

CHET

NEIGHBOURHOOD PLAN

2021-2038

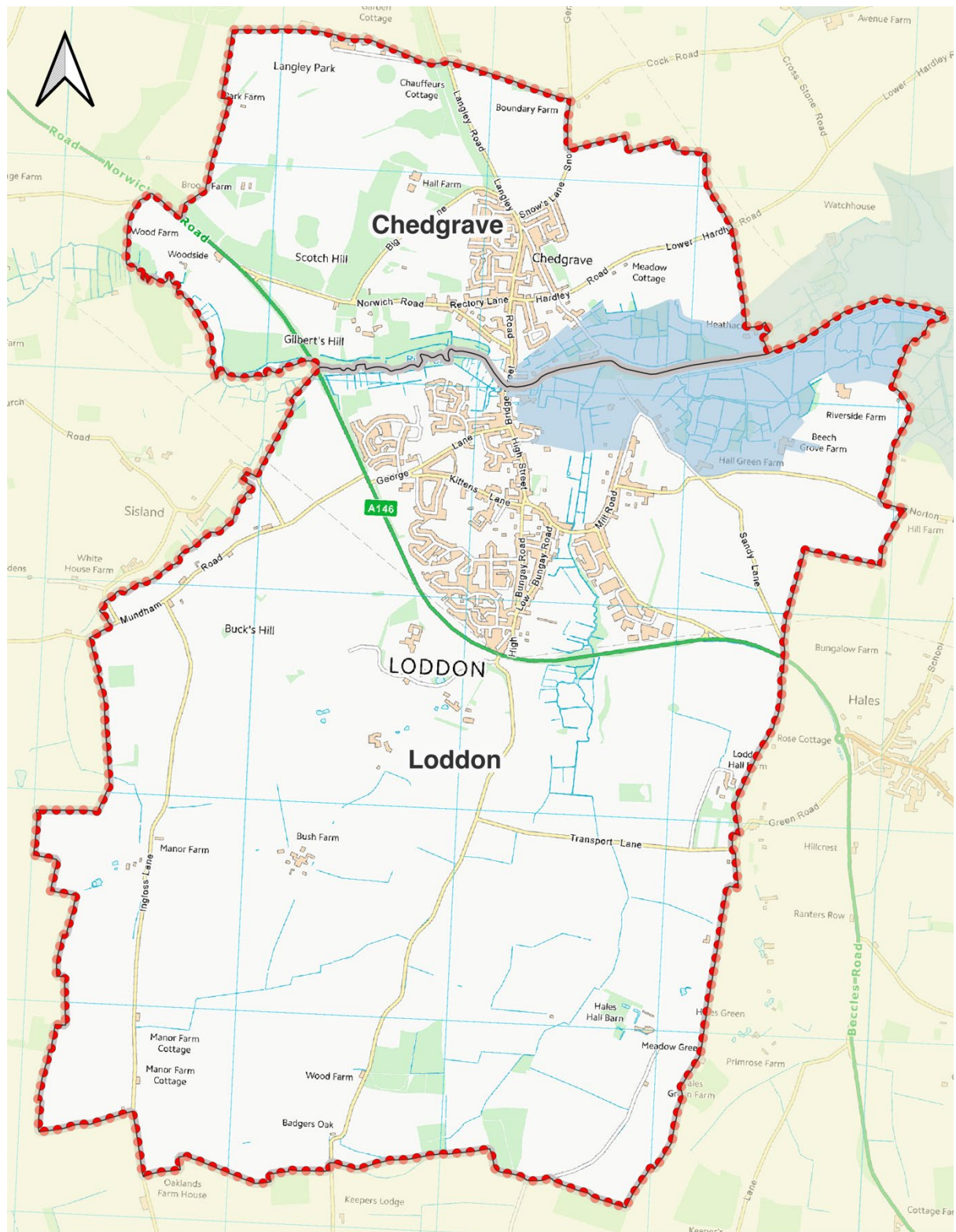
**Statement of Basic Conditions
October 2023**



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Figure 1: Designated Area



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0 250 500 m



Scale: 1 to 35,000 at A4

- Designated Neighbourhood Area
- Broads Authority Executive Area
- Parish Boundaries

Section 1: Introduction

1. This Basic Conditions Statement has been prepared by Collective Community Planning on behalf of the parishes of Chedgrave and Loddon to accompany the Chet Neighbourhood Development Plan 2021-38 (CNP). The CNP takes its name from the river that runs through and divides the two parishes.
2. The purpose of the statement is to demonstrate that CNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - CNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - CNP contributes towards sustainable development (Section 4);

- CNP is in general conformity with the strategic policies contained in the local plan for South Norfolk and the Broads Authority Executive Area (Section 5).
- CNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
- CNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. CNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. CNP is a neighbourhood plan for the parishes of Loddon and Chedgrave within South Norfolk District and the Broads Authority Executive Area. No other neighbourhood plan has or is being made for this area. The qualifying body for CNP is Loddon Town Council. CNP includes a map of the designated area, see **Figure 1** of this report.
8. CNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
9. CNP covers the period 2021-2038 which is in general conformity with the timeframes for the strategic policies in the relevant local plans including the South Norfolk Local Plan (2014-2026), the Broads Local Plan (2019-2036) and the emerging Local Plan for South Norfolk which is the Greater Norwich Local Plan (2018-2038) a joint strategic plan covering Broadland, Norwich, and South Norfolk.
10. CNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in September 2023. CNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.
12. **Figure 2** demonstrates how CNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

CNP Policy	NPPF (and PPG) Cross References	Comments
General	NPPF: - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 92, Para 100 - Section 9 (Promoting sustainable transport) Para 104, 105, 106, 130 - Section 12 (Achieving well-designed places) Para 127, Para 130, - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 153, 169 - Section 15 (Conserving and enhancing the natural environment) Para 174, 183, 185	CNP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plan. It supports these strategic policies as shown in Figure 3. CNP provides a framework for addressing housing and design needs and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community in different ways and other consultees, as set out in the Consultation Statement. CNP includes non-strategic policies for housing, design codes and principles, conserving and enhancing the natural and historic environment, community facilities and sustainable transport related matters. The neighbourhood plan does not allocate any sites for development.

CNP Policy	NPPF (and PPG) Cross References	Comments
	- Section 16 (Conserving and enhancing the historic environment) Para 190 - PPG: - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-	CNP is supported by a proportionate evidence base which includes the Evidence Base Paper, Chet Housing Needs Assessment 2022, Loddon and Chedgrave Design Guidance and Codes Document 2022, Local Green Space Assessment and Key Views Assessment. Key aspects of this evidence are presented in the supporting text of the policies. Some of the policies encompass design considerations and codes, with emphasis on achieving high quality design that is in keeping with local character and a push for more environmentally friendly approaches. Policy 6 is the main policy for design.

CNP Policy	NPPF (and PPG) Cross References	Comments
	20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017	
Policy 1: Sustainable Design and Building Practices	NPPF - Section 3- Plan making Para 28 - Section 12 Achieving well-designed places Para 126 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 152,153 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306	Policy 1 of CNP supports and encourages measures to incorporate energy efficiency measures into new development and existing buildings including those of historic value or within the Conservation Areas. The policy conforms with the NPPF by supporting the transition to a low carbon future, setting out design and build considerations for new residential development. NPPF Para 126 sets out that development should achieve the creation of high quality, beautiful and sustainable buildings and Policy 1 sets out building practices and green design examples which could be used to help achieve this. The policy proactively pushes for better net zero principles in development to help mitigate and adapt to climate change.
Policy 2: Electric Vehicle Charging Points	NPPF - Section 3- Plan making Para 28 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 152,153	Policy 2 sets requirements in relation to the design/location of Electric Vehicle Charging Points. This includes not being obstructive in the street scene or creating cluttered main facades and front elevations.

CNP Policy	NPPF (and PPG) Cross References	Comments
	Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306	The policy conforms with the NPPF by supporting the transition to a low carbon future regarding electric vehicle charging points with design in mind to ensure applications create visually attractive frontages/areas and ensure parking is not dominating the development/surroundings.
Policy 3: Managing Surface Water Flood Risk	NPPF - Section 3- Plan making Para 28 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153, 154, 167 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306	This policy will help to adapt to climate change and ensure that surface water management systems are designed appropriately and sustainably with a focus on SuDS. Policy 3 is in general conformity with the NPPF as plans should take a proactive approach to mitigating and adapting to climate change and the long-term implications for flood risk and water supply. This includes new development being managed through suitable adaptation measures and incorporating sustainable drainage systems wherever possible and appropriate (Para 153, 154, 167).
Policy 4: Affordable Housing	NPPF - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63	This policy will help to ensure a sufficient range of homes will be available to meet the needs of the community. It positively seeks to provide for the community, especially those needing affordable housing. The policy reflects local need as evidenced in the latest local HNA (2022), stating that affordable rented housing (especially home ownership) will need to be a significant consideration. This conforms with the NPPF by having a planning

CNP Policy	NPPF (and PPG) Cross References	Comments
	Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722	policy which specifies the affordable housing required and need for the community.
Policy 5: Housing Mix	NPPF - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722	This policy will help ensure future development meets the needs of the community, including the need to provide smaller unit housing. It is based on proportionate evidence presented in the Chet Housing Needs Assessment (2022). The policy conforms with the NPPF Para 62 which sets out how planning policies should reflect the different needs regarding size and type in the community.
Policy 6: Design	NPPF - Section 3- Plan making Para 28 - Section 12 Achieving well-designed places, para 127,130 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001	This policy encourages all development to be designed to high quality standards and be in conformity with the Loddon and Chedgrave Design Guidance and Codes (2022). It provides flexibility but sets clear guidance for the design of new development including building lines and scale, materials, roofline, boundary treatments and green infrastructure. The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the CNP and the expectation applications are to follow.

CNP Policy	NPPF (and PPG) Cross References	Comments
Policy 7: Biodiversity and Blue/Green Corridors	NPPF - Para 8, - Section 11 Making effective use of land Para 120 - Section 15 Conserving and enhancing the natural environment Para 174, 179 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721	This policy sets out that all new development proposals must recognise the identified blue and green corridors within the NP Figure 11 and address a number of criterion, including, new built development within the extent of a corridor being encouraged to deliver measurable net gains in biodiversity which exceed national or local policy requirements or deliver improvements on site or to the green/blue corridor. The set criteria will help enhance and support the function of the corridors and reduce barriers for wildlife. The policy also ensures proposals have an arboricultural impact assessment submitted to support planning applications with trees. This policy will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change. The NPPF Para 174 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Para 179 also goes further to say that plans must identify and map

CNP Policy	NPPF (and PPG) Cross References	Comments
		local wildlife rich habitats and wider ecological networks for biodiversity. Promoting the enhancement or restoration of priority habitats, ecological networks and species also allows opportunities for securing measurable net gain for biodiversity (Para 179b). PPG states how plans can be used to set out a suitable approach to delivering biodiversity net gain at a local level.
Policy 8: Local Green Spaces	NPPF - Section 2 Achieving sustainable development Para 8 - Section 8 Promoting healthy and safe communities Paras 101-103 - Section 13 Protecting Green Belt land Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721 Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-	This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The spaces designated will help protect and enhance the natural and built environment. A robust process was undertaken to designate the areas, following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents in initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.

CNP Policy	NPPF (and PPG) Cross References	Comments
	009-20140306, Para 013 Reference ID: 37-013-20140306,	Local Green Space policy should conform with that for Green Belt. Appendix B of the CNP sets out clear justification where Policy 8 diverts from Green Belt policy.
Policy 9: Protection of Important Local Views	NPPF - Section 3 Plan-making - Section 12 Achieving well-designed places Para 127, 130 - Section 15 Conserving and enhancing the natural environment Para 174 PPG Paragraph: 036 Reference ID: 8-036-20190721	NPPF and PPG both recognise the intrinsic character and beauty of the countryside and settlements, and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within. Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 127). The community chose these local views as part of initial engagement, they were assessed by the steering group and consulted upon again at Regulation 14.

CNP Policy	NPPF (and PPG) Cross References	Comments
Policy 10: Employment Growth	NPPF - Section 3 Plan-making Para 28 - Section 6 Building an strong, competitive economy Para 81, 82 - Section 7 Ensuring the vitality of town centres Para 86	Policy 10 of the CNP supports proposals for new commercial/employment uses, or extensions to existing employment uses, within Use Class E subject to criteria such as being located within or adjacent to the development boundary or existing employment sites, will not have an adverse impact on landscape, parking provision is sufficient, and the design codes are identified. The NPPF Para 28 states that neighbourhood plan policies should set out more detailed policies for specific areas including the provision of infrastructure and types of development expected. Policy 10 does this by specifying that the NP supports proposals for new commercial/employment uses in the development boundary or adjacent to other existing employment sites if they fall within Use Class E. Para 86 of the NPPF states that planning policies should make clear the range of uses permitted in such locations which is what Policy 10 has achieved.
Policy 11: Protecting Key Employment Sites	- Section 3 Plan-making Para 20, 28 - Section 6 Building an strong, competitive economy Para 81, 82	Policy 11 of the NP identifies a number of sites as key employment locations which will be protected for future employment uses. Alternative uses on these sites will be supported only where the proposal demonstrates how the possibility of retaining, re-using, or developing the site for similar

CNP Policy	NPPF (and PPG) Cross References	Comments
	- Section 7 Ensuring the vitality of town centres Para 86	or acceptable alternative business uses has been fully explored. The policy welcomes the employment uses being brought forward from the current South Norfolk Local Plan (2015) and states that all applications should be accompanied by a statement providing evidence that alternative uses have been explored if the employment site is no longer viable. NPPF Para 20 states that strategic policies (within Local Plans) should set out an overall strategy to make sufficient provision for employment, retail, leisure, and other uses. This policy supports the protection of key employment sites which have been built and provided through previous provision as well as supporting the allocated employment sites in the current South Norfolk Local Plan (2015). Policy 11 conforms with the NPPF by supporting the role that employment uses play within local communities and for boosting sustainable locations.
Policy 12: The Main Retail Route	- Section 6 Building an strong, competitive economy Para 81, 82 - Section 7 Ensuring the vitality of town centres Para 86	Policy 12 sets out the main retail route in the area. The policy supports proposals for new retail and leisure uses along this route and proposals that help existing retail/leisure uses. The policy aims to see an enhancement in the public realm for the community and achieve adequate car parking spaces at Church Plain and Loddon Staithe to support retail activity.

CNP Policy	NPPF (and PPG) Cross References	Comments
		NPPF Para 86 states that planning policies should define a network of town centres and promote their long-term vitality/viability, define the extent of the area, and make clear the range of uses permitted in such locations. This policy conforms with the NPPF by supporting the role that town centres play at the heart of local communities. This is why the policy has set out a main retail route to promote employment for retail and leisure uses.
Policy 13: Protection and Enhancement of Public Rights of Way	- Section 8 Promoting healthy and safe communities Para 92 - Section 9 Promoting sustainable transport Para 104	Policy 13 states that development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. It also states how justification will be required where this is considered not possible. It also goes on to say that in agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Examples given include new routes, improving linkages and signage and so forth. The policy conforms with the NPPF by promoting walking and cycling which enables and supports a healthy lifestyles and helps promote sustainable transport.

CNP Policy	NPPF (and PPG) Cross References	Comments
Policy 14: Community Facilities	NPPF - Section 3 Plan-making Para 28 - Section 8 Promoting healthy and safe communities Para 93	Policy 14 conforms with the NPPF Para 28 which sets out that non-strategic policies can identify provisions of community facilities at a local level. The policy protects a list of community facilities within the parish. NPPF Para 93 states that planning policies should guard against the unnecessary loss of valued facilities and services particularly where it would reduce the community's ability to meet its day-to-day needs. Facilities protected in this policy include day to day needs such as the St John's Lecture Hall, Jubilee Hall, Loddon Library and public toilets and shower block.
Policy 15: Walking and Cycling Improvements	- Section 8 Promoting healthy and safe communities Para 92 - Section 9 Promoting sustainable transport Para 104, 106	Policy 15 promotes walking and cycling as natural travel choices and states all new development sites should have good connectivity to the existing walking/cycling network that is safe and convenient for users. As well as this proposals will need to demonstrate how they will promote cycling for new users and include the provision for a well-designed cycle parking area. Proposals must demonstrate safe walking links to local services and the wider countryside with opportunities taken to create a green walking and cycling network through planting.

CNP Policy	NPPF (and PPG) Cross References	Comments
		The policy conforms with the NPPF by promoting walking and cycling which enables and supports healthy lifestyles and helps promote sustainable transport. It also supports the opportunity to create a more attractive walking and cycling network which could bring in green infrastructure/design principles and boost biodiversity at the same time.
Policy 16: Medical Hub	NPPF - Section 3 Plan-making Para 28 - Section 8 Promoting healthy and safe communities Para 92, 93	Policy 16 supports in principle proposals that help to establish a cluster of medical and social services near to the Chet Valley Medical Practice. The policy conforms with the NPPF Para 92 and 93 by supporting in principle further community facilities coming forward which will enhance the sustainability of communities and bring benefits that serve the community.
Policy 17: Loddon and Chedgrave Conservation Areas	NPPF - Section 16 Conserving and enhancing the historic environment Para 190, 197 Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723	Policy 17 sets out that development proposals within the Loddon and Chedgrave Conservation Areas should have particular regard to a list of criteria including retaining and repairing traditional features, retaining brick finishes, making use of the original boundary treatments, and consider preserving the traditional character of heritage assets.

CNP Policy	NPPF (and PPG) Cross References	Comments
		Policy 17 conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance conservation areas and their appearance.

Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own need'¹. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental, and economic issues and challenges should be considered in an integrated and balanced way.
14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in CNP that have due regard to these overarching objectives.
15. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that CNP is very consistent with the NPPF. It should therefore be the case that CNP will help to deliver sustainable development in Chet through delivering the economic, social, and environmental objectives.
16. CNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are considered.

Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that CNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:
- Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
 - The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;

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

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

18. The CNP area is located within South Norfolk and the Broads Authority Executive Area. The local plans for this area contain the strategic and non-strategic policies of relevance for this neighbourhood plan, these are:

- The Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (2014)
- The South Norfolk Development Management PDP (2015)
- The South Norfolk Site Allocations and Policies DPD (2015)
- The Local Plan for the Broads (2015-2036)

19. South Norfolk is working in conjunction with Broadland and Norwich on an emerging local plan for the Greater Norwich area, which will cover the time period 2018-2036. The emerging local plan is at an advanced stage and is currently undergoing a long examination, and therefore holds some weight. When adopted, the Greater Norwich Local Plan (GNLP) will supersede the current JCS and the Site Allocations Plans in each of the three districts, except for the smaller villages in South Norfolk, with allocations for these being addressed through a new South Norfolk Village Clusters Housing Allocations Local Plan. The GNLP will also be used in conjunction with adopted Area Action Plans, the existing Development Management Plan for Broadland, and Neighbourhood Plans, such as that for Chet once 'made'.

20. **Figure 3** reviews each policy in the submitted CNP with respect to the current strategic and non-strategic local plan policies in the adopted local plans and the emerging GNLP.

Figure 3: General Conformity with Local Strategic Policies (and non-strategic)

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 1: Sustainable Design and Building Practices	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design - Policy 3: Energy and water SNDPD 2015 - DM1.1- Ensuring development management contributes to achieving sustainable development in South Norfolk	- DM43- Design - SP3- Climate Change	- Policy 2- Sustainable Communities	Policy 1 of CNP supports and encourages measures to incorporate energy efficiency measures into new development and existing buildings including those of historic value or within the Conservation Areas. The policy has had due regard to the local plan policies by ensuring CNP is taking a positive approach in supporting zero carbon and low carbon schemes to improve the conditions of the area and achieve sustainable development with high quality and environmentally friendly design.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM1.4- Environmental quality and local distinctiveness - DM3.8- Design Principles			
Policy 2: Electric Vehicle Charging Points	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 3: Energy and water SNDPD 2015 - DM3.8- Design Principles	- DM43- Design - SP3- Climate Change - DM32: Transport, highways, and access	- Policy 2- Sustainable Communities	Policy 2 sets requirements in relation to design/location of Electric Vehicle Charging Points within the parishes. This includes not being obstructive in the street scene or creating cluttered main facades and front elevations. The policy general conforms with the local plan policies which set out details regarding design and ensuring applications create visually attractive frontages/areas and ensure parking is not dominating the development/surroundings. Policy DM23 also states that development proposals that need

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				to be accessed by land shall incorporate opportunities for electric cars.
Policy 3: Managing Surface Water Flood Risk	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 3: Energy and water - Policy 20: Implementation SNDPD 2015 - DM1.4- Environmental quality and local distinctiveness - DM4.2- Sustainable drainage and water management	- SP2- Strategic flood risk policy - DM2- Water quality and foul drainage - DM5- Development and flood risk - DM6- Surface water run off - DM43- Design	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	This policy ensures development is designed to reduce flood risk and manage surface water in a sustainable way, with an emphasis of measures that will also benefit the natural environment. This conforms with local plan policies which require flood mitigation measures to be incorporated into development proposals, and to appropriately contribute to the use of SuDS and protecting the area's natural resources.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 4: Affordable Housing	JCS 2014 - Policy 4: Housing delivery - Policy 20: Implementation SNDPD 2015 - DM3.1- Meeting housing requirements and needs	- SP15- residential development - DM34- Affordable Housing - DM47- Planning obligation and developer contributions	- Policy 5- Homes	The CNP Housing Needs Assessment identifies a high need for affordable rented housing. The policy sets requirements based on this evidence, which generally conforms with the local plan policies for affordable housing. Para 3.14 of the SNDC DPD (2015) states: <i>“The precise mix required will be agreed with the Council, based on the latest available evidence for the Greater Norwich Area as the starting point, taking account of relevant locally specific requirements and the characteristics of the site and surroundings.”</i> Additionally, the local plans state that all housing proposals should help contribute to a range of dwelling types and bed spaces and for the CNP local specific tenure splits/needs have been detailed.
Policy 5: Housing Mix	JCS 2014 - Policy 4: Housing delivery	- SP15- residential development	- Policy 5- Homes	Policy 2 provides additional local detail that will help ensure housing development meets the needs of the community based on the

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- Policy 20: Implementation SNDPD 2015 - DM3.1- Meeting housing requirements and needs	- DM47- Planning obligation and developer contributions	- Policy 7.3- The Key Service Centres².	proportionate evidence base produced for the neighbourhood plan. This is in conformity with the local plan policies which require that the mix, type, and size of new housing should reflect the needs of the area, based on the most up to date needs assessment and to contribute to the requirements of different households.
Policy 6: Design	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design SNDPD 2015 - DM1.4- Environmental	- DM8- Green infrastructure - DM13- Natural Environment - DM21- Amenity - DM43- Design - SP3- Climate Change	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	This policy encourages new homes to be designed to a high standard, following the guidance set out in the Loddon and Chedgrave Design Guidelines and Codes (2022). This conforms with the strategic and some non-strategic policies of the local plans which also require development to be of high-quality design. The design guide provides more specific local detail with respect to what good design looks like in the CNP area.

² Loddon and Chedgrave are identified as a key service centre in the emerging GNLP Policy 7.3

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	Quality and local distinctiveness - DM3.8- Design Principles			
Policy 7: Biodiversity and Blue/Green Corridors	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design - Policy 18: The Broads - Policy 20: Implementation SNDDP 2015 - DM1.4- Environmental quality and local distinctiveness	- SP6- Biodiversity - DM8- Green Infrastructure - DM13- Natural Environment - DM47- Planning obligation and developer contributions	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	Policy 7 conforms with policies in the local plans by requiring the protection and enhancement of biodiversity (including a net gain for the nature), habitats, trees/hedgerows, and environmental assets.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM4.4- Natural environmental assets - designated and locally important open spaces - DM4.8- Protection of trees and hedgerows			
Policy 8: Local Green Spaces	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets SNDPD 2015 - DM4.4- Natural environmental assets - designated and locally important open spaces	- DM7- Open space on land, play space, sports fields, and allotments - DM8- Green Infrastructure	- Policy 3- Environmental Protection and Enhancement	Policy 8 designates Local Green Spaces. This is in conformity with the different local plan policies which seek to protect environmental assets and existing green space provision.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 9: Protection of Important Local Views	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design - Policy 18: The Broads SNDPD 2015 - DM4.4- Natural environmental assets - designated and locally important open spaces - DM4.5- Landscape Character Areas and River Valleys - DM4.9- Incorporating	- SP7- Landscape character - DM16- Development and landscape - DM20- Protection and enhancement of settlement fringe landscape character	- Policy 3- Environmental Protection and Enhancement	Policy 9 sets out a number of important local views which have been identified in the parish. Proposals that would adversely affect these views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a form/scale that avoids harm to the views and setting of the Broads. The policy conforms with the local plans by protecting environmental assets and the landscape setting.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	landscape into design			
Policy 10: Employment Growth	JCS 2014 - Policy 5: The economy - Policy 7: Supporting communities - Policy 14: Key Service Centres - Policy 19: The hierarchy of centres SNDPD 2015 - DM2.1- Employment and business development	- SP10: A prosperous local economy - Policy DM25: New employment development	- Policy 2- Sustainable Communities - Policy 6- The Economy	Policy 10 supports proposals for new commercial/employment uses, or extensions to existing employment uses, within Use Class E subject to criteria such as being located within or adjacent to the development boundary or existing employment sites, will not have an adverse impact on landscape, parking provision is sufficient, and the design codes are identified. It conforms with the local plan policies which set detail about development proposals to assist the creation of new employment opportunities will be supported within development boundaries unless they have a significant adverse impact with regard to other policies.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 11: Protecting Key Employment Sites	JCS 2014 - Policy 5: The economy - Policy 7: Supporting communities - Policy 14: Key Service Centres SNDPD 2015 - DM2.1- Employment and business development - DM2.2- Protection of employment sites	- SP10: A prosperous local economy	- Policy 2- Sustainable Communities - Policy 6- The Economy	Policy 11 identifies as key employment locations which should be protected for future employment uses. Alternative uses on these sites will only be supported where the proposal demonstrates how the possibility of retaining, re-using, or developing the site for similar or acceptable alternative business uses has been fully explored. The policy welcomes the employment uses being brought forward from the current South Norfolk Local Plan (2015) and states that all applications should be accompanied by a statement providing evidence that alternative uses have been explored if the employment site is no longer viable. Policy 11 conforms to the local plan policies which set out criteria protecting and prioritising existing allocated employment sites and safeguarding buildings allocated as business class and other employment uses to avoid the loss of these.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 12: The Main Retail Route	JSC - Policy 2: Promoting good design. - Policy 5: The economy - Policy 7: Supporting communities. - Policy 14: Key Service Centres - Policy 19: The hierarchy of centres SNDPD 2015 - DM2.1- Employment and business development - DM2.2- Protection of employment sites - DM3.12- Provision of vehicle parking	- SP10: A prosperous local economy	- Policy 2- Sustainable Communities - Policy 6- The Economy	Policy 12 designates the main retail route through Loddon and Chedgrave. The policy supports proposals for new retail and leisure uses along this route and proposals that support existing retail/leisure uses. The policy aims to encourage enhancement in the public realm and achieve adequate car parking spaces at Church Plain and Loddon Staithe to support retail activity. The policy conforms with the local plan policies that wish to safeguard existing buildings in employment use and encourage the creation of new employment opportunities which will bring inward investment. Also conforms to policies setting out the need for developments to have appropriate parking provision.

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM3.16- Improving the level of local community facilities.			
Policy 13: Protection and Enhancement of Public Rights of Way	JSC - Policy 2: Promoting good design - Policy 6: Access and transportation - Policy 18: The Broads - Policy 20: Implementation SNDPD 2015 - DM2.9- Rural tourist and other recreational destinations	- SP8- Getting to and around the Broads - SP9- Recreational access around the Broads	- Policy 2- Sustainable Communities	Policy 13 states that development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme. It also states how justification will be required where this is considered not possible. It also goes on to say that in agreement with Norfolk County Council, where possible, routes should be enhanced in an appropriate and sympathetic manner, and this would be considered a planning benefit. Examples given include new routes, improving linkages and signage and so forth. The policy conforms with the local plan policies for supporting walking and cycling access and improvement to sustainable transport routes which could lead to the water

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM3.10- Promotion of sustainable transport			or countryside. This also helps support visitor recreation allowing tourists/visitors to connect with the uniqueness of the location in a safe and sustainable manner.
Policy 14: Community Facilities	JCS 2014 - Policy 7: Supporting communities. SNDPD 2015 - DM3.16- Improving the level of local community facilities	- DM26- Protecting general employment. - DM44: Visitor and community facilities and services.	- Policy 2- Sustainable Communities - Policy 6- The Economy	Policy 14 conforms with the local plans by supporting and protecting local community facilities.
Policy 15: Walking and Cycling Improvements	JSC - Policy 2: Promoting good design - Policy 6: Access and transportation SNDPD 2015	- SP8- Getting to and around the Broads - SP9- Recreational access around the Broads	- Policy 2- Sustainable Communities	Policy 15 promotes walking and cycling as natural travel choices and states all new development sites should have good connectivity to the existing walking/cycling network that is safe and convenient for users. Proposals will need to demonstrate how they will promote cycling for new users and include the provision for a well-designed cycle parking area. Proposals must

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM3.10- Promotion of sustainable transport			demonstrate safe walking links to local services and the wider countryside with opportunities from the green corridors (Policy 7) and opportunities to create a green walking and cycling network with planting. It conforms with the local plan policies by supporting the need for sustainable transport/active travel opportunities and to integrate networks with safe and effective design to help boost new users to move away from the car and have safe access to local services.
Policy 16: Medical Hub	JCS 2014 - Policy 5: The economy - Policy 7: Supporting communities SNDPD 2015	- SP16:New community facilities - DM26- Protecting general employment.	- Policy 2- Sustainable Communities	Policy 16 supports in principle the proposals that help to establish a cluster of medical and social services near to the Chet Valley Medical Practice. The policy generally conforms with the local plan policies which set detail about supporting development proposals to assist

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- DM2.1- Employment and business development - DM3.16- Improving the level of community facilities.			the creation of new employment opportunities and access to local services. DM3.16 states that new or replacement community facilities/services will be permitted within development boundaries.
Policy 17: Loddon and Chedgrave Conservation Areas	JCS 2014 - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design SNDPD 2015 - DM1.4- Environmental quality and local distinctiveness - DM4.10- Heritage Assets	- SP5- Historic Environment - DM11- Heritage Assets	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	Policy 17 sets out that development proposals within the Loddon and Chedgrave Conservation Areas should have regard to a list of criteria including retaining and repairing traditional features, retaining brick finishes, making use of the original boundary treatments, and to consider preserving the traditional character of heritage assets. It generally conforms with the local plan policies. For example, JCS Policy 2 and Broads Local Plan SP5 and DM11 states all development will respect, maintain, (protect or preserve) and enhance the historic environment. DM1.4 stated that designated

CNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				assets will be protected in accordance with their historic significance and DM4.10 gives detail regarding the importance and weight that must be given to the desirability of the appearance of conservation areas.

Section 6: EU Obligations

21. A Screening Opinion request was made to South Norfolk Council as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the CNP was assessed between March-May 2023 for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA and HRA appropriate assessment would not be required. This was supported by South Norfolk Council (as the lead planning authority) in consultation with the Statutory Environmental Bodies (SEBs). Whilst the Environment Agency did not respond to the consultation, Historic England and Natural England responded agreeing that an **SEA was not required**.
22. **Section 7** of this report considers the requirement for Appropriate Assessment.
23. CNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. CNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.
24. In conclusion, the CNP does not breach and is compatible with EU Regulations including:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
 - Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
 - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
 - Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

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

“The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects)”.

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

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

28. A screening assessment was undertaken on CNP in early 2023 to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. This was **screened out** as not having any likely significant effects.