**

### **LEGAL**

1. The Snettisham Neighbourhood Plan [SNP] was prepared by a Working Group of Snettisham Parish Council [SPC]. Council is a recognised body for the purposes of developing such Plans.
2. The Plan was developed under the provisions of the relevant legislation, notably the Localism Act and subsequent additions and amendments.
3. Under Policy NP17 the plan runs to 2032, midway through the next Local Development Framework period for the Borough Council of King's Lynn and West Norfolk.
4. The Plan does not have specific policies aimed at county or national level infrastructure or development projects. There may be impact by individual policies should such projects arise.
5. SNP does not affect any other areas, or have any overlap with any such areas. It is entirely limited to the Civil Parish of Snettisham.

### **PLANNING LEGISLATION**

The NPPF lists twelve core principles for all planning. The SNP is measured against each of these.

1. The SNP arose as a result of concerns by residents of the Village. At each stage they were consulted, and their input used to add to or amend the Plan. The need for some development in lines with previous wider Borough Council [BCKLWN] plans was accepted, in consultation with BCKLWN to ensure compatibility on issues affecting the whole of West Norfolk. [NP02,12]
2. The SNP seeks to support a positive view of development, allowing some, while preserving characteristics of the Village, and improving green space provision and the environment. [NP01,02,07,08,09,11,12,13,14,15,16]
3. By allocating areas of land for development for homes and business, the SNP encourages economic development in tandem with house building appropriate for the present, but with flexibility for the future. [NP01,12]
4. The SNP encourages sympathetic design to appropriate environmental standards, with appropriate mix of dwellings, and builds in an increasing amount of amenity space, while encouraging commercial development to provide services for residents. [NP03,07,08,09,11,12,14]
5. The SNP specifically addresses the issue of community in the countryside, restricting development which removes the separation between settlements and limiting second-home ownership, preserving the natural environment



and access to it, while encouraging the commercial development enabling such a community to thrive. [NP01,04,11,12,15]

6. The SNP encourages environmental considerations in design to reduce the effects of new development. It restricts development to appropriate areas within the Village to limit deleterious effects, and specifically addresses the great risk of flooding due to local geography. [NP01,08,09,13,15,16]
7. The natural environment is a limiting factor in the scope of the SNP. Sensitive land is avoided, and development placed where it will have minimum effects. Car use within the Village is discouraged. [NP01,14,15]
8. There being no available brownfield or previously developed land, this provision is not relevant.
9. The SNP allows for open land to be preserved within the Village; this to allow recreational use and green corridors within the area. [NP01,13,14]
10. The SNP protects buildings, historical sites, open land and views to maintain quality of life and our responsibility to future generations. [NP01,09,14,15]
11. By providing an allocation of land near to the Village centre, the use of public and green transport is encouraged, increasing the sustainability of development. [NP01,11,16]
12. Many cultural facilities and services are currently available to residents. Access to these is provided for new dwellings, and preserved for older ones. This includes the most valuable amenity of all, the wider local environment. [NP01,11,14,15]

## **SUSTAINABILITY**

The Plan focuses on the social, commercial, environmental, historical and ecological aspects of the Village. It does not seek to prevent development but, rather, to enhance the above aspects where possible, and otherwise mitigate effects on them, in a sustainable way. This is in line with BCKLWN planning policy.

## **LOCAL BOROUGH PLANS**

The SNP is in line with Borough Policy, particularly in that the scale of development proposed is broadly consonant with recent Local Plans. No new boundaries are proposed.

## **NATIONAL AND SUPRA-NATIONAL CONSIDERATIONS**

Following advice from BCKLWN – see additional document - the need for Strategic Environmental and Habitat Regulations Assessments was agreed. This reasoning is set out in the BCKLWN document to be read in conjunction with this statement. Such assessments were undertaken and the Plan measured against them.

## **HUMAN RIGHTS**

SPC feels that there are no Human Rights considerations consequent upon the Plan.

