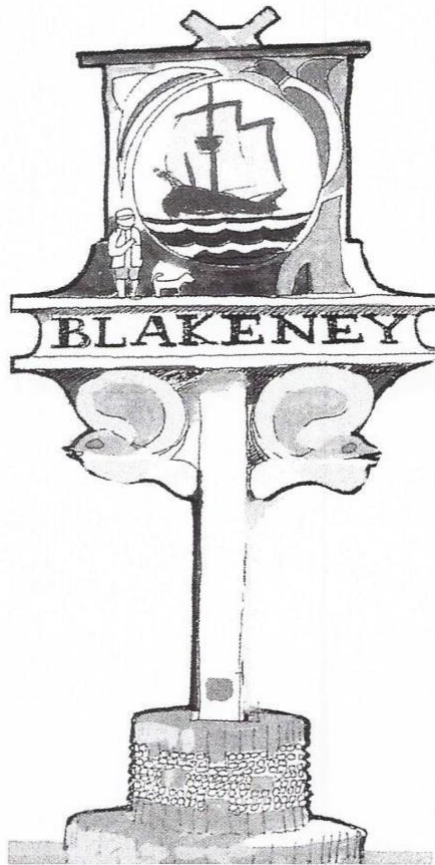


Blakeney Neighbourhood Plan



Basic Conditions
Statement
July 2021

Prepared by Blakeney Neighbourhood Plan Steering Group on behalf of Blakeney Parish Council

with support from:

The logo for ABZAG Ltd features the company name in a large, blue, serif font with a subtle reflection effect underneath. The letters are spaced out, and the 'Ltd' is smaller and positioned to the right of 'AG'.

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT

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Basic Conditions Statement

1.0 Executive Summary

- 1.1 This Basic Conditions Statement has been prepared to accompany the Blakeney Neighbourhood Plan.
- 1.2 This document has been produced to explain how the:
- Blakeney Neighbourhood Plan, (also known as a Blakeney Neighbourhood Development Plan), has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and subsequent updates; and
 - basic conditions of neighbourhood planning and other considerations as prescribed by Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] have been met.
- 1.3 Blakeney Parish Council are identified as the **Qualifying Body** for submission of the Blakeney Neighbourhood Plan and that the **plan period is 2020 to 2040**.
- 1.4 The Blakeney Neighbourhood Plan has been assessed to conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Planning Authority (North Norfolk District Council).
- 1.5 The Strategic Environmental Assessment (SEA) screening of the likely impact of the policies within the Blakeney Neighbourhood Plan has been carried out by North Norfolk District Council, who determined that a SEA **is not required**.
- 1.6 An opinion on the Blakeney Neighbourhood Plan policies has been sort from Natural England. North Norfolk District Council have undertaken the Habitat Regulations Assessment (HRA) Screening Report, consulted with the statutory body and concluded there will be **no adverse effects** upon the integrity of the European sites and a full assessment **is not required**. The HRA and supporting documents accompany this document.

2.0 Regulatory Requirements

- 2.1 The draft Blakeney Neighbourhood Plan has been submitted by a qualifying body, being Blakeney Parish Council.
- 2.2 The draft Blakeney Neighbourhood Plan (also known as a Neighbourhood Development Plan) relates to planning matters (the use and development of land). It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012, and subsequent updates.
- 2.3 The draft Blakeney Neighbourhood Plan states the period for which it is to have effect (2020 to 2040).
- 2.4 The draft Blakeney Neighbourhood Plan policies do not relate to exclude development. It does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.5 The draft Blakeney Neighbourhood Plan relates to the Blakeney Neighbourhood Area and to no other area (see Appendix 1). There are no other neighbourhood plans relating to the Blakeney Neighbourhood Area.

3.0 Basic Conditions

3.1 Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] sets out a series of requirements (sub paragraph (2)) that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:

3.2 (2) A draft 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 (see section 3.4 to 3.10)
(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 (see section 3.11 to 3.13)
(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 (see section 3.14 to 3.17)
(d)	The making of the order contributes to the achievement of sustainable development (see section 3.18 to 3.29)
(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 (see section 3.10))
(f)	The making of the order does not breach and is otherwise compatible with EU obligations (see section 3.30 to 3.37)
(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 (see section 3.38 and 3.39)

3.3 Each of the basic conditions is addressed in the following section.

3.4 **(a) Having regard to national policies and (e) be in general conformity with strategic local policy**

3.5 To demonstrate how the policies in the draft Blakeney Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy the following two tables provide this appraisal. Table 1 is a summary, referencing the relevant policies and sections within the National Planning Policy Framework (NPPF) and Local Plan documents, while Table 2 provides the detailed explanation.

Table 1: Summary of Conformity with Relevant Policies

Blakeney Neighbourhood Plan (BNHP)	National Planning Policy Framework (NPPF)	Core Strategy Incorporating Development Control Policies	Emerging Local Plan
Vision	Paragraphs: 7, 8, 9, 13, 14, 15, 16, 17, 18, 29, 124 and 125.	Paragraphs: 2.1.2, 2.1.4, 2.1.5, 2.1.6, 2.1.7 and 2.1.8	Paragraphs: 5.1, 5.2, 5.3, 5.4, 5.5, 5.7, 5.8, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16 and 5.17.
Objectives	Paragraphs: 7, 8, 77, 78, 80, 83, 91, 92, 96, 97, 98, 124, 125, 126, 127, 130, 170, 172, 174, 175, 177, 184, 185 and 186.	Paragraph: 2.2	Paragraphs: 6.2, 6.3, 6.4, 6.5 and 6.6. Emerging Policies: SD3, SD4, HOU2, ECN3, ECN4, ENV7, ENV8, ENV9 and DS24.
Policy 1: Affordable Homes for Local People	Paragraphs: 60, 61, 62, 63, 77 and 78.	Policies: SS3, HO1, HO2 and HO3. 1, 6 and 7.	Emerging Policies: SD3, SD4, SD5, HOU1, HOU2, HOU3, DS1 and DS24.
Policy 2: Managing Second Home Ownership	Paragraphs: 7, 8, 9, 10, 11, 77 and 78.	Policy: NONE	Paragraphs: 9.2, 9.3, 9.4, 9.5, 9.6, 9.7 and 9.8.
Policy 3: Change of use – Residential to Holiday Let Accommodation	Paragraphs: 7, 8, 9, 10, 11, 77, 78, 84 and 164.	Policies: EC2, EC7 and EC9.	Emerging Policy: ECN6.
Policy 4: Change of use – Holiday Let Accommodation to Residential	Paragraphs: 7, 8, 77 and 78.	Policies: EC8.	Emerging Policy: ECN9.
Policy 5: Extensions to Holiday Let Accommodation	Paragraphs: 7, 8, 77, 78, 83, 102, 105 and 106.	Policies: HO8, EC3 and EC8.	Emerging Policies: ENV9 and ECN8.

Blakeney Neighbourhood Plan (BNHP)	National Planning Policy Framework (NPPF)	Core Strategy Incorporating Development Control Policies	Emerging Local Plan
Policy 6: Design of Development	Paragraphs: 9, 60, 61, 65, 77, 78, 91, 95, 110, 122, 124, 125, 126, 127, 128, 130, 149, 150, 151, 152, 170, 180, 184, 189, 193, 194, 195, 196, 197 and 198.	Policies: SS1, SS2, SS3, SS4, SS6, HO1, HO2, HO7, EN2, EN4, EN5, EN8, EN9, EN10 and EN13.	Emerging Policies: ENV9, SD13, SD15, ENV2, ENV6, ENV9, ENV11, HOU2, HOU6, HOU8, HOU9, HOU11, DS1 and DS24.
Policy 7: Improving Design of New or Replacement Homes	Paragraphs: 9, 122, 124, 125, 126, 127, 128, 130, 131, 148, 149, 150, 151, 152, 180, 184, 189, 193, 194, 195, 106, 197 and 198.	Policies: SS4, HO7, HO8, HO9, EN2, EN4, EN6, EN8, EN9, EN10 and EN13.	Emerging Policies: SD13, SD15, ENV1, ENV9, ENV11, HOU6, HOU11, DS1 and DS24.
Policy 8: Infill Development	Paragraphs: 9, 11, 12, 13, 14, 117, 118, 119, 122, 124, 125, 126, 127, 128, 130, 131, 170, 189, 193 and 197.	Policies: SS2, SS4, HO7, EN2, EN4 and EN8.	Emerging Policies: ENV1, ENV9 and HOU6.
Policy 9: Existing Dwelling Replacement	Paragraphs: 9, 11, 12, 13, 14, 117, 118, 119, 122, 124, 125, 126, 127, 128, 130, 131, 170, 189, 193, 197 and 198.	Policies: SS2, SS4, HO7, HO8, HO9, EN2, EN4 and EN8.	Emerging Policies: ENV1, ENV9, ENV10, ENV11 and HOU6.
Policy 10: Drainage and Flooding	Paragraphs: 148, 149, 150, 155, 160, 161, 162, 163, 164 and 165.	Policies: SS4, SS6, EN1, EN2, EN4 and EN10.	Emerging Policies: SD10, DS1 and DS24.
Policy 11: Biodiversity and Accessibility	Paragraphs: 8, 91, 92, 96, 98, 102, 104, 106, 110, 124, 170, 174 and 175.	Policies: SS4, SS6, EN2, EN4 and EN9.	Emerging Policies: SD5, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8 and ENV9.
Policy 12: Dark Night Skies	Paragraphs: 124, 125, 126, 127, 128, 130, 170, 174, 175 and 180.	Policies: SS4, EN1, EN2, EN4, EN6, EN8, EN9 and EN13.	Emerging Policies: SD13, ENV1, ENV2, ENV4, ENV8, ENV9, ENV10 and ECN5.
Policy 13: Open Space Preservation	Paragraphs: 8, 83, 91, 92, 96 and 97.	Policies: SS6, EN2, EN8, EN9, CT1 and CT3.	Emerging Policies: SD6, ENV2, ENV5, ENV7 and ENV10.
Policy 14: Sustainability of Open Space	Paragraphs: 8, 20, 72, 91, 92, 96 and 124.	Policies: SS4, SS6, EN2, EN5, CT1 and CT2.	Emerging Policies: SD5, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8 and ENV9.

Blakeney Neighbourhood Plan (BNHP)	National Planning Policy Framework (NPPF)	Core Strategy Incorporating Development Control Policies	Emerging Local Plan
Policy 15: Local Employment	Paragraphs: 80, 81, 83 and 104.	Policies: SS1, SS2, SS4, SS5, EC1, EC2, EC3, EC5 and CT4.	Emerging Policies: SD1, SD2, SD6, ECN4, ECN6, ECN7 and ECN8.
Policy 16: Retention of Retail or Services for Blakeney	Paragraphs: 80, 81, 83, 84 and 104.	Policies: SS1, SS4, EC2, EC3, EC5 and EC7.	Emerging Policies: SD1, SD2, SD6, ECN4, ECN5, ECN7 and ECN9.
Policy 17: Tourism	Paragraphs: 80, 81, 83, 170, 189, 193, 197 and 198.	Policies: SS1, SS2, SS4, SS5, EC1, EC2, EC3, EC5 and EC7.	Emerging Policies: SD1, SD2, SD6, ECN4, ECN6, ECN7, ECN8 and ECN9.

- 3.6 The appraisal assesses the Blakeney Neighbourhood Plan policies against those policies contained within the National Planning Policy Framework (NPPF), the policies of the North Norfolk Core Strategy Incorporating Development Control Policies (adopted 2008, updated 2012), Proposal Maps and Site Allocations. Please note; as the only site allocation for Blakeney – Land West of Landham Road (BLA03)¹ – has been built out and completed the policies in the Blakeney Neighbourhood Plan will have no impact on the allocation and, therefore, have not been assessed against the allocation policy.
- 3.7 The emerging Local Plan for North Norfolk District Council is being progressing well although has yet to undertaken its Regulation 19 consultation, the published initial version of the emerging Local Plan 2016 to 2036 – First Draft Local Plan Part 1 – was used to assess the Blakeney Neighbourhood Plan for general conformity.
- 3.8 **In conclusion, the appraisal demonstrates that the Blakeney Neighbourhood Plan is in general conformity and has appropriate regard for both national policies and strategic local policies.**

¹ Source: Site Allocations Document: Section 12.3: Allocations for Blakeney Major Growth Locations.

Table 2: Detailed explanation of conformity with relevant policies

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p>Vision for Blakeney</p> <p><i>Pointing Blakeney towards a future that reflects the needs of local residents, preserving its unique character and supporting a vibrant and sustainable community.</i></p>	<p>The vision is considered to be in conformity with NPPF, reflecting the principles, objectives and policies within the NPPF – seeking development that is sustainable.</p> <p>Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.</p> <p>Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development through the plan making. ^[1]_[SEP]</p> <p>The BNHP has been framed in the positive, the Vision highlights what is important to the local</p>	<p>The vision is considered to be in general conformity with the Core Strategy as it reflects the overall vision for North Norfolk, its strong local distinctiveness and desire to maintain sustainable communities.</p> <p>The Spatial vision (paragraphs 2.1.2, 2.1.4, 2.1.6, 2.1.7 and 2.1.8) are all complementary to the Vision for Blakeney.</p>	<p>The NNELP vision identifies with the five key themes listed in the emerging Local Plan, being: -</p> <ol style="list-style-type: none"> 1. Managing the Potential Impacts of Climate Change 2. Providing Enough Homes of the Right Type in the Right Places for a Growing Population 3. Strengthening the Local Economy 4. Protecting the Natural & Built Heritage of the District 5. Health & Wellbeing <p>The NNELP Vision (paragraph 5.17) has more detail, is significantly longer and more verbose than the Vision in the Core Strategy. It does not explicitly name Blakeney although it does list distinct identity, rural tourism, affordable homes, increased access to the countryside and protecting and</p>

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	community in delivering sustainability.		enhancing Areas of Outstanding Natural Beauty.
<p>Objectives</p> <p>1. To accommodate appropriate change and development so that the intrinsic character and appearance of the village is retained and enhanced.</p> <p>2. To support the provision of affordable housing and to balance the number</p>	<p>All Objectives of the BNHP are seen to comply with the NPPF in achieving sustainable development. Paragraphs 7 and 8.</p> <p>Paragraphs 78, 130, 184, 185 and 186 - promote sustainable development in rural areas. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides. Conserve and protect heritage assets.</p> <p>Paragraph 78 – promoting sustainable development in rural areas.</p>	<p>All Objectives of the BNHP align to and are in general conformity with the Aims and Objectives set out in the Core Strategy.</p> <p>The BNHP has within section 5.16 articulated how each of the Core Aims and Objectives (from paragraph 2.2) are applied to Blakeney.</p>	<p>All Objectives of the BNHP align to the NNELP Aims and Objectives in section 6, paragraphs 6.2 to 6.6 in seeking to achieve the Vision for North Norfolk.</p> <p>NNELP Policy SD3 – Settlement Hierarchy recognising Blakeney as a Large Growth Village shows the importance of the village as a local service centre while supporting rural sustainability.</p> <p>NNELP Policy SD4 – restricting development in the Countryside to retain village feel.</p> <p>NNELP Policy DS24 – preferred site identified by NNDC for the growth of Blakeney.</p> <p>NNELP Policy HOU2 – identifies Blakeney in Affordable Zone 2 requiring at least 35% affordable</p>

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<p>of 'second' homes with the housing needs of the local community so that Blakeney continues to be a place where people of all ages can live and work.</p> <p>3. To give people with a connection to Blakeney priority for affordable homes.</p> <p>4. To support and promote the development of new and existing local businesses and employment opportunities.</p> <p>5. To protect green open spaces and footpaths within the</p>	<p>Paragraph 77 – planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>Paragraphs 80 and 83 – help create the conditions in which businesses can invest, expand and adapt. Supporting economic growth and expansion of all types of business in rural areas, taking into account both local business needs and wider opportunities for development.</p> <p>Paragraphs 96, 97, 98, 172, 174, 175 and 177 – Access to a network of high quality open</p>		<p>homes on sites of six or more dwellings.</p> <p>NNELP Policy HOU2 – meeting local housing need.</p> <p>NNELP Policy ECN3 – promoting business and employment outside of Employment Areas.</p> <p>NNELP Policy ECN4 – supporting the vitality and viability of Blakeney.</p> <p>NNELP Policy ENV7 – protecting open space.</p>

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<p>village to promote wellbeing, preserve the local environment and protect wildlife.</p> <p>6. To make sure any development is of the highest standards of design and meets local needs.</p> <p>7. To maintain a navigable port in</p>	<p>spaces and opportunities for sport and physical activity is important for the health and well-being of communities, where open space, sports and recreational buildings and land, including playing fields, should not be built on. Protect and enhance public rights of way and access. Protecting and enhancing biodiversity and geodiversity</p> <p>Paragraphs 124, 125, 126, 127 and 170 – the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Set out a clear design vision and expectations, providing clarity about design expectations at an early stage. Contributing to and enhancing the natural and local environment. Conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.</p> <p>Paragraph 91 and 92 – aim to achieve healthy, inclusive and safe place, promote social</p>		<p>NNELP Policy ENV8 – protecting footpaths and public rights of way.</p> <p>NNELP Policy ENV9 – promoting high quality design.</p>

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Blakeney for leisure and commercial craft.	interaction, accessible, promoting recreation and support healthy lifestyles.		
<p>Policy 1: Affordable Homes for Local people</p> <p><i>In order to meet the housing needs of the parish, proposals which make provision by way of a s106 agreement for affordable housing will be made available first to eligible households with a local connection to the parish of Blakeney for the lifetime of the development using the following cascade criteria as order of priority.</i></p> <p><i>A local connection priority criteria order is defined as;</i></p> <ol style="list-style-type: none"> 1. Resident of the parish of Blakeney 2. Former resident of the parish of Blakeney 	<p>Paragraphs 60, 61, 62 and 63 - informed by a local housing need assessment, reflecting different groups in the community.</p> <p>Paragraphs 77 and 78 - planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Promoting sustainable development in rural areas.</p>	<p>Core Strategy Policy SS3 – meeting local needs through availability of affordable housing to meet local need.</p> <p>Core Strategy Policy HO1 – compatible with mix and type of dwellings to meet identified local need.</p> <p>Core Strategy Policy HO2 - delivery of affordable housing that meets identified housing need.</p> <p>Core Strategy Policy HO3 – supports delivery of affordable homes to meet local need.</p>	<p>NNELP Policy SD3 – Compatible with the settlement hierarchy, Blakeney is identified as one of four Large Growth Villages – where growth is focused on supporting rural sustainability - recognises these communities, including Blakeney, have affordable housing needs and believes these should be addressed locally provided such proposals are modest in size and do not result in harmful impacts.</p> <p>NNELP Policy SD4 - compatible with the provision of affordable homes to meet local need.</p> <p>NNELP Policy SD5 – delivery of the highest viable level of affordable housing.</p>

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<p>3. People who work in the parish of Blakeney</p> <p>4. Resident of adjoining parishes of Blakeney</p> <p>5. Resident of North Norfolk district.</p> <p><i>If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy and associated district-wide local connection criteria.</i></p>			<p>NNELP Policy HOU1- compatible with the delivery of new allocations including affordable homes.</p> <p>NNELP Policy HOU2 – requiring delivery of at least 35% affordable homes for developments of 6 or more homes (Affordable Zone 2).</p> <p>NNELP Policy HOU3 - supporting the delivery of affordable housing.</p> <p>It should be noted that at the neighbourhood level the BNHP has a different criteria for 'local' and its cascade will deliver a differing priority in allocation of new affordable homes. Due to the very low level of affected affordable homes by the BNHP policy the North Norfolk Housing Manager Graham Connelly did not consider this of significant impact to affect the delivery of affordable housing across the district or in conflict with the housing strategy.</p>

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			<p>NNELP Policy DS1- Compatible with the delivery of affordable housing in Blakeney.</p> <p>NNELP Policy DS24 – preferred site identified by NNDC for the growth that will deliver affordable homes in Blakeney.</p>
<p>Policy 2: Managing Second Home Ownership</p> <p><i>New open market housing, excluding replacement dwellings, will be required to have a restriction to ensure its first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.</i></p> <p><i>Sufficient guarantee must be provided of such occupancy restriction through the requirement of a planning condition or legal agreement. New unrestricted</i></p>	<p>Paragraphs 7, 8 and 9 - the achievement of sustainable development is at the heart of the BNHP Policy, making it compatible. The NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>Paragraphs 10 and 11 - the BNHP Policy remains positive about the</p>	<p>The Core Strategy identifies second home ownership as one of many challenges North Norfolk faces. Second homes are recognised as one of the factors that "has contributed to a dramatic increase in house prices and created an acute need for affordable housing for local people..."</p> <p>The impact of second homes is noted within the Core Strategy but it is silent on policy.</p>	<p>NNELP Paragraphs 9.2 to 9.7 sets out the issue of and NNDC's position on second home ownership and vacant homes identifying that there is a higher proportion of second home ownership in coastal areas.</p> <p>Stating that "in relation to new dwellings which, when granted planning permission, could be legally conditioned to ensure that they could only be used as a main residence occupied on a full-time basis. The Council already imposes similar occupancy restrictions in</p>

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<p>homes will not be supported at any time.</p> <p>Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.</p> <p>The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.</p> <p>Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when North Norfolk District Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for</p>	<p>presumption in favour of development and is compatible.</p> <p>Paragraphs 77 and 78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Promoting sustainable development in rural areas.</p>		<p>relation to affordable homes which can only be used as dwellings for those in housing need."</p> <p>Whilst any restriction on new homes may deflect the demand for second home accommodation onto the existing housing stock. Given the extreme difficulty of locals to buy property in Blakeney, it is felt better to do what is possible, rather than to do nothing: safeguarding a few houses for permanent residents is worthwhile in its own right.</p> <p>With paragraph 9.8 stating "The Council will reconsider this issue following this consultation but is currently not minded to impose second home occupancy restrictions." – NNDC is policy silent on and the BNHP Policy 2 will apply without conflict as there are no emerging policies in the Local Plan.</p> <p>Emerging Local Plan Policies: None</p>

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<p><i>example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools, etc...).</i></p> <p><i>These restrictions will be secured prior to the granting of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.</i></p>			
<p>Policy 3: Change of use from Residential to Holiday Let Accommodation</p> <p><i>Proposals to change the use from residential)² use to holiday let accommodation</i></p>	<p>Paragraphs 7, 8 and 9 – the achievement of sustainable development is at the heart of the BNHP Policy, making it</p>	<p>Core Strategy Policy EC2 - compatible with the re-use of buildings in the countryside with additional criteria at a neighbourhood level.</p>	<p>There is no specific policy in the emerging Local Plan relating to the change of use of residential homes, and their subsequent loss to the residential housing</p>

² The Town and Country Planning (Use Classes) Order 1987" (as amended). Class C3 (Dwellinghouses).

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<p><i>(sui generis)³ must demonstrate that:</i></p> <ol style="list-style-type: none"> <i>1. sufficient car parking space can be provided within the curtilage of the proposed holiday let to ensure no additional on-street car parking will be necessary;</i> <i>2. there are no significant impacts on local amenity for nearby residents in terms of noise disturbance and traffic generation;</i> <i>3. there are no significant impacts in preserving dark night skies resulting from additional light pollution; and</i> 	<p>compatible. The NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>Paragraphs 10 and 11 - the BNHP Policy remains positive about the presumption in favour of development and is compatible.</p> <p>Paragraphs 77 and 78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Promoting sustainable development in rural areas.</p> <p>Paragraph 84 - development is sensitive to its surroundings, does not have an unacceptable</p>	<p>Core Strategy Policy EC7 - compatible with being treated as though they are permanent residential dwellings and not being permitted.</p> <p>Core Strategy Policy EC9 - compatible with holiday and seasonal occupancy conditions, supporting the implementation of this policy.</p>	<p>stock. Therefore, there is no conflict with the BNHP policy.</p> <p>NNELP Policy ECN6 – relates specifically to new build tourist accommodation with the BNHP policy in conformity and adding an additional neighbourhood level criteria of need against existing provision.</p>

³ The Town and Country Planning (Use Classes) Order 1987" (as amended). Sui Generis No class specified in the Schedule.

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p>4. that change will result in no net increase in occupation.</p> <p><i>Proposals for the provision of purpose-built holiday accommodation will not be supported unless it can be demonstrated there is a need which cannot be met by existing provision.</i></p>	<p>impact on local roads and exploits any opportunities to make a location more sustainable.</p> <p>Paragraph 164 - Identifies that some minor development and changes of use will be required to meet flood risk assessments.</p>		
<p>Policy 4: Change of use from Holiday Let Accommodation to Residential</p> <p><i>Proposals for the change of use or removal of occupancy restrictions from holiday accommodation use to Principal Residence housing, will be supported where the unit proposed for change of use, to residential (C3) or removal of occupancy restriction is suitable for permanent occupation.</i></p>	<p>Paragraphs 7 and 8 – achieving sustainable development.</p> <p>Paragraphs 77 and 78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Promoting sustainable development in rural areas.</p>	<p>Core Strategy Policy EC8 – tourist accommodation being retained.</p> <p>The impact of second homes is noted within the Core Strategy but it is silent on policy.</p> <p>Therefore, compatible with a neighbourhood requirement of occupation as a Principal Residence.</p>	<p>NNELP Policy ECN9 – sets out the requirements for usage change for tourism accommodation of more than 5 units.</p> <p>NNELP is silent on policy relating to Principle Residence.</p> <p>The placing of Principle Residence restrictions through BNHP Policy 4 does not conflict</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p><i>Future occupation shall be as a Principal Residence in accordance with Policy 2 of the Blakeney Neighbourhood Plan.</i></p>			<p>with ECN9 or any other policies in the emerging Local Plan.</p>
<p>Policy 5: Extensions to Holiday Let Accommodation</p> <p><i>All proposals for extensions to holiday let accommodation must:</i></p> <ol style="list-style-type: none"> <i>1. demonstrate the outdoor amenity space remaining is sufficient for the occupiers of the holiday accommodation; and</i> <i>2. ensure there is sufficient car parking space retained in the curtilage of the dwelling to ensure no additional on-street car parking will be necessary; and</i> 	<p>Paragraphs 7 and 8 – achieving sustainable development.</p> <p>Paragraphs 77 and 78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Promoting sustainable development in rural areas.</p> <p>Paragraph 83 – development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.</p>	<p>Core Strategy Policy HO8 – aligns to policy requirements.</p> <p>Core Strategy Policy EC3 – supports policy requirements.</p> <p>Core Strategy Policy EC8 – retention of tourist accommodation.</p>	<p>NNELP Policy ENV9 - conforms to the desire to see development improved through delivery of 'high quality design'.</p> <p>NNELP Policy ECN8 – sets out the requirements for district wide extensions to tourist accommodation which the BNHP policy aligns to and recognises additional neighbourhood requirements for the extension of existing accommodation.</p>

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<p>3. demonstrate that the extended property will not significantly add to noise or other adverse amenity impacts on nearby residents as a result of an intensification of the use.</p>	<p>Paragraph 102, 105 and 106 – setting of local parking standards and parking considerations should be integral to the design of schemes and contribute to making high quality places. The setting of a ‘minimum’ standard is preferable to setting of ‘maximum’ requirements.</p>		
<p>Policy 6: Design of Development</p> <p>All development will be expected to deliver high quality design, encouraged to use the Building for Healthy Life, Streets for All principles, and meet the following criteria:-</p> <p>1. provide a mix of types to include one and two bedroom homes, with an emphasis on local needs, first time buyers, starter homes and good quality accommodation for elderly people;</p>	<p>Paragraph 9 – taking local circumstances into account and to reflect the character.</p> <p>Paragraphs 60 and 61 – housing need informed by local housing needed for different groups to meet their requirements of size, type and tenure.</p> <p>Paragraphs 65 and 66 – meeting the housing need of the neighbourhood area.</p> <p>Paragraphs 77 and 78 – promoting sustainable development in rural areas,</p>	<p>Core Strategy Policy SS1 - the spatial strategy identifying Blakeney as one of six Coastal Service Villages. Development in these Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or adjacent to these settlements to provide for new development or relocation from areas at risk.</p> <p>Core Strategy Policy SS2 - compatible with limiting development in the countryside.</p>	<p>NNELP Policy SD13 – aligns to the reduction of and minimises light pollution by identifying specific requirements on development.</p> <p>NNELP Policy SD15 – conforms by emphasising the need for roads to be designed to discourage indiscriminate and pavement parking and safeguarding pedestrians.</p> <p>NNELP Policy ENV2 – aligns to preserving the settlement character of the village.</p>

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<p>2. respect and be sensitive to the local character of Blakeney and natural assets of the surrounding area, taking every opportunity through design and materials to reinforce a strong sense of place, individuality and local distinctiveness, as defined in the North Norfolk Landscape Character Assessment SPD;</p> <p>3. preserve or enhance the character and appearance of the Blakeney Conservation Area and protect the setting of designated and non-designated heritage assets as defined in the Blakeney Conservation Area Appraisal and</p>	<p>planning policies and decisions should be responsive to local circumstances and reflect local needs. Planning policies should identify opportunities for villages to grow, thrive and support local services Housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>Paragraphs 91 and 95 – aim to achieve healthy, inclusive and safe places for people to live and work. Promoting healthy and safe communities by designing out crime and promoting public safety.</p> <p>Paragraph 110 – giving priority to pedestrians and cyclists and reducing potential conflict between pedestrians, cyclists and vehicles.</p> <p>Paragraphs 122 - the desirability of maintaining an area's prevailing character and setting (including residential gardens), and the importance of securing well-designed, attractive and healthy places.</p>	<p>Core Strategy Policy SS3 - compatible with the delivery of 26 new dwellings to be built to 2021 (completed). Supporting the need of a range of households of different size to meet the different needs of the community.</p> <p>Core Strategy Policy SS4 – seeking the delivery of sustainable development.</p> <p>Recognising the impact the build environment, especially the Public Realm elements, can have in enhancing the way in which people live, improving public space and the way they work within new development.</p> <p>Reducing the likely flood risk, sewerage issues and associated water pollution.</p> <p>Incorporate open space and high-quality landscaping to provide attractive, beneficial environments for occupants and wildlife and contribute to a network of green spaces.</p>	<p>NNELP Policy ENV6 – conforms with the retention of trees and hedgerows.</p> <p>NNELP Policy ENV9 - conforms to the desire to see development improved through delivery of 'high quality design'.</p> <p>NNELP Policy ENV11 – enhancing heritage assets by recognising the importance of the Blakeney Conservation Area.</p> <p>NNELP Policy HOU2 – promoting housing mix focused on local need, starter homes, elderly persons accommodation and good design principles reflected in a number of 'best practice' guides including designing out crime and incorporating dementia friendly aspects.</p> <p>NNELP Policy HOU6 - seeks to take of the size of the proposal in relation to the prevailing character of the area, the prominence of the site, plot coverage, and impact of the proposal on the landscape and built environment.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p>Management Plan or subsequent updates;</p> <p>4. all new developments which require a connection to the public sewerage network will be required to demonstrate that there is sufficient capacity in the sewerage network to accommodate the development and may be subject to conditions to ensure that dwellings are not occupied until the capacity is available;</p> <p>5. the massing, height, scale and proximity, of any proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on other properties;</p>	<p>Paragraphs 124, 125, 126, 127, 128 and 130 – poor design is not acceptable and opportunities should be taken to improve the character and quality of the village.</p> <p>Guidance on layout, landscaping and visually attractive. Integrating new development into the natural, built and historic environment.</p> <p>Lessons should be learnt from good and poor design – with the mistakes of poor design not allowed to be repeated. By planning positively new development can promote healthy communities by providing a modern safe environment for the community to interact.</p> <p>The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Set out a clear design vision and expectations, providing clarity</p>	<p>Core Strategy Policy SS6 - ensuring good access to infrastructure, open space, public services and utilities. With new roads and footpaths being built to promote walking and cycling, whilst design to reduce indiscriminate parking.</p> <p>Core Strategy Policy HO1 - compatible with providing a mix and type of dwellings to meet identified need, especially incorporating two or fewer bedrooms and the need for 20% of dwellings to be suitable for elderly, infirm or disabled.</p> <p>Core Strategy Policy HO2 - the delivery of affordable housing with a mix of tenure and size that should reflect the identified housing needs and housing required to provide a balanced community and meet the needs of the area.</p> <p>Core Strategy Policy HO7 - compatible with efficient land use while recognising and</p>	<p>NNELP Policy HOU8 - the use of Building for Healthy Life and delivery a range of housing types to meet differing needs.</p> <p>NNELP Policy HOU9 - improving the design of homes people will enjoy and want to live in.</p> <p>NNELP Policy HOU11 – supporting energy efficiency though low-energy lamps only in use when needed and use of timers.</p> <p>NNELP Policy DS1 - compatible with the delivery of proposed new allocation at site BLA04/A.</p> <p>NNELP Policy DS24 - compatible with the delivery of development that is well designed.</p>

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<p>6. design of roads and parking areas within any site should minimise effects on pedestrians, in particular safeguarding children in areas where they walk or play, designing in measures to discourage indiscriminate and pavement parking by residents and visitors;</p> <p>7. incorporate adequate landscaping to mitigate visual impact of the development and to ensure proposals merge into the existing coastal village context and respond to the wider countryside setting; landscape proposals should form an integral part of the design, with particular trees and hedgerows retained unless their</p>	<p>about design expectations at an early stage. Reconciling local interests. Contributing to and enhancing the local environment.</p> <p>Paragraphs 148, 149, 150, 151 and 152 – meeting the challenge of climate change and reducing pollution. Reducing greenhouse gas emissions through design, without excessive prescription, and low energy usage in supporting infrastructure – community-led initiatives.</p> <p>Support of low carbon energy and infrastructure. encouraging efficient use of energy.</p> <p>Paragraph 170 – conserving and enhancing the natural environment.</p> <p>Paragraph 180: limiting the impact of light pollution from artificial light on local amenity and dark landscapes.</p> <p>Paragraphs 184, 189, 193, 194, 195, 196, 197 and 198 –</p>	<p>reinforcing the distinct local character of Blakeney.</p> <p>Core Strategy Policy EN2 - seeking new development to respect and be sensitive to the local character and natural assets of the surrounding area.</p> <p>Core Strategy Policy EN4 - as recognises the need for a high standard in design to deliver homes that enhance the way people live, creating safe environments that are accessible to all, enhancing the public realm and improve wellbeing.</p> <p>Core Strategy Policy EN5 - compatible with recognising the need to enhance the usability of the area.</p> <p>Core Strategy Policy EN8 - will preserve the character and appearance of the Blakeney Conservation Area. Going further than Policy EN8 by recognising the need to protect non-designated heritage assets, as well as designated heritage assets.</p>	

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<p><i>value is deemed low following surveys in accordance with established practice and a replacement planting scheme is approved;</i></p> <p>8. <i>boundary treatments should reflect the distinct local character in relation to materials, layout, height and design;</i></p> <p>9. <i>include and incorporate, where possible, the principles of dementia friendly communities (as detailed in “At a Glance: a Checklist for Developing Dementia Friendly Communities”, or subsequent updates and industry standards);</i></p> <p>10. <i>demonstrate how new homes will integrate with existing homes</i></p>	<p>conserving and enhancing the historic environment.</p>	<p>Core Strategy Policy EN9 - builds on policy with the requirement to retain or replace existing hedgerows and trees.</p> <p>Core Strategy Policy EN 10 – seeking to reduce risk of flooding, ensuring water drainage solutions are completed prior to occupation.</p> <p>Core Strategy Policy EN 13 - Compatible with development proposals either minimizing or reducing, where possible, all emissions and other forms of pollution, including light.</p>	

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p><i>and the village facilities while enhancing the safety and security of residents of Blakeney and incorporate crime prevention principles (identified in the Secure by Design Homes 2016 or subsequent updated editions);</i></p> <p>11. any new external lighting proposals, where possible, should incorporate modern technologies, motion sensors, softer down lighting and timers to restrict operating hours and incorporate the following requirements:-</p> <p>a) fully shielded (enclosed in full cut-off flat glass fitments)</p> <p>b) directed downwards (mounted horizontally to the ground, as low</p>			

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<p><i>as possible, and not tilted upwards)</i></p> <p>c) switched on only when needed (no dusk to dawn lamps) and</p> <p>d) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources; and</p> <p>12. It is recommended that pre-application advice is sought from the Norfolk County Council Environment Service Historic Environment Strategy and Advice Team to identify archaeological implications for any proposed development.</p>			
<p>Policy 7: Improving Design of New and Replacement Homes</p>			

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p>All new homes, including extensions and conversions, will be expected to be designed to a high standard and meet the following criteria:-</p> <ol style="list-style-type: none"> 1. recognise and reinforce the distinctive local character in relation to height, scale, density, spacing, layout orientation, features and building materials reflecting the village style as outlined in the Blakeney Conservation Area Appraisal and Management Plan or subsequent updates; 2. involve a high standard of design which enhances the visual quality of the landscape and built environment and does not have a significant detrimental impact on amenity views of 	<p>Paragraph 9 – taking account of local circumstances and to reflect the character.</p> <p>Paragraph 122 - maintaining the villages prevailing character and setting.</p> <p>Paragraphs 124, 125, 126, 127, 128, 130 and 131 – Integrating new development into the natural, built and historic environment must be a key objective. Only high standards of design should be acceptable, seeking to enhance the street scene through landscaping and visually attractiveness. Recognising innovation and promotion of high levels of sustainability.</p> <p>Learning the lessons of recent development in Blakeney should promote good design and stop poor design coming forward.</p> <p>The planning and development process should achieve the creation of high quality buildings. By setting out clear design requirements and</p>	<p>Core Strategy Policy SS4 – compatible in seeking the delivery of sustainable development and recognising the impact the built environment can have in enhancing the way in which people live.</p> <p>Reducing the likely flood risk, sewerage issues and associated water pollution.</p> <p>Core Strategy Policy HO7 - compatible with efficient land use while recognising and reinforcing the distinct local character of Blakeney.</p> <p>Core Strategy Policy HO8 - conforms with extensions and replacement homes in the countryside.</p> <p>Core Strategy Policy HO9 - compatible with the conversion and reuse of rural buildings.</p> <p>Core Strategy Policy EN2 - seeking new development to respect and be sensitive to the</p>	<p>NNELP Policy SD13 – incorporates measures to limit light pollution.</p> <p>NNELP Policy SD15 – conforms by emphasising the need for car parking that reduces on-street and indiscriminate parking.</p> <p>NNELP Policy ENV1 – aligns to preserving the Area of Outstanding Natural Beauty.</p> <p>NNELP Policy ENV9 - conforms to the desire to see development improved through delivery of 'high quality design'.</p> <p>NNELP Policy ENV11 – following good design principles and reflecting local distinctiveness outlines in the Blakeney Conservation Area Appraisal.</p> <p>NNELP Policy HOU6 – conforms as seeking high quality design by setting requirements.</p> <p>NNELP Policy HOU11 – supporting the inclusion of renewable energy generation and energy conservation.</p>

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<p>surrounding countryside and coastline or the special qualities of the AONB;</p> <p>3. the scale will be appropriate to the size of the plot;</p> <p>4. ensure new homes have final sewerage solution (not a temporary solution) completed prior to first occupation;</p> <p>5. incorporate, where appropriate, methods of energy generation, renewable and energy conservation;</p> <p>6. measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;</p>	<p>expectations to guide future development.</p> <p>Paragraphs 148, 149, 150, 151 and 152 – Seeking to reduce the impact of climate change and reducing pollution – supporting renewable energy generation, energy conservation and low energy usage.</p> <p>Paragraph 180: reducing light pollution from artificial light on local amenity and dark landscapes.</p> <p>Paragraphs 184, 189, 193, 194, 195, 196, 197 and 198 – conserving and enhancing the historic environment</p>	<p>local character and natural assets of the surrounding area.</p> <p>Core Strategy Policy EN4 - as recognises the need for a high standard in design to deliver homes that enhance the way people live, creating safe environments that are accessible to all, enhancing the public realm and improve wellbeing.</p> <p>Core Strategy Policy EN6 - compatible with seeking to promote renewable energy, energy efficiency and seeking a low carbon footprint. Enhancing the requirement for waste storage to be within the curtilage of each home.</p> <p>Core Strategy Policy EN8 - will preserve the character and appearance of the Blakeney while seeking to enhance the street scene.</p> <p>Core Strategy Policy EN9 - builds on policy with the requirement to retain or replace existing hedgerows and trees.</p>	<p>NNELP Policy DS1 - compatible with the delivery of proposed new allocation at site BLA04/A.</p> <p>NNELP Policy DS24 - compatible with the delivery of well designed development</p>

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<p>7. <i>provide appropriate private external amenity space including refuse and recycling storage facilities identified within the curtilage of each home; and</i></p> <p>8. <i>sufficient car parking appropriate to the size and type of dwelling to reduce the need for on-street car parking and indiscriminate parking.</i></p>		<p>Core Strategy Policy EN 10 – seeking to reduce risk of flooding, ensuring water drainage solutions are completed prior to occupation.</p> <p>Core Strategy Policy EN 13 - Compatible with development proposals either minimizing or reducing, where possible, all emissions and other forms of pollution, including light.</p>	
<p>Policy 8: Infill Development</p> <p><i>Applications for small residential developments on infill and brownfield redevelopment sites within Blakeney will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in the</i></p>	<p>Paragraph 9 – guiding development towards sustainable solutions.</p> <p>Paragraph 11, 12, 13 and 14 – the removal of permitted development rights could, on the face of it, be seen to go against the presumption in favour of sustainable</p>	<p>Core Strategy Policy SS2 - compatible with limiting development in the countryside.</p> <p>Core Strategy Policy SS4 – seeking the delivery of sustainable development.</p> <p>Recognising the impact the build environment can have in</p>	<p>NNELP Policy ENV1 – aligns to preserving the Area of Outstanding Natural Beauty.</p> <p>NNELP Policy ENV9 – seeks to improved development through delivery of 'high quality design'.</p>

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<p>Development Framework, and where such development:</p> <ol style="list-style-type: none"> 1. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings; 2. will not involve the outward extension of the built-up area of the village; 3. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and 4. will not detract from the AONB through 	<p>development but it does not. Instead, focusing on the development needs of the local area while protecting assets and the intrinsic character of Blakeney. This still enables decision-takers to approve development proposals that accord with an up-to-date development plan.</p> <p>Paragraphs 117, 118, 119 and 122 – making effective use of land including brownfield sites.</p> <p>Paragraphs 124, 125, 126, 127, 128, 130 and 131 – only high standards of design should be acceptable, with lessons being learnt from previous development to illustrate both good and bad. Seeking to enhance the street scene through the integration of new development into the natural, built and historic environment.</p> <p>Paragraph 170 – conserving and enhancing the natural environment.</p>	<p>enhancing the way in which people live and their wellbeing.</p> <p>Core Strategy Policy HO7 - compatible with efficient land use while recognising and reinforcing the distinct local character of Blakeney.</p> <p>Core Strategy Policy EN2 - seeking new development to respect and be sensitive to the local character and natural assets of the surrounding area.</p> <p>Core Strategy Policy EN4 - as recognises the need for a high standard in design to deliver homes that people enjoy living in.</p> <p>Core Strategy Policy EN8 - will preserve the character and appearance of the Blakeney Conservation Area.</p>	<p>NNELP Policy HOU6 –seeks high quality design by setting requirements.</p>

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<p>scale, materials and design.</p> <p>Where planning permission is granted future permitted development rights will be removed.</p>	<p>Paragraphs 189, 193, 197 and 198 – conserving and enhancing the historic environment.</p>		
<p>Policy 9: Existing Dwelling Replacement</p> <p>Proposals for a replacement dwelling must meet the following criteria:</p> <ol style="list-style-type: none"> any increase in height over the replaced building will only be acceptable where it enhances (rather than dominates) the street scene and this is compatible with the appearance of neighbouring buildings and not be detrimental to the amenity of their occupiers; 	<p>Paragraph 9 – guiding development towards sustainable solutions.</p> <p>Paragraph 11, 12, 13 and 14 – the removal of permitted development rights could, on the face of it, be seen to go against the presumption in favour of sustainable development but it does not. Instead, focusing on the development needs of the local area while protecting assets and the intrinsic character of Blakeney. This still enables decision-takers to approve development proposals that accord with an up-to-date development plan.</p>	<p>Core Strategy Policy SS2 - compatible with limiting development in the countryside.</p> <p>Core Strategy Policy SS4 – supports the delivery of sustainable development.</p> <p>Core Strategy Policy HO7 - compatible with efficient land use while recognising and reinforcing the distinct local character of Blakeney.</p> <p>Core Strategy Policy HO8 - conforms with and enhances locally replacement homes in the countryside.</p> <p>Core Strategy Policy HO9 -</p>	<p>NNELP Policy ENV1 – aligns to preserving the Area of Outstanding Natural Beauty.</p> <p>NNELP Policy ENV9 - conforms to the desire to see development improved through delivery of 'high quality design'.</p> <p>NNELP Policy ENV10 – seeks to protect existing amenity of neighbours, ensuring no overbearing and in character of the immediate surrounding area.</p> <p>NNELP Policy ENV11 – following good design principles and reflecting local distinctiveness outlines in the Blakeney Conservation Area Appraisal.</p>

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<p>2. will not detract from the AONB through scale, materials and design; and</p> <p>3. permitted development rights will be removed from replacement dwelling.</p>	<p>Paragraphs 117, 118, 119 and 122 – making effective use of land. The prevailing character and setting (including residential gardens) of Blakeney should be maintained.</p> <p>Paragraphs 124, 125, 126, 127, 128, 130 and 131 – only high standards of design should be acceptable, seeking to enhance the street scene through the integration of new development.</p> <p>Paragraph 170 – conserving and enhancing the natural environment.</p> <p>Paragraphs 189, 193, 197 and 198 – conserving and enhancing the historic environment.</p>	<p>compatible with and enhances locally the conversion and reuse of rural buildings.</p> <p>Core Strategy Policy EN2 - seeking new development to respect and be sensitive to the local character and natural assets of the surrounding area.</p> <p>Core Strategy Policy EN4 - as recognises the need for a high standard in design.</p> <p>Core Strategy Policy EN8 - will preserve the character and appearance of the Blakeney while seeking to enhance the street scene.</p>	<p>NNELP Policy HOU6 – conforms as seeking high quality design by setting requirements.</p>
<p>Policy 10: Drainage and Flooding</p> <p>Proposals for new development within the Blakeney Neighbourhood Area should be</p>	<p>Paragraphs 148, 149 and 150 - minimising vulnerability and providing resilience to the impacts of climate change.</p>	<p>Core Strategy Policy SS4 - addressing climate change, minimise flood risk and mitigation</p>	<p>NNELP Policy SD10 – enhances policy, sets additional neighbourhood requirements,</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p><i>accompanied by a flood risk assessment which gives adequate and appropriate (based on scale of development) consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:</i></p> <ol style="list-style-type: none"> <i>1. Not increase flood risk to the site or wider area from fluvial, surface water, groundwater, sewerage or tidal;</i> <i>2. Have a neutral or positive impact on surface water drainage; and</i> <i>3. Any water drainage solution, including wastewater management, must be implemented prior to homes being occupied and include appropriate mitigation of any risk of</i> 	<p>Paragraphs 155, 160, 161, 162, 163, 164 and 165 - development in areas at risk of flooding should be avoided. Informed by flood risk assessment to enable development to be avoided in areas of high risk.</p> <p>Potential flood risk should be taken into account and not increased elsewhere as a result of new development. Meeting the requirements of site-specific assessment for minor development, change of use and the need for major development, to incorporate sustainable drainage systems.</p>	<p>through design and sustainable drainage.</p> <p>Core Strategy Policy SS6 – compatible with protecting the existing village facilities from flood risk as an impact of new development.</p> <p>Core Strategy Policy EN1 - development proposals will have consideration to landscape character and its use to reduce flood risk through good design.</p> <p>Core Strategy Policy EN2 – incorporating good design will enable development proposals to have consideration to landscape character and its use to reduce flood risk.</p> <p>Core Strategy Policy EN4 - promoting high standards in design to reduce flood risk. Setting the requirements for water management, sustainable drainage and its implementation.</p>	<p>allows for mitigation measures and details criteria.</p> <p>Due to Blakeney’s costal location reference is also made to the possible need for a permit from the Environment Agency.</p> <p>NNELP Policy DS1 - compatible with the delivery of proposed new allocation at site BLA04/A.</p> <p>NNELP Policy DS24 - compatible with the delivery of this site which is not located in areas of high flood risk.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p><i>downstream flooding identified by the sewerage capacity assessment required by Policy 6 (criteria 4).</i></p> <p>Development proposals must demonstrate that they have taken account of the most up to date information from the Environment Agency, Anglian Water and Norfolk County Council (in its role as an LLFA) on the risks and causes of flooding in Blakeney, and how these can be addressed. They must also include appropriate measures to manage flood risk and to reduce surface water run-off to the development and include:</p> <ul style="list-style-type: none"> <i>appropriate measures to address any identified risk of flooding (in the following order of priority: assess, avoid,</i> 		<p>Core Strategy Policy EN10 – compatible with policy requirements while enhancing and updating at a local level.</p> <p>Supporting the need to mitigate for surface water drainage and its mitigation, detailing and incorporating principles from the Lead Local Flood Authority (Norfolk County Council).</p> <p>Ensuring provision is made for maintenance and management proposals of drainage and mitigation structures and their associated funding requirements.</p>	

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<p><i>manage and mitigate flood risk);</i></p> <ul style="list-style-type: none"> <i>locating only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use and no adverse impact on AONB or on the integratory of the European sites. During construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management;</i> 			

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<ul style="list-style-type: none"> • <i>appropriate allowances for climate change;</i> • <i>Sustainable Drainage Systems (SuDS) with an appropriate discharge location, subject to feasibility;</i> • <i>priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which convey or store surface water can also be considered;</i> • <i>mitigation against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites</i> 			

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<p><i>as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary;</i></p> <ul style="list-style-type: none"> • <i>during construction of any proposed allocated sites a Construction Environmental Management Plan is required to be produced and agreed in writing by the LPA prior to commencement of any works (include ground clearance) and include specific measures to avoid issues relating to surface water management; and</i> • <i>clear maintenance and management proposals of structures within the development,</i> 			

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<p><i>including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.</i></p> <p><i>An environmental permit for a flood risk activity may be needed from the Environment Agency for works in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert.</i></p>			
<p>Policy 11: Biodiversity and Accessibility</p> <p><i>Development must demonstrate how it delivers a 'net gain' in biodiversity and improves connections with existing open spaces in and around Blakeney.</i></p>	<p>Paragraph 8 – helping to improve biodiversity.</p> <p>Paragraphs 91 and 92 – planning positively and having regard to promote healthy communities</p>	<p>Core Strategy Policy SS4 – preserves and enhances open spaces and areas of biodiversity interest. The restoration expansion and linking of these areas to create green networks</p>	<p>NNELP Policy SD5 – aligns with the delivery of infrastructure to form connectivity to the existing footpath and cycleway network.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p><i>Landscape proposals must form an integral part of any development design, with trees and hedgerows retained unless, following surveys, their value is deemed of category of ‘C’ or below low in accordance with established practice. Features that encourage flora, fauna, habitat and wildlife will be supported. All landscape schemes, where possible, should be planted prior to first occupation.</i></p> <p><i>All new development must maximise opportunities to enhance the existing local green infrastructure and, where possible, create network links to encourage the use of existing footpath and cycleway links to the wider parish and countryside provided proposals would not result in adverse impact on the integrity of the European sites.</i></p>	<p>and maximising the opportunity for easy pedestrian and cycle connections to existing and new green infrastructure.</p> <p>Paragraph 96, 98 - Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users. Access to high quality open spaces is important for health and well-being of communities.</p> <p>Paragraphs 102, 104, 106 and 110 – Improved connectivity will give priority to pedestrian and cycle movement, reducing conflicts between pedestrian, cyclists and vehicles, promoting accessibility for pedestrians and cyclists. Supporting sustainable transport modes and providing wildlife corridors.</p> <p>Paragraph 124 – requiring good design where planning policies address connections between people and places and where new development should be</p>	<p>will be encouraged making the policy compatible with the delivery of sustainable development.</p> <p>Core Strategy Policy SS6 – seeks to ensure good access to open space and connectivity with existing networks while maximising the use of non-car modes. New development should create convenient and attractive links within the development and to the surrounding area while assisting with creation of a network of accessible green space.</p> <p>Core Strategy Policy EN2 – enabling the dispersal of wildlife along ecological corridors in an enhanced landscape setting linking valuable open space and creating accessible green networks.</p> <p>Core Strategy Policy EN4 – using the principles of good design to allow development to reflect</p>	<p>NNELP Policy ENV2 - enhancing the landscape setting, and the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife, visually sensitive skylines, hillsides, seascapes, valley sides and geological features and the setting of, and views from Conservation Areas.</p> <p>NNELP Policy ENV4 – maintaining connectivity of natural habits and protecting biodiversity.</p> <p>NNELP Policy ENV5 – provision and enhancement of green infrastructure.</p> <p>NNELP Policy ENV6 – seeks the retention of existing trees and hedgerows.</p> <p>NNELP Policy ENV7 – open space for community use which also has a key role to play in biodiversity.</p>

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	<p>integrated into the natural, built and historic environment.</p> <p>Sustainable development has good design at its heart and creates better places in which to live.</p> <p>Paragraphs 170, 174 and 175 – enhance the natural and local environment, creating further opportunity for biodiversity through ‘green finger’ connectivity of green infrastructure through wildlife corridors.</p>	<p>the local area and give consideration to the countryside, respecting the landscape and biodiversity of the area while instigating efficient land usage. Seeking to retain existing important landscaping and natural features. Expectation of development to promote and protect biodiversity and enhancing the natural environment.</p> <p>Core Strategy Policy EN9 – taking opportunities to enhance natural habitats. Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.</p>	<p>NNELP Policy ENV8 – aligns with protecting Public Rights of Way to improve connectivity in and around the village and access to the countryside.</p> <p>NNELP Policy ENV9 – retention of existing important landscaping and natural features.</p>
<p>Policy 12: Dark Night Skies</p> <p><i>Planning applications for new development and extensions should include a clear statement of intention in relation to minimising the impact of the development on light pollution.</i></p>	<p>Paragraphs 124, 125, 126, 127, 128 and 130 – the creation of high quality places is fundamental, by setting out clear design expectations and providing clarity at an early stage to aid design. Contributing</p>	<p>Core Strategy policy SS4 – recognises the need to protect biodiversity from harm that light pollution may have.</p> <p>Core Strategy Policy EN1 – aligns with development proposals</p>	<p>NNELP Policy SD13 – reduction of and minimises light pollution by identifying specific requirements on development.</p>

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<p>External lighting must demonstrate that it is necessary for safety and/or security reasons, rather than for ornamental purposes. Proposals that are unable to demonstrate this will not be supported.</p> <p>Proposals for internal and external lighting in prominent locations that are likely to be visible from the surrounding landscape and viewpoints will not be supported.</p> <p>Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.</p> <p>Lighting of public thoroughfares and other public areas necessary for safety and security should be designed to demonstrate that there is no adverse</p>	<p>to and enhancing the local environment.</p> <p>Poor design should not be acceptable and opportunities should be taken to improve the character and quality of the village.</p> <p>Lessons should be learnt from good and poor design – with the mistakes of poor design not allowed to be repeated. By planning positively and providing guidance new development can promote healthy communities by providing a modern safe environment for the community to interact.</p> <p>Paragraphs 170, 174 and 175 – enhance the natural and local environment and protect habitats.</p> <p>Paragraph 180: limiting the impact of light pollution from artificial light on local amenity and dark landscapes.</p>	<p>that would be significantly detrimental to the special qualities (such as dark skies) of the Norfolk Coast AONB and their setting will not be permitted.</p> <p>Core Strategy Policy EN2 – protecting the special qualities, local distinctiveness and character of Blakeney.</p> <p>Core Strategy Policy EN4 – supports the use of good design principles to improve development proposals.</p> <p>Core Strategy Policy EN6 – compatible with energy efficiency.</p> <p>Core Strategy Policy EN8 – supports the protection and enhancement of the historic environment.</p> <p>Core Strategy Policy EN9 – aligns to benefit biodiversity and wildlife habitats.</p>	<p>NNELP Policy ENV1 – aligns to preserving the Area of Outstanding Natural Beauty.</p> <p>NNELP Policy ENV 2 – development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance ... special qualities and local distinctiveness, sensitive skylines and nocturnal character.</p> <p>NNELP Policy ENV4 – protect natural habitats.</p> <p>NNELP Policy ENV8 – supports Public Rights of Way being appropriately lit.</p> <p>NNELP Policy ENV9 - conforms to the desire to see development improved through delivery of 'high quality design'.</p> <p>NNELP Policy ENV10 – reducing pollution, specifically light pollution.</p> <p>NNELP Policy ECN5 – ensuring advertisements and signs are</p>

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<p><i>impact on the quality of dark night skies.</i></p>		<p>Core Strategy Policy EN13 – supports minimising light pollution.</p>	<p>sensitively designed and means of illumination is appropriate to the local area.</p>
<p>Policy13: Open Green Space Preservation</p> <p><i>Proposals for development, which would result in the loss of an existing Open Space, as defined in Table 2 and on Map 10, will not be permitted unless the development has community support and is of sufficient benefit to the community which clearly outweighs the loss of the existing open space.</i></p>	<p>Paragraph 8 – helping to improve biodiversity and supporting communities' health, social and cultural wellbeing.</p> <p>Paragraph 83 – supporting a prosperous rural economy with the retention of accessible local community facilities to promote a healthy community.</p> <p>Paragraphs 91 and 92 – planning positively and having regard to promote healthy communities and using shared spaces and open space.</p> <p>Paragraphs 96 and 97 – access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and</p>	<p>Core Strategy Policy SS6 – aligns with protecting Open Space and enhancing existing provision and facilities.</p> <p>Core Strategy Policy EN2 – supports the distinctiveness of Blakeney both historical and biodiversity to preserve the settlement character.</p> <p>Core Strategy Policy EN8 – preserving key areas of character and appearance of the Conservation Area and the historic environment.</p> <p>Core Strategy Policy EN9 – preserving the biodiversity value of land and natural habitats.</p>	<p>NNELP Policy SD6 – retention of local facilities.</p> <p>NNELP Policy ENV2 - conserving the distinctive character areas identified in the North Norfolk Landscape Character Assessment.</p> <p>NNELP Policy ENV5 – aligns with the enhancement of existing green infrastructure.</p> <p>NNELP Policy ENV7 - supporting the protection of open space for community use.</p> <p>NNELP Policy ENV10 – supports protection of amenity spaces.</p>

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	<p>well-being of communities. Existing open space, sports and recreational buildings and land, including playing fields should not be built on.</p>	<p>Core Strategy Policy CT1 – conforms with not allowing development on designated Open Space without clear benefit to the community.</p> <p>Core Strategy Policy CT3 – aligns in not permitting development proposals that would result in the loss of sites last used for important local facilities.</p>	
<p>Policy 14: Sustainability of Open Spaces</p> <p><i>Where new developments provide elements of green infrastructure (such as open space, natural green space and recreational areas, etc...) the developer will be required to demonstrate an effective and sustainable management programme for each location by having an appropriate legally binding arrangement for management by an established management company with a viable</i></p>	<p>Paragraph 8 – helping to protect and enhance our natural environment - helping to improve biodiversity.</p> <p>Paragraph 20 - make sufficient provision for the conservation and enhancement of the natural environment (including landscapes and green infrastructure).</p> <p>Paragraph 72: Sets local expectations for the quality and</p>	<p>Core Strategy Policy SS4 – aligns by seeking to ensure environmental assets are maintain and enhance for the benefits for residents and visitors.</p> <p>Core Strategy Policy SS6 – aligns with development supporting open space.</p> <p>Core Strategy Policy EN2 – supports the enhancement of the landscape and settlement character.</p>	<p>NNELP Policy SD5 – aligns with the delivery of infrastructure to form connectivity to the existing footpath and cycleway network.</p> <p>NNELP Policy ENV2 - enhancing the landscape setting, and the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife, visually sensitive skylines, hillsides,</p>

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<p>management plan or Local Authority.</p>	<p>balance of development and how this can be maintained.</p> <p>Paragraph 91 - aiming to achieve healthy, inclusive and safe places - through the provision of safe and accessible green infrastructure.</p> <p>Paragraph 92 - planning positively for the provision to enhance the sustainability and future management of the green infrastructure to meet the community needs in providing the social, recreational and cultural facilities and services which promote social interaction, connecting people.</p> <p>Paragraph 96 – access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.</p> <p>Paragraph 124 – sustainable development is underpinned by good design principles which create better places to live and work.</p>	<p>Core Strategy Policy EN5 – compatible with encouraging a co-ordinated approach to management of the public realm.</p> <p>Core Strategy Policy CT1 – supports the ongoing management and maintenance of open space.</p> <p>Core Strategy Policy CT2 – compatible with planning obligations for the maintenance of open space.</p>	<p>seascapes, valley sides and geological features and the setting of, and views from Conservation Areas.</p> <p>NNELP Policy ENV4 – maintaining connectivity of natural habits and protecting biodiversity.</p> <p>NNELP Policy ENV5 – provision and enhancement of green infrastructure.</p> <p>NNELP Policy ENV6 – seeks the retention of existing trees and hedgerows.</p> <p>NNELP Policy ENV7 – open space for community use which also has a key role to play in biodiversity.</p> <p>NNELP Policy ENV8 – aligns with protecting Public Rights of Way to improve connectivity in and around the village and access to the countryside.</p> <p>NNELP Policy ENV9 – retention of existing important landscaping and natural features.</p>

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<p>Policy 15: Local Employment</p> <p><i>Development proposals that protect existing and/or create new employment and homeworking will be supported subject to the following criteria:</i></p> <ol style="list-style-type: none"> 1. size and design that respects the immediate surroundings in which they are to be located; 2. appropriate to a coastal village or support farming and agriculture or traditional industries; and 3. do not have an adverse impact on the local environment, the integrity of the European sites or the 	<p>Paragraph 80 – creating the conditions to encourage economic growth and local employment.</p> <p>Paragraph 81 – positively and proactively encourages sustainable economic growth and new ways of working.</p> <p>Paragraph 83 – supporting sustainable growth, diversification and expansion of businesses in rural areas. Promoting rural tourism development that respects the character of the countryside,</p> <p>Paragraph 104 – reduce distances travelled to work by promoting more local employment.</p>	<p>Core Strategy Policy SS1 – aligns to the spatial strategy identifying Blakeney is designated as a Coastal Service Village supporting rural sustainability.</p> <p>Core Strategy Policy SS2 – compatible with being limited to that which requires a rural location.</p> <p>Core Strategy Policy SS4 – supports the requirement for sustainable development while enhancing the natural and built environment.</p> <p>Core Strategy Policy SS5 – supports the provision of additional jobs and potentially addresses the issue of self-containment of settlements in terms of homes / jobs balance.</p> <p>Core Strategy Policy EC1 – aligns to enable farm diversification in the countryside.</p>	<p>NNELP Policy SD1 – supports the presumption of sustainable development.</p> <p>NNELP Policy SD2 – aligns to community-led development providing local services and/or employment.</p> <p>NNELP Policy SD6 – compatible with the creation of local employment.</p> <p>NNELP Policy ECN4 – supports the local centre hierarchy to improve viability.</p> <p>NNELP Policy ECN6 – aligns to create local employment.</p> <p>NNELP Policy ECN7 – supports the creation of new local employment.</p> <p>NNELP Policy ECN8 – compatible with the creation of local employment.</p>

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<p><i>amenities of adjacent residential properties or other land uses.</i></p>		<p>Core Strategy Policy EC2 – aligns to the re-use of buildings in the countryside.</p> <p>Core Strategy Policy EC3 - aligns with extensions to existing businesses in the countryside.</p> <p>Core Strategy Policy EC5 – supports the Coastal Service Village designation for Blakeney to enable local employment growth without impacting on existing vitality and viability.</p> <p>Core Strategy Policy CT4 – aligns with development of telecommunications.</p>	
<p>Policy 16: Retention of Business Premises</p> <p><i>Proposals that seek to retain commercial premises in Blakeney, for commercial activities, will be supported provided they do not have an adverse impact on the local environment or the</i></p>	<p>Paragraphs 80 and 81 – supporting local employment by creating the conditions to encourage economic growth.</p> <p>Paragraphs 83 and 84 – sustainable rural development that respects the character of</p>	<p>Core Strategy Policy SS1 – compatible to the spatial strategy identifying Blakeney is designated as a Coastal Service Village supporting rural sustainability.</p>	<p>NNELP Policy SD1 – compatible with the presumption of sustainable development.</p> <p>NNELP Policy SD2 – supports community-led development providing local services and/or employment.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<p>amenities of adjacent residential properties or other land uses.</p>	<p>the countryside and recognising local business and community needs.</p> <p>Paragraph 104 – with the retention of existing premises continues to support an appropriate mix of uses and local employment opportunities to reduce distance travelled to work.</p>	<p>Core Strategy Policy SS4 – preserves the local environment.</p> <p>Core Strategy Policy EC2 – supports the re-use of buildings in the countryside.</p> <p>Core Strategy Policy EC5 – supports the Coastal Service Village designation for Blakeney And seeks to retain commercial premises.</p> <p>Core Strategy Policy EC7 – aligns with the retention of commercial premises to support local tourism.</p>	<p>NNELP Policy SD6 – seeking to retain important local services.</p> <p>NNELP Policy ECN4 – supports the local centre hierarchy to improve viability.</p> <p>NNELP Policy ECN5 – ensuring advertisements and signs are sensitively designed and have regard for the locality.</p> <p>NNELP Policy ECN7 – supports diversification.</p> <p>NNELP Policy ECN9 – compatible with maintaining adequate supply and mix of tourist accommodation.</p>
<p>Policy 17: Tourism</p> <p>Development proposals that have the potential to create new or expand existing tourism in Blakeney will be supported and encouraged provided they:</p>	<p>Paragraphs 80 and 81 – creating the conditions to encourage economic growth and tourism which will create more local employment.</p> <p>Paragraph 83 – supporting sustainable growth,</p>	<p>Core Strategy Policy SS1 – aligns to the spatial strategy identifying Blakeney is designated as a Coastal Service Village supporting rural sustainability.</p> <p>Core Strategy Policy SS2 –</p>	<p>NNELP Policy SD1 – supports the presumption of sustainable development.</p> <p>NNELP Policy SD2 – compatible with community-led development that provides local services and/or employment.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<ol style="list-style-type: none"> 1. undertake an assessment (short and long term) of their likely impact – including such elements as traffic, parking, noise, energy consumption, litter and pollution; 2. specify how negative impacts will be managed and/or mitigated; 3. respect the existing character and design of the village (as defined in the Blakeney Conservation Area Character Appraisal and Management Proposals or subsequent updates); and 4. respect the special qualities of the Area of Outstanding Natural Beauty (AONB) and 	<p>diversification and expansion of businesses in rural areas. Promoting rural tourism development that respects the character of the countryside,</p> <p>Paragraph 170 – preserving the natural environment.</p> <p>Paragraphs 189, 193, 197 and 198 – conserving and enhancing the historic environment.</p>	<p>compatible with tourism in the countryside.</p> <p>Core Strategy Policy SS4 – compatible with preserving the natural environment.</p> <p>Core Strategy Policy SS5 – supports tourism the provision of additional jobs and potentially addresses the issue of self-containment of settlements in terms of homes / jobs balance.</p> <p>Core Strategy Policy EC1 – aligns to enable farm diversification in the countryside.</p> <p>Core Strategy Policy EC2 – aligns to the re-use of buildings in the countryside.</p> <p>Core Strategy Policy EC3 - aligns with extensions to existing businesses in the countryside.</p> <p>Core Strategy Policy EC5 – supports retail which is likely to enhance the tourism offering.</p> <p>Core Strategy Policy EC7 –</p>	<p>NNELP Policy SD6 – aligns with the creation of local employment.</p> <p>NNELP Policy ECN4 – supports the local centre hierarchy to improve viability.</p> <p>NNELP Policy ECN6 – compatible with the creation of local employment.</p> <p>NNELP Policy ECN7 – supports the creation of new local employment.</p> <p>NNELP Policy ECN8 – aligns to enhance tourism.</p> <p>NNELP Policy ECN9 – compatible with maintaining adequate supply and mix of tourist accommodation.</p>

Blakeney Neighbourhood Plan (BNHP)	Regard to National Planning Policy Framework (NPPF)	General Conformity with Core Strategy Incorporating Development Control Policies	General Conformity with First Draft Emerging Local Plan (Part1) (NNELP)
<i>has no adverse impact on designated nature conservation interests and the integrity of the European sites.</i>		compatible with locating new tourism development.	

3.10 The Local Planning Authority, North Norfolk District Council, has within its Core Strategy Development Control Policies included, although does not include these as strategic policies. Listed below are all policies that have been considered. These are in general conformity with the Core Strategy policies and have regard to the National Planning Policy Framework policies. No conflict with these has been identified with the policies in the Blakeney Neighbourhood Plan.

a. North Norfolk Core Strategy Incorporating Development Control Policies (adopted 2008 – updated 2012) Strategic Policies

- ❖ Policy SS1: Spatial Strategy for North Norfolk
- ❖ Policy SS2: Development in the Countryside
- ❖ Policy SS3: Housing
- ❖ Policy SS4: Environment
- ❖ Policy SS5: Economy
- ❖ Policy SS6: Access and Infrastructure
- ❖ Policy SS7: Cromer
- ❖ Policy SS8: Fakenham
- ❖ Policy SS9: Holt
- ❖ Policy SS10: North Walsham
- ❖ Policy SS11: Hoveton

- ❖ Policy SS12: Sheringham
- ❖ Policy SS13: Stalham
- ❖ Policy SS14: Wells-next-the-Sea

b. North Norfolk Core Strategy Incorporating Development Control Policies (adopted 2008 – updated 2012) – Development Control Policies

- ❖ Policy HO1: Dwelling Mix and Type
- ❖ Policy HO2: Provision of Affordable Housing
- ❖ Policy HO3: Affordable Housing in the Countryside
- ❖ Policy HO4: Sites for Gypsies and Travellers, and for Travelling Showpeople
- ❖ Policy HO5: Agricultural, Forestry and Other Occupational Dwellings in the Countryside
- ❖ Policy HO6: Removal of Agricultural, Forestry and Other Occupational Conditions
- ❖ Policy HO7: Making the Most Efficient Use of Land (Housing Density)
- ❖ Policy HO8: House Extensions and Replacement Dwellings in the Countryside
- ❖ Policy HO9: Conversion & Re-use of Rural Buildings as Dwellings
- ❖ Policy EN1: Norfolk Coast Area of Outstanding Natural Beauty
- ❖ Policy EN2: Protection and Enhancement of Landscape and Settlement Character
- ❖ Policy EN3: Undeveloped Coast
- ❖ Policy EN4: Design
- ❖ Policy EN5: Public Realm
- ❖ Policy EN6: Sustainable Construction and Energy Efficiency
- ❖ Policy EN7: Renewable Energy
- ❖ Policy EN8: Protecting and Enhancing the Historic Environment
- ❖ Policy EN9: Biodiversity and Geology
- ❖ Policy EN10: Development and Flood Risk
- ❖ Policy EN11: Coastal Erosion
- ❖ Policy EN12: Relocation and Replacement of Development Affected by Coastal Erosion Risk
- ❖ Policy EN13: Pollution and Hazard Prevention and Minimisation
- ❖ Policy EC1: Farm Diversification
- ❖ Policy EC2: The Re-use of Buildings in the Countryside
- ❖ Policy EC3: Extensions to Existing Businesses in the Countryside
- ❖ Policy EC4: Redundant Defence Establishments

- ❖ Policy EC5: Location of Retail and Commercial Leisure Development
- ❖ Policy EC6: Public Car Parking Provision
- ❖ Policy EC7: Location of New Tourism Development
- ❖ Policy EC8: Retaining an Adequate Supply and Mix of Tourist Accommodation
- ❖ Policy EC9: Holiday and Seasonal Occupancy Conditions
- ❖ Policy EC10: Static and Touring Caravan and Camping Sites
- ❖ Policy CT1: Open Space Designations
- ❖ Policy CT2: Developer Contributions
- ❖ Policy CT3: Provision and Retention of Local Facilities and Services
- ❖ Policy CT4: Telecommunications
- ❖ Policy CT5: Transport Impact of New Development
- ❖ Policy CT6: Parking Provision
- ❖ Policy CT7: Safeguarding Land for Sustainable Transport Use

c. North Norfolk Site Allocations DPD (February 2011)

Site Allocations Specific Policies

- ❖ C07 Mixed Use: Land at Jubilee Lane / Cromer High Station
- ❖ C14 Residential: Land West of Roughton Road
- ❖ C17 Residential: Railway Triangle, Norwich Road
- ❖ ED2 Education: Cromer Football Club, Mill Road
- ❖ ROS3 Retail: Land Between Loudon Road & Church Street
- ❖ ROS4 Retail: Land South of Loudon Road
- ❖ F01 Mixed Use: Land North of Rudham Stile Lane
- ❖ F05 Residential: Land Between Holt Road & Greenway Lane
- ❖ ROS6 Retail: Land at Fakenham Town Centre
- ❖ H01 Residential: Land West of Woodfield Road
- ❖ H09 Residential: Land at Heath Farm / Hempstead Road
- ❖ CP10 Car Park: Land at Thornage Road
- ❖ HV03 Residential: Land Adjacent to Doctors Surgery, Stalham Road
- ❖ NW01 Mixed Use: Land at Norwich Road / Nursery Drive
- ❖ NW25 Mixed Use: Land off Laundry Loke
- ❖ NW28a Residential: North Walsham Football Club
- ❖ NW44 Mixed Use: Paston College Lawns Site

❖ E10	Employment: Land off Cornish Way
❖ ED1	Education: Paston College Relocation
❖ ROS8	Retail: Vicarage Street Car Park
❖ SH04	Residential: Land Adjoining Seaview Crescent
❖ SH05	Residential: Land Adjoining Morley Hill
❖ SH06	Residential: Land Rear of Sheringham House
❖ SH14	Residential: Land at Holway Road, Opposite Hazel Ave
❖ ROS5	Retail: Site Adjacent Clock Tower
❖ ST01	Mixed Use: Land Adjacent to Church Farm, Ingham Road
❖ E12	Employment: Land South of Weavers Way, Adjacent to A149
❖ W01	Residential: Land at Market Lane
❖ CP2	Car Park: Land North of Freeman Street
❖ ALD01	Mixed Use: Garage Site / Pipit's Meadow
❖ BACT03	Residential and Public Open Space: Land Adjacent to Beach Road
❖ BACT05	Residential: Land to Rear of Duke of Edinburgh Public House
❖ BLA03	Residential: Land West of Langham Road
❖ BRI02	Residential: Land West of Astley School, Briston
❖ BRI24	Residential: Land at Rear of Holly House
❖ BRI27	Residential: Land at Church Street
❖ CAT01	Residential: Land off Lea Road
❖ COR01	Residential: Land Between Norwich Road & Adams Lane
❖ HAP07	Residential: Land West of Whimpwell Street
❖ HOR06	Residential: Land East of Abbot Road
❖ SN01	Residential: Land at Junction of Holt Road & Kettlestone Road
❖ SN05	Residential: Land Adjacent to Little Snoring Primary School, Kettlestone Road
❖ LUD01	Residential: Land South of School Road
❖ LUD06	Residential: Land at Eastern End of Grange Close
❖ MUN06	Residential and Public Open Space: Land at Grange Cottage / Water Lane
❖ MUN07	Residential & School Traffic Management Scheme: Land South of Trunch Road
❖ OVS03	Residential: Land at Rear of 36 Bracken Avenue
❖ OVS04	Residential: Land South of Mundesley Road
❖ ROU03/10	Residential & Public Open Space: Land at Back Lane
❖ SOU02	Residential: Land West of Long Lane

❖ SOU07	Residential: Land North of Thorpe Road
❖ WAL01	Residential: Land East of Wells Road
❖ WEY03	Residential: Land at the Street, Opposite the Maltings Hotel
❖ WEY09	Residential: Land South of Beck Close
❖ E7	Employment: Land at Tattersett Business Park

3.11 **(d) The making of the order contributes to the achievement of sustainable development**

3.12 The NPPF states in paragraph 3 that the Framework should be read as a whole (including its footnotes and annexes). With paragraphs 7 through to 14 defining what constitute to and the approach to be taken towards sustainable development in practice for the planning system.

3.13 The appraisal of the draft Blakeney Neighbourhood Plan policies against the NPPF policies demonstrate how policies in the draft Blakeney Neighbourhood Plan comply with the NPPF and, therefore, contribute to the delivery of sustainable development.

3.14 The NPPF goes on to state that there are three dimensions to sustainable development:

- Economic objective;
- Social objective; and
- Environmental objective.

3.15 These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF.

3.16 Policies have been highlighted within the draft Blakeney Neighbourhood Plan that contribute towards each of the three roles and cumulatively contribute towards the achievement of sustainable development, as set out below:

3.17 **An Economic Role**

3.18 To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. ^[SEP]

➤ **Policy 1 - Affordable Homes for Local People**

This policy seeks the provision of affordable homes to be made available to people with a local connection to ensure those that work within the local economy can access affordable homes in the local community and be a resource to help deliver a vibrant and viable sustainable community.

➤ **Policy 2 - Managing Second Home Ownership**

This policy seeks to maintain a level of occupancy all year round that continues to create enough foot-fall to sustain the local facilities, such as , shops, restaurants pubs, services, etc..., and sustain the local economy.

➤ **Policy 10 - Drainage and Flooding**

This policy seeks the provision of the necessary infrastructure to ensure new development does not increase the likelihood of flooding.

➤ **POLICY 15 - Employment Opportunities**

This policy seeks to support development that creates new employment or enables homeworking which will see the continuation of a thriving local community, supporting local businesses, local employment without negatively impacting local amenities. [\[11\]](#) [\[SEP\]](#)

➤ **Policy 16 – Retention of Retail Services**

This policy seeks to provide support the retention of existing commercial premises for commercial activities and supports the diversification and innovation to sustain the local economy.

➤ **Policy 17 – Tourism**

This policy provides support for development that expands the existing tourism offering and/or creates and attracts new tourism.

3.19 **A Social Role**

3.20 To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. [\[11\]](#) [\[SEP\]](#)

➤ **Policy 1 - Affordable Homes for Local People**

This policy seeks to make affordable homes available to people with a local connection, thereby, enabling local households to remain in the village and support a sustainable and socially balanced community.

➤ **Policy 2 - Managing Second Home Ownership**

This policy seeks maintain the social balance needed for a vibrant and sustainable community through the primacy of residence that will see homes occupied for most of the year and prevent the feel of a 'ghost town'.

➤ **Policy 3 – Change of use – Residential to Holiday Let Accommodation**

This policy seeks to limit the establishment of holiday let accommodation that would have a significant impact on local amenity and, therefore, have a detrimental impact on the health and wellbeing of the community.

➤ **Policy 4 - Change of use – Holiday Let Accommodation to Residential**

This policy ensures any holiday let accommodation which returns to residential use to also become a principal home supporting the sustainability of the social infrastructure of Blakeney.

➤ **Policy 5 – Extensions to Holiday Let Accommodation**

This policy ensures that where holiday let accommodation is extended it does not have a significantly negative impact on the amenity of nearby residents and the detrimental effect on health and wellbeing.

➤ **Policy 6: Design of Development**

This policy seeks the creation of good street scenes that support a quality built environment, especially height, scale, density, spacing and features. Supporting a mix of housing that reflects the current and future need which follows 'best practice' and principles (Building for a Healthy Life, Streets for All and Dementia Friendly communities) to improve the way people live in their home – providing satisfaction and pride for the homeowner – whilst increasing the opportunity for people to stay in their own homes longer, feel safe in the supportive community they know.

➤ **Policy 7: Improving Design of New and Replacement Homes**

This policy seeks to improve the design of homes and consider how positive steps can be taken to facilitate better design as a prerequisite to better wellbeing and health. Such as provision for wheelie bin storage, car parking, light pollution and amenity space reflecting and appropriate to the size of a property whilst ensure sewerage solutions are completed prior to occupation.

➤ **Policy 8: Infill Development**

This policy specifically supports infill development and seeks to ensure it has a positive impact on the social balance to maintain privacy.

➤ **Policy 11: Biodiversity and Accessibility**

This policy seeks to see the natural wildlife and flora enhanced through gain in biodiversity while also wanting opportunities to improve access and connectivity to nature which will encourage healthy lifestyles and community wellbeing.

➤ **Policy 13: Open Space Preservation**

This policy seeks to preserve the existing Open Space across the village and recognises the importance of these areas for recreational, amenity and social interaction.

➤ **Policy 14: Sustainability of Open Space**

This policy seeks to ensure future provision is made for the management and maintenance of open space, reflecting the communities needs for open space as part of a high quality built environment which promotes health, social and cultural wellbeing. Ensuring appropriate steps are taken to ensure open spaces (play areas, etc.) are managed and maintained.

➤ **POLICY15: Local Employment**

This policy seeks to see the continuation of a thriving local community, supporting local business and local employment without negatively impacting local amenities.

➤ **Policy 16: Retention of Retail or Services**

This policy seeks to support the continued access to local services required to sustain the community.

3.21 **An Environmental Role**

3.22 To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. ^[1]_{SEP}

➤ **Policy 6: Design of Development**

This policy seeks to enhance the built environment through good design while preserving the historic and natural environments.

➤ **Policy 7: Improving Design of New and Replacement Homes**

This policy seeks to improve the design of homes and consider how positive steps can be taken to facilitate better design as a prerequisite to better wellbeing and health. Such as provision for wheelie bin storage, car parking, light pollution and amenity space reflecting and appropriate to the size of a property whilst ensure sewerage solutions are completed prior to occupation.

➤ **Policy 8: Infill Development**

This policy specifically prevents infill development from detracting from Area of outstanding Natural Beauty.

➤ **Policy 9: Existing Dwelling Replacement**

This policy specifically prevents the replacement of existing dwellings from detracting from Area of outstanding Natural Beauty.

➤ **Policy 10: Flood Risk**

This policy seeks to ensure new development does not cause flood related problems, while mitigation measures may also provide opportunity for biodiversity.

➤ **Policy 11: Biodiversity**

This policy contributes to protecting and enhancing the natural environment, improving biodiversity and current natural resources.

➤ **Policy 12: Dark Night Skies**

This policy seeks to preserve the natural environment – dark skies – and reducing light pollution.

➤ **Policy 13: Open Space Preservation**

This policy seeks to preserve the existing Open Space in Blakeney as part of the natural, built and historic environment.

➤ **Policy 14: Sustainability of Open Space**

This policy seeks to ensure future provision is made for the management and maintenance of open space and requiring the demonstration of an effective and sustainable business case and operating model.

3.23 **(f) The making of the order does not breach and is otherwise compatible with EU obligations**

3.24 The statement below demonstrates how the draft Blakeney Neighbourhood Plan does not breach, and is compatible with, EU obligations.

3.25 The Blakeney Neighbourhood Plan includes policies and proposals relating to land use and development, and therefore, it was recommended by North Norfolk District Council that a Sustainability Appraisal was not necessary. North Norfolk District Council undertook the screening of the Strategic Environmental Assessment (SEA). The SEA screening is submitted alongside this Basic Conditions Statement.

3.26 A Habitat Regulations Assessment (HRA) Screening Report has been prepared by North Norfolk District Council and consulted on with Natural England in order to identify whether a full HRA is required to support the Blakeney Neighbourhood Plan. This HRA Screening Report is submitted alongside this Basic Conditions Statement.

3.27 The HRA screening opinion was sent by North Norfolk District Council from Natural England with regard to the conservation objectives of those European Sites deemed to be within the relative proximity of the Blakeney Neighbourhood Area. The HRA screening report indicated that no European Sites will be significantly affected by the policies described in the Blakeney Neighbourhood Plan and, therefore, a full Habitats Regulations Assessment **is not required**.

3.28 **(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.**

3.29 There is one prescribed basic condition: *“The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”*

3.30 The Blakeney Neighbourhood Plan does not breach any of the requirements as set out in chapter 8 regulations 105 to 111.

4.0 Conclusion

- 4.1 The Basic Conditions as set out in Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] **are considered to have been met** by the draft Blakeney Neighbourhood Development Plan and all the policies therein.

Appendix 1

Designation of Neighbourhood Area:

The Neighbourhood Area for Blakeney was approved by the North Norfolk District Council on 30th November 2017.

NORTH NORFOLK DISTRICT COUNCIL
TOWN ROAD, LONDON, NORFOLK, NR07 9EN
Telephone: 01263 513811
Fax: 01263 515042
www.northnorfolk.org



30.11.17

Mrs T Bayfeild
Town Clerk
Blakeney Town Council
The Parish Office
Langham Road, Blakeney,
Holt, Norfolk,
NR25

Ref: 967.12.01.06 Blakeney Neighbourhood Plan

RE: Application to Designate a Neighbourhood Planning Area

Dear Mrs Bayfield,

Thank you for your application and supporting statement on behalf of Blakeney parish council to designate the parished area of Blakeney as an area to undertake neighbourhood planning. This was successfully validated on the 22.11.17.

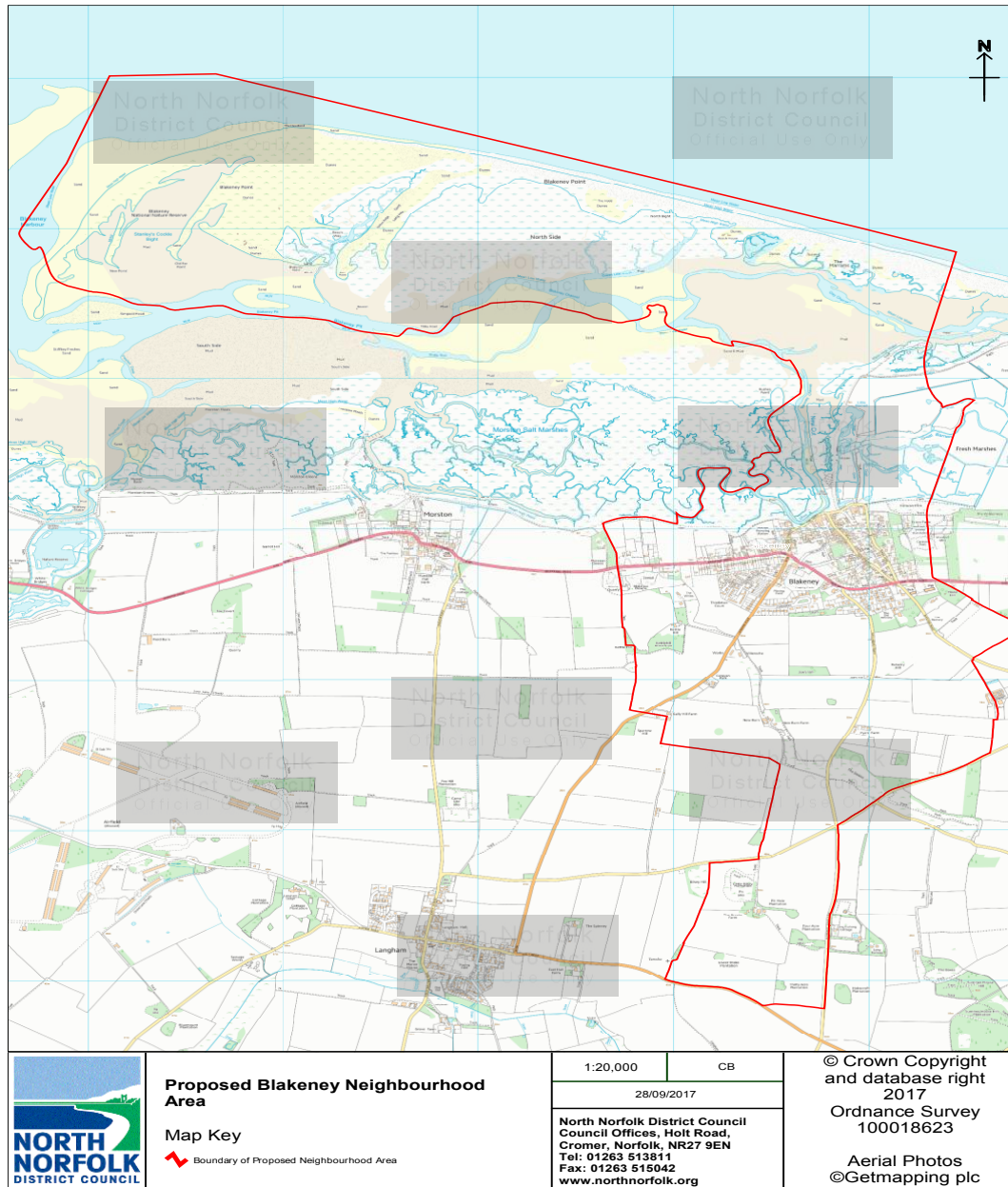
We can advise that in accordance with the Neighbourhood Planning (General) and Development Management procedure (Amended) Regulation 2016 through delegated authority of the Planning Portfolio holder in conjunction with the planning Policy Manager it is resolved to approve the designation of the proposed Neighbourhood Plan Area which covers the entire parish, as received with your statement on the 22.11.17.

The map showing the designated area, application form and supporting statement will be published on the council's web site:

<https://www.north-norfolk.gov.uk/tasks/planning-policy/neighbourhood-planning/>

Cllr Sue Arnold - Planning Portfolio Holder NNDC

Nicola Baker – Head of Planning NNDC



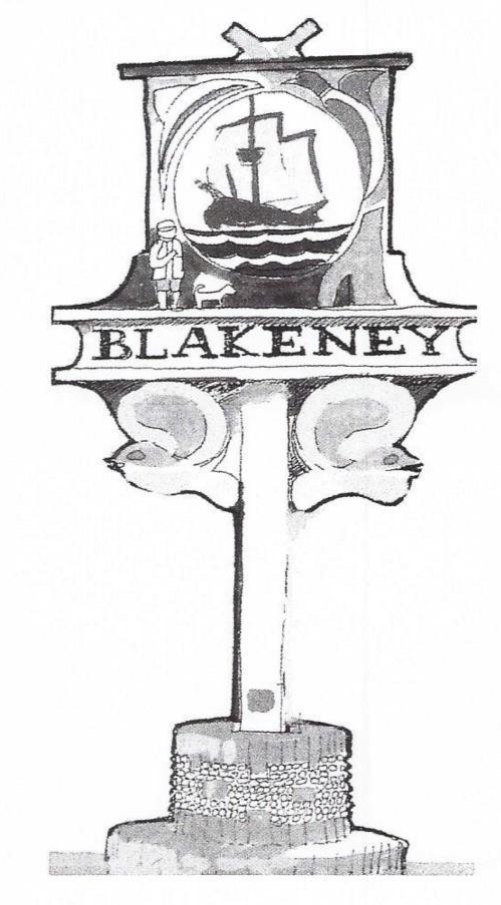
Proposed Blakeney Neighbourhood Area

Map Key

Boundary of Proposed Neighbourhood Area

1:20,000	CB
28/09/2017	
North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN Tel: 01263 513811 Fax: 01263 515042 www.northnorfolk.org	

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Blakeney Neighbourhood Plan

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Blakeney Parish Council
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Blakeney, Nr Holt, Norfolk, NR25 7PG

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