

Newton Flotman Neighbourhood Plan **Basic Conditions Statement**

To accompany the Newton Flotman Neighbourhood Plan
submission version, for examination

January 2025

Contents

1. Introduction	3
2. Legal requirements	3
3. Basic Conditions	4
4. Compatibility with Basic Conditions a) and e)	5
5. Compatibility with Basic Condition d)	26
6. Compatibility with Basic Condition f)	30
7. Compatibility with Basic Condition g)	32

1 Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case South Norfolk Council), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement.' Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful, be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by South Norfolk Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2 Legal requirements

Legal Requirements: The Newton Flotman Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) (as amended).

Qualifying Body: The Newton Flotman Neighbourhood Development Plan is being submitted by a qualifying body – Newton Flotman Parish Council. Newton Flotman Parish Council was confirmed as a qualifying body by South Norfolk Council in October 2023, when the Newton Flotman Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Newton Flotman Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and 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.

The time period covered: The Newton Flotman Neighbourhood Development Plan states the time-period for which it is to have effect (from 2024-2038) a period of 14 years.

Excluded Development: The Newton Flotman Neighbourhood Development Plan policies do not relate to excluded development. The Newton Flotman Neighbourhood Development Plan 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.

Area of the Neighbourhood Plan: The Newton Flotman Neighbourhood Development Plan relates to the Newton Flotman Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

3 Basic Conditions

- 3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011 and paragraph 102 (1) of the Levelling Up and Regeneration Act 2023) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:
- 3.2 A draft Plan 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 plan (see Section 4 below).
 - (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 (applies in relation to a Listed Building only) insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Newton Flotman Neighbourhood Plan).
 - (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of Newton Flotman Neighbourhood Development Plan).
 - (d) The making of the Plan contributes to the achievement of sustainable development (see Section 5 below).
 - (e) The making of the 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). (see Section 4 below).

Note: The Levelling up and Regeneration Act 2023, introduces a replacement Basic Condition to replace (e) above as follows, which is yet to be formally enacted but nevertheless has been considered by this statement:

- e) (a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and*
 - (ii) if it took place, would provide housing**
- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see Section 6 below) and,
- (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see Section 7 below).

Where applicable each of these basic conditions is addressed in the following sections. For clarification it should be noted that b) and c) above are not applicable to the Newton Flotman Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

4 Compliance with Basic Conditions (a) and (e)

- 4.1 The following tables provide an appraisal of the extent to which the Newton Flotman Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in December 2023 and then revised in December 2024. Table A below assesses the degree of regard that the Newton Flotman Neighbourhood Development Plan policies have had to NPPF 2024 (Column B).
- 4.3 The adopted Development Plan for Newton Flotman comprises a number of documents. The Greater Norwich Joint Core Strategy (JCS) was adopted in 2014 and its plan period extends to 2026. This was subsequently superseded by the policies in the Greater Norwich Local Plan (GNLP) which was adopted in March 2024. The Newton Flotman Neighbourhood Plan has the same end date as the GNLP (2038).

- 4.4. In addition, South Norfolk Council has an adopted Development Management Policies Document (DMPD 2015) and a Site-Specific Allocations and Policies Document (SSAPD 2015).
- 4.5 Therefore the Policies contained within the Newton Flotman Neighbourhood Plan have been assessed for their conformity against the existing Development Plan. This is set out in Table A below. The Greater Norwich Local Plan (GNLP) is addressed in Column C, the South Norfolk Development Management Policies 2015 in Column D and the South Norfolk Site-Specific Allocations and Policies Document in Column E.
- 4.6 During the production of the Neighbourhood Plan, other policies for the area were under-going revision. South Norfolk has produced site specific policies affecting villages in the District; the South Norfolk Village Clusters Housing Allocation Plan (SNVCHAP) is still emerging with consultation undertaken in 2021, 2023 and most recently a focused consultation on additional sites (which excludes Newton Flotman) between August and October 2024 (Regulation 19). The VCHAP is a Local Plan document which, once adopted, will become part of the Development Plan for South Norfolk. The plan will identify sites for housing in South Norfolk's villages and will allocate sites for the majority of the 'at least 1,200 new homes' that are to be delivered in the district's village clusters by 2038. The proposed VCHAP contains two site allocations for Newton Flotman. These are:
- VC NEW1 – southwest of Alan Avenue, 1.05ha of land for approximately 25 dwellings
 - VC NEW2 – carried forward from the 2015 Local Plan, now the subject of a pending decision on a planning application (Ref No: 2021/2784/F) for 31 dwellings.
- 4.7 Given the status of site VCNEW2, the Neighbourhood Plan does not provide additional policy for this site but acknowledges the position. However the Neighbourhood Plan does provide additional site specific guidance for Site VCNEW1 at Alan Avenue to assist with the sustainable development of this site. Therefore the Newton Flotman Neighbourhood Plan has been assessed against relevant policies in the emerging Local Plan documents in this case the South Norfolk Village Clusters Housing Allocations Plan and the result are shown in Table B below.
- 4.8 The Neighbourhood Plan is positively prepared and is consistent with the new Basic Condition e(a) i) above as it does not prevent development from coming forward. In summary, it is the view of the Newton Flotman Parish Council (as the relevant Qualifying Body) that the appraisal demonstrates that the Newton Flotman Neighbourhood

Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

Adopted Policy Documents – Table A

Column A	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
Policy NF1: Design	<p>This policy reflects NPPF Section 12 which indicates that the creation of high quality, sustainable buildings and places is fundamental to planning.</p> <p>Policy NF1 is supported by the Newton Flotman Design Guidance and Codes and is consistent with the emphasis in NPPF paragraphs 132 and 133. The policy seeks to ensure that all new development should reflect the parish's local distinctiveness and character and be physically integrated where possible.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well designed places, which respect the character of the local area and seek to enhance it through appropriate design.</p> <p>Policy NF1 is informed by the specific Newton Flotman Design Guidance and Codes which is a supporting document.</p>	<p>This policy is consistent with Policy DM 1.4 of the DMPD which seeks to promote high quality design and local distinctiveness and Policy DM 3.8 which sets out the design principles that all development is subject to.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

<p>Policy NF2: Housing Mix (Size, type and tenure)</p>	<p>This policy reflects NPPF paragraph 63, which advises that planning policies should reflect the needs of “those who require affordable housing, families with children, older people (including those who require retirement housing, housing with care and care homes) students, people with disabilities, service families, travellers, people, who rent their homes and people wishing to commission or build their own homes”.</p> <p>Policy NF2 supports a range and mix of housing types including housing suitable for older people including accessible homes, bungalows, and lifetime homes; together with smaller homes 1-3 bedrooms for families and newly forming households.</p>	<p>This policy is consistent with GNLP Policy 5 – Homes, which requires proposals for housing to contribute to a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to meet varied and changing needs. The GNLP policy provides for a range of types of housing including affordable housing, specialist housing and self and custom build.</p> <p>Policy NF2 provides for a range of house types and tenures and is based on community preferences stated through consultation.</p>	<p>This policy is consistent with Policy DM 3.1 and 3.2 of the DMPD which seek to ensure that new housing should contribute to a range of dwelling types and meet the needs of different households including Affordable Housing.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>
---	--	---	---	--

<p>Policy NF3: Location and scale of further housing development</p>	<p>This policy is consistent with NPPF paragraph 30 which indicates that Neighbourhood Plans should not promote less development than that set out in the strategic policies for the area.</p> <p>The policy takes account of the site allocation at Alan Avenue and supports new housing subject to satisfying specific criteria. The policy also makes an allowance for infill and windfall development within the settlement boundary over and above the existing commitment. Furthermore the policy also allows for new development to take place outside of settlement boundaries subject to meeting additional criteria.</p> <p>The policy is also consistent with NPPF paragraph 75 which refers to windfall sites.</p>	<p>This policy is consistent with GNLP Policy 1 which sets out the settlement hierarchy and indicates that the South Norfolk Village Cluster Housing Allocations Plan will provide specific guidance for those settlement.</p> <p>Policy NF3 recognises the proposed allocation at Alan Avenue and also makes provision of windfall developments within the settlement boundary subject to criteria.</p>	<p>This policy is consistent with DMPD Policy 1.3 The sustainable location of new development which indicates that development in Service Centres will take place on allocated sites or within the development boundaries.</p> <p>Policy NF3 seeks to focus new development within the defined settlement boundaries.</p>	<p>This policy is consistent with page 126 of the SSAPD which describes the form and character of the parish and defines the development boundary.</p>
---	--	--	---	--

<p>Policy NF4: Land off Alan Avenue</p>	<p>This policy is consistent with NPPF paragraph 98 which indicates that Neighbourhood Plans can allocate sites and para 30 which states that Neighbourhood Plans should not promote less development than that set out in the strategic policies for the area.</p> <p>The Neighbourhood Plan provides additional detail policy guidance for a site allocated in the SSAPD at Alan Avenue. The policy provides guidance on layout and design, housing mix, access, biodiversity and amenity space.</p>	<p>This policy is consistent with GNLP Policy 1 which sets out the settlement hierarchy and indicates that further allocations will be made in the rural areas of South Norfolk.</p>	<p>This policy is consistent with Adopted DMPD Policy 1.3 which identifies the sustainable locations of new development. The policy requires that new development be located on Allocated Sites or within the development boundaries of Settlements ...of a scale proportionate to the level of growth planned in that location, and the role and function of the Settlement within which it is located, as defined in the Local Plan.</p>	<p>The SSAPD contains Policy NEW1 which allocates land for 30 dwellings of Alan Avenue. This site is yet to come forward for development.</p>
--	--	--	--	---

Policy NF5: Business Development	<p>This policy reflects NPPF paragraph 85 which requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. It is also consistent with paragraph 88a which allows for "the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well designed, new buildings".</p>	<p>This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. In addition, land identified for employment uses will only be considered for other uses that are ancillary to and supportive of its employment role.</p>	<p>This policy is consistent with DMPD Policy 2.1 Employment and Business Development, which indicates that such development in Service Centres will take place on allocated sites or within the development boundaries.</p> <p>Policy NF5 identifies the key criteria under which proposals will be judged.</p>	<p>This policy is consistent with page 126 of the SSAPD which describes the form and character of the parish and defines the development boundary.</p>
---	--	---	--	--

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
(continued.)	Policy NF5 supports new small scale rural business and expresses in principle support for certain uses such as pub, café, shop.	See above	See above	See above

<p>Policy NF6: Existing and new community infrastructure</p>	<p>This policy is consistent with the criteria set out in paragraph 98 which requires planning policies to plan to provide the social, recreational and cultural facilities and services that the community needs. In addition, planning policies should aim to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.</p> <p>Policy NF6 seeks to ensure that the existing community infrastructure in the parish is retained and aims to resist the loss of community facilities unless it can be demonstrated that the need for the facility no longer exists, is no longer viable or suitable alternative provision exists elsewhere. The policy also identifies priorities for new facilities.</p>	<p>There is no specific GNLP policy that refers to the protection of existing community facilities. Policy 4 of the GNLP – Strategic Infrastructure, emphasises the need to support the timely delivery of infrastructure to support growth and Policy 2 Sustainable Communities promotes an inclusive, resilient and safe community through the provision of facilities and services commensurate with the scale and type of the development; and the design and layout of development.</p>	<p>This policy is consistent with Policy 3.16 of the DMPD which seeks to protect existing community facilities through a criteria-based policy. The criteria relate to viability, alternative provision and consistency with community led plans in the area.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>
---	---	--	---	--

<p>Policy NF7: Pedestrian and cycle connectivity</p>	<p>This policy is consistent with paragraph 96 (c) of the NPPF which encourages walking and cycling and paragraph 108 (c) which promotes walking and cycling as a preferred transport option.</p> <p>Policy NF7 encourages the creation of new connections for pedestrians and cyclists and seeks to create better connections both within the settlement, to existing facilities and also out in the countryside.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrate parking to avoid it dominating the streetscape or being a hazard.</p>	<p>This policy is consistent with Adopted DMPD Policy DM 3.10 Promotion of sustainable transport which requires that all development should support sustainable transport and development objectives, utilise all opportunities to integrate with local sustainable transport networks, be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to the location.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>
---	---	--	---	--

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
<p>Policy NF8:A140 access, traffic calming and community parking</p>	<p>This policy is consistent with NPPF para 116 which states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.</p> <p>Policy NF8 requires supports measures which would improve safety to and from the A140, together with traffic calming measures and improved parking in specifically identified areas of the parish such as the school.</p>	<p>This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and sustainable access for all, including by non-car modes, to on-site and local services and facilities including such as schools, health care, shops, recreation/leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development; and integrate parking to avoid it dominating the streetscape or being a hazard.</p>	<p>This policy is consistent with DM Policy 3.11, Road Safety and the free flow of traffic which seeks to ensure that new development will not be permitted that endangers highway safety or the satisfactory functioning of the highway network</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

<p>Policy NF9: Natural Assets and Biodiversity</p>	<p>This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition, paragraph 192 (b) of the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.</p> <p>Policy NF9 identifies the important natural features of the parish and provides support for biodiversity net gain in new developments including the planting of additional trees and the greening of areas between developments.</p>	<p>This policy is broadly consistent with Policy 2 Sustainable Communities which seeks to create and contribute to multi-functional green infrastructure links, whether provided on-site or off-site, including through landscaping, street trees and other tree planting, to make best use of site characteristics and integrate into the surroundings, having regard to relevant taking account of local green infrastructure strategies and delivery plans.</p> <p>This policy is consistent with GNLP Policy 3 – Environmental Protection and enhancement which requires development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the</p>	<p>This policy is consistent with Policy 4.8 of the DMPD which promotes the retention and conservation of significant biodiversity features including trees and hedgerows.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>
---	--	---	--	--

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
(continued..)	See above	natural environment. In addition, development will deliver net biodiversity gain through the provision of on-site or off-site natural features, creating new or enhancing existing green infrastructure networks that have regard to and help to achieve the local green infrastructure strategies. It should be demonstrated that the gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.	See above	See above

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
Policy NF10: Local Green Spaces	<p>This policy reflects NPPF paras 107-109 which advocates "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them".</p> <p>Policy NF10 proposes 16 spaces proposed for protection and identification as LGS.</p>	<p>There is no specific GNLP policy that refers to local green spaces.</p>	<p>The DMPD contains Policy 4.4 which relates to locally important open spaces. The policy makes reference to a number of specific spaces, however none of these are within this Neighbourhood Plan area.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

<p>Policy NF11: Important local views</p>	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside.</p> <p>The policy identifies five important views that it is considered should be protected from development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.</p>	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires ‘development proposals to enhance the natural environment whilst avoiding harm to designated and non-designated assets of the natural environment.</p> <p>Policy NF11 identifies five important views that it is considered should be protected from development that would have an adverse impact upon the identified view.</p>	<p>This policy is consistent with Policy DM 4.5 of the DMPD which requires that development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.</p>	<p>This policy is consistent with Section 5 Service Centres of the SSAPD. The text supporting the Newton Flotman section provides a description of Newton Flotman in terms of form character, availability of services and the rationale for the ‘Development boundary.’</p>
--	---	---	---	--

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
Policy NF12: Dark Skies	<p>This policy is consistent with NPPF paragraph 196 c) which refers to the desire to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.</p> <p>Policy NF13 seeks to limit the impact of lighting from new development on dark skies.</p>	<p>There is no equivalent or corresponding policy relating to light pollution of dark skies in the GNLP.</p>	<p>This policy is consistent with DMPD Policy 3.13: Amenity, noise and quality of life which seeks to protect residential amenity against light pollution.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

Column A The Newton Flotman Neighbourhood Development Plan Policy	Column B National Planning Policy Framework 2024 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
Policy NF13: Localised floodings	<p>This policy reflects NPPF paragraph 170 which encourages development to be directed away from areas of flood risk and should not increase flood risk elsewhere.</p> <p>Policy NF14 identifies specific areas of localised flooding within the parish and contains specific support for the inclusion of SUDs within new developments to protect against flooding and pollution and also to provide biodiversity benefits.</p>	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks avoid locating inappropriate development in areas at risk of flooding by applying the sequential and exceptions tests and ensuring that flood risk is not increased elsewhere. Sustainable drainage systems should be incorporated unless there is clear evidence that this would be inappropriate.</p>	<p>This policy is consistent with Policy 4.2 of the DMPD which seeks to ensure that sustainable drainage measures are fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding on the development site and in the surrounding area.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

Emerging Policy Documents – Table B

Newton Flotman Neighbourhood Plan Policy	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 version) (March 2023)
Policy NF1: Design	No corresponding policy
Policy NF2: Housing Mix (Size, type and tenure)	No corresponding policy
Policy NF3: Location and scale of further housing development	This policy is consistent with Policy VC NEW1 at Alan Avenue. Policy NF3 makes reference to the site at Alan Avenue . The policy is also consistent with Policy VCNEW2 which is a site which is the subject of a current planning application.
Policy NF4: Land off Alan Avenue	This policy is consistent with Policy VC NEW1 at Alan Avenue. Policy NF4 provides local considerations and requirements for the development of this site.
Policy NF5: Business Development	No corresponding policy
Policy NF6: Existing and new community infrastructure	No corresponding policy
Policy NF7: Pedestrian and cycle connectivity	No corresponding policy
Policy NF8:A140 access, traffic calming and community parking	No corresponding policy

Newton Flotman Neighbourhood Plan Policy	South Norfolk Village Clusters Housing Allocations Plan (Regulation 19 version) (March 2023)
Policy NF9: Natural Assets and Biodiversity	No corresponding policy
Policy NF10: Local Green Spaces	No corresponding policy
Policy NF11: Important local views	No corresponding policy
Policy NF12: Dark Skies	No corresponding policy
Policy NF13: Localised flooding	No corresponding policy

Compliance with new Basic Condition e) a) i) and ii)

4.9 The Levelling Up and Regeneration Act introduced a replacement Basic Condition:

- e) a) the making of the order/Plan would not have the effect of preventing development from taking place which
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and
 - (ii) if it took place, would provide housing.

4.10 Under Policy 15 of the former Joint Core Strategy (JCS), Newton Flotman was identified as Service Village. The policy indicated that in each Service Village land will be allocated for small-scale housing development subject to form and character considerations. Small scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will be encouraged. Existing local shops and services will be protected. The South Norfolk Site Specifics Plan (SSAPDPD) made provision for 30 dwellings in the form of a housing allocation (Site NEW1) at Land off Alan Avenue.

4.11 The Adopted Greater Norwich Local Plan (GNLP), does not make site specific recommendations in respect of its villages but instead identifies that a separate Village Clusters Housing Allocation Plan (for South Norfolk) will be produced which will address the distribution of the approximately 1200 new homes planned for the South Norfolk rural villages. The emerging VCHAP (March 2023) proposes two allocations in Newton Flotman (as described in paragraph 4.6 above). VCNEW1 is the original site at Alan Avenue rolled forward from the SSAPDPD, and is covered in the Neighbourhood Plan under Policy NF4 which provides specific details to aid the allocation coming forward. Site VCNEW2 is a new site the subject of a current planning application pending decision (Ref No: 2021/2784/F).

4.11 In order to be compliant with the new Basic Condition, the policies of the Newton Flotman Neighbourhood Plan should not prevent any allocations in the GNLP from coming forward. As outlined above the Neighbourhood Plan makes allows for site NEW1 and NEW2 is awaiting determination. Neither site is prevented from coming forward by the policies of the Neighbourhood Plan. The Neighbourhood Plan therefore complies with this revised Basic Condition.

5. Compliance with Basic Condition d)

- 5.1 The NPPF 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Newton Flotman Neighbourhood Development Plan policies against NPPF policies presented above, demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2. The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Newton Flotman Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below. Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. **NF1 Design** which contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart. The embedded theme of sustainability is reflected in the overarching vision for the plan, which reflects the three distinct strands of sustainability – economic, environmental, and social.

¹ Resolution 42/187 of the United Nations General Assembly.

Vision

Vision statement
<p>Newton Flotman will remain a cohesive rural community with good infrastructure for all. New development (housing, commercial and community) will reflect current and future needs of the parish, be well designed, environmentally sustainable, and sympathetic to the character of Newton Flotman. Our wildlife, green spaces and local heritage will be valued, enhanced and protected.</p>

5.6 This table below helps to demonstrate the Plan's comprehensive contribution to sustainable development.

Sustainable Development – Table C

NPPF Sustainable Development	Contribution through The Newton Flotman Neighbourhood Plan Objectives and Policies
<p>NPPF 2024 An economic objective: 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 co-ordinating the provision of infrastructure.</p>	<p>Development OBJECTIVE 1: To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.</p> <p>Community OBJECTIVE 2: To encourage a cohesive rural community with good infrastructure for all.</p> <p>POLICY NF5: Business development. This policy provides support for new business development subject to satisfying identified criteria. The policy also provides specific support for identified new business uses such as a café, shop, pub etc</p> <p>POLICY NF6: Existing and new community infrastructure. This policy seeks to ensure that existing infrastructure is retained and identifies potential new facilities for the parish.</p>

NPPF Sustainable Development	Contribution through The Newton Flotman Neighbourhood Plan Objectives and Policies
<p>NPPF 2024</p> <p>A social objective: 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 well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p>Development</p> <p>OBJECTIVE 1: To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.</p> <p>Community</p> <p>OBJECTIVE 2: To encourage a cohesive rural community with good infrastructure for all.</p> <p>Access</p> <p>OBJECTIVE 3: To encourage safe and convenient pedestrian, cycle and vehicle access within Newton Flotman parish.</p> <p>POLICY NF1: Design. This policy (based on the Newton Flotman Design Guidance and Codes) provides guidance on achieving well designed beautiful and safe developments in Newton Flotman</p> <p>POLICY NF2: Housing mix (size, type and tenure). This policy sets out the specific mix of housing required to meet the present and future needs of Newton Flotman.</p> <p>POLICY NF3: Location and scale of further housing development. This policy sets out the locational criteria for new housing in Newton Flotman.</p> <p>POLICY NF4: Land off Alan Avenue (NEW1), local requirements. This policy describes the local requirements which are needed to allow for the sustainable development of this allocated site for new housing.</p> <p>POLICY NF6: Existing and new community infrastructure. This policy protects the existing community infrastructure of Newton Flotman and identifies potential future facilities required in the parish.</p>

NPPF Sustainable Development	Contribution through The Newton Flotman Neighbourhood Plan Objectives and Policies
<p>A social objective (continued)</p>	<p>POLICY NF7: Pedestrian and cycle connectivity. This policy encourages sustainable modes of transport and provision of improved pedestrian and cycle accessibility.</p> <p>POLICY NF8: A140 access, traffic calming and community parking. This policy provides guidance on safe access to and from the A140 . encourages the provision of traffic calming and additional parking in identified locations within the parish.</p> <p>Policy NF13: Localised Flooding. This policy identifies 7 areas of the parish which are subject to localised flooding and seeks to ensure that new development avoids these areas and does not result in additional incidences of flooding.</p>
<p>NPPF 2024 An environmental objective: to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Natural Environment OBJECTIVE 4: To protect and enhance the natural environment of Newton Flotman.</p> <p>POLICY NF1: Design. This policy, informed by the Newton Flotman Design Guidance and Codes, provides guidance on how to achieve an enhanced built and natural environment through the design of new development.</p> <p>POLICY NF9: Natural assets and biodiversity. This policy seeks to improve the biodiversity of the parish.</p> <p>POLICY NF10: Local Green Spaces. This policy identifies 16 existing green spaces in the parish which require protection due to their demonstrable value to the community.</p> <p>POLICY NF11: Important local views. This policy identifies 5 important local views which are of value to the community and the character of the parish.</p>

NPPF Sustainable Development	Contribution through The Newton Flotman Neighbourhood Plan Objectives and Policies
An environmental objective: (continued)	<p>POLICY NF12: Dark skies. This policy seeks to protect the dark skies of the parish and to minimise light pollution from new development.</p> <p>POLICY NF13: Localised flooding. This policy promotes the use of sustainable drainage system which have benefits for pollution prevention, amenity, recreation and biodiversity.</p>

6 Compatibility with Basic Condition f)

- 6.1 The statement below demonstrates how the Newton Flotman Neighbourhood Development Plan does not breach and is compatible with all relevant EU obligations. The United Kingdom formally left the European Union on the 31st of January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 6.2 Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required to be carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Newton Flotman Neighbourhood Plan Area. There are no internationally or nationally designated sites within the Newton Flotman Neighbourhood Area. The nearest EU designated site is located approximately 3km west of the parish (Norfolk Valley Fen SAC).
- 6.3 South Norfolk Council recommends that the Screening processes in respect of both SEA and HRA are undertaken prior to Pre-Submission Consultation. In this case they were undertaken in July and August 2024. The Screening Assessment for the SEA was produced by the Qualifying Body and South Norfolk Council consulted the three Environmental Bodies were consulted on its content.
- 6.4 The key question in the SEA screening process for the Newton Flotman Neighbourhood Plan is whether the plan would be likely to have a

significant effect on the environment. The relevant steps for determining this are set out in Annex II of the SEA Directive². As a result of the findings of the screening process and the consultations with the Environmental Bodies. It was concluded by South Norfolk Council in their SEA Screening Determination dated August 2024, that the Newton Flotman Neighbourhood Plan would not require full Strategic Environmental Assessment (SEA). This conclusion was based largely on the fact that the Neighbourhood Plan was not making any new specific allocations for housing that were not included within the SEA scope of any other adopted planning documents.

- 6.5 it is therefore concluded by the Parish Council as the Qualifying Body that the Neighbourhood Plan meets Basic Condition f).

Human rights

- 6.6 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. The Neighbourhood Plan is seeking to protect local green spaces, some of which are in private ownership. Private owners have been notified of the contents of the plan and many have responded through the consultation processes.
- 6.107 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.

² The SEA Directive (Directive 2001/42/EC)

7 Compatibility with Basic Condition (g)

- 7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

"The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)".

- 7.2 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites,' Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC).
- 7.3 Screening undertaken by South Norfolk Council in August 2024 concluded that a full Habitats Regulation Assessment was not required for the Neighbourhood Plan. This was because none of the proposed policies within the draft Neighbourhood Plan allocated any sites for future development in the parish. The majority of the policies are development management policies that seek to shape and influence future proposals. Those policies that do relate to specific sites are those that seek to protect Local Green Spaces, deal appropriately with flooding issues, enhance the character of a particular location within the parish, and preserve important views.
- 7.4 In addition, as explained in section 6, there are no European designated sites that are within the Newton Flotman neighbourhood area. The closest being approximately 3km west of the parish - the Norfolk Valley Fen SAC).
- 7.5 The HRA Screening Report was sent to Natural England for comments, as the appropriate nature conservation body specified by the Conservation of Habitats and Species Regulations 2017. The response from Natural England, dated 20th August 2024, indicated that the organisation agrees there is not likely to be any significant effect from the proposed policies within the Neighbourhood Plan on European designated sites.

- 7.6 On the basis of this screening report, and the response from Natural England, South Norfolk Council determined that a Habitats Regulations Assessment is not required in relation to the emerging Newton Flotman Neighbourhood Plan.
- 7.7 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.