

# **Postwick with Witton Neighbourhood Plan 2024-2038**

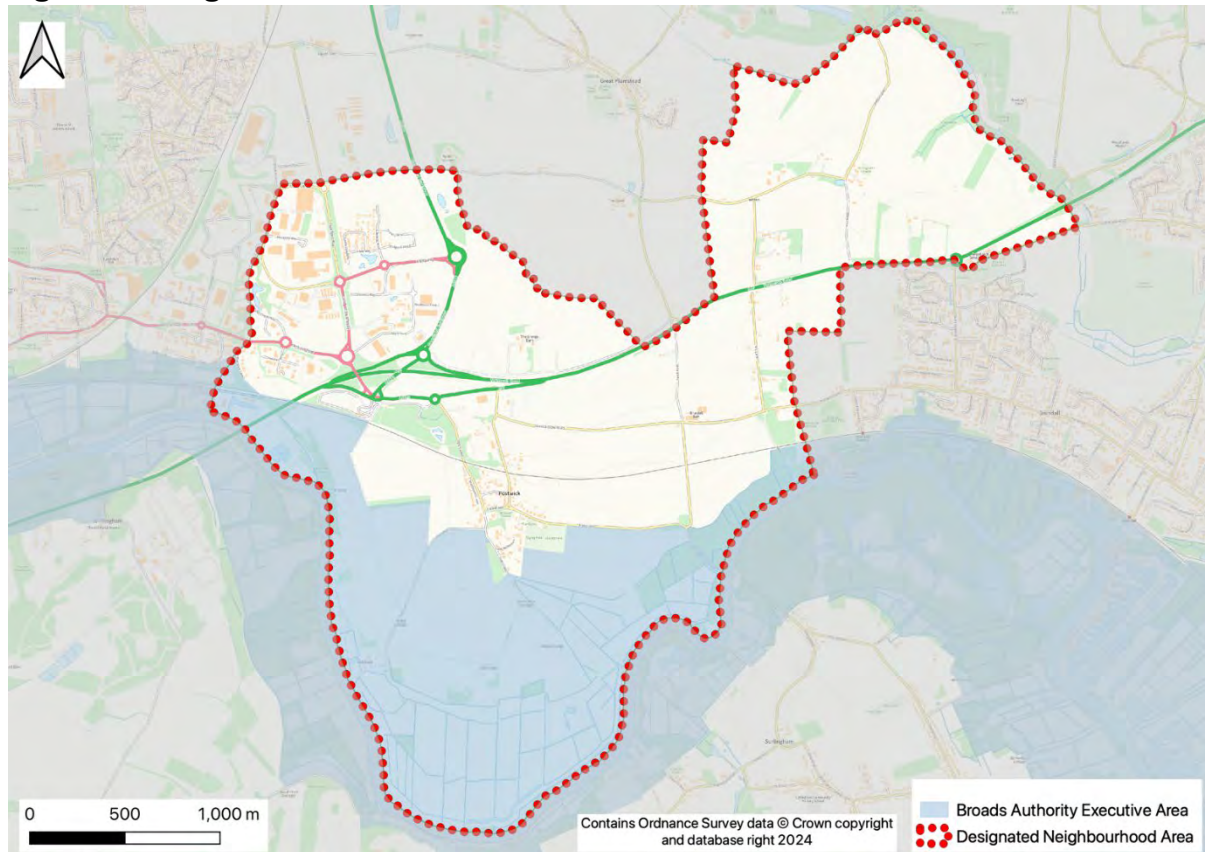


## **Statement of Basic Conditions 2025**

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**Figure 1: Designated Area**



## Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Postwick with Witton Parish Council to accompany the Postwick with Witton Neighbourhood Development Plan 2024-2038 (PWWNDP).

The purpose of the statement is to demonstrate that PWWNDP 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.

2. 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.
3. 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*”.
4. This statement confirms that:
- The legal compliance requirements have been met (section 2);
  - PWWNDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
  - PWWNDP contributes towards sustainable development (Section 4);
  - PWWNDP is in general conformity with the strategic policies contained in the local plans for Broadland District Council and the Broads Authority (Section 5).
  - PWWNDP 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
  - PWWNDP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

## Section 2: Legal and Regulatory Compliance

5. PWWNDP 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.
6. PWWNDP is a neighbourhood plan for the parish of Postwick with Witton within Broadland District and the Broads Authority Executive Area. The parish does not have an adopted neighbourhood plan. The qualifying body for PWWNDP is the Parish Council. PWWNDP includes a map of the designated area, see **Figure 1** of this report.
7. PWWNDP 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.

8. PWWNDP covers the period 2024-2038 which is in general conformity with the timeframes for the strategic policies in the relevant Local Plans for Broadland District (2018-2038) and the Broads Authority (2015-2036).
9. PWWNDP 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

10. National planning policy is set out in the NPPF. The version relevant to this plan was published in December 2023. PWWNDP 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 is relevant policy throughout other parts of the NPPF.
11. **Figure 2** demonstrates how PWWNDP 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**

PwW NDP	NPPF (and PPG) Cross References	Comments
General	<p><b>NPPF:</b></p> <ul style="list-style-type: none"> <li>- <b>Section 2 (Achieving sustainable development)</b> Para 8, Para 11</li> <li>- <b>Section 3 (Plan-making)</b> Para 15-16, Para 28,</li> <li>- <b>Section 5 (Delivering a sufficient supply of homes)</b> Para 60, 67</li> <li>- <b>Section 8 (Promoting healthy and safe communities)</b> Para 96, Para 104-107</li> <li>- <b>Section 9 (Promoting sustainable transport)</b> Para 108-110,</li> <li>- <b>Section 12 (Achieving well-designed places)</b> Para 131-132, 136, 139</li> <li>- <b>Section 14 (Meeting the challenge of climate change, flooding, and coastal change)</b> Para 157, 158, 165</li> <li>- <b>Section 15 (Conserving and enhancing the natural environment)</b> Para 180-182</li> </ul> <p><b>PPG:</b></p> <ul style="list-style-type: none"> <li>- <b>Healthy &amp; Safe Communities-</b> PPG Paragraph: 001 Reference ID:53-001-20190722</li> <li>- <b>Climate Change</b> PPG Paragraph: 001 Reference ID: 6-001-20140306</li> <li>- <b>Green Infrastructure-</b> Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</li> <li>- <b>Housing needs of different groups:</b> PPG Paragraph: 001 Reference ID: 67-001-20190722</li> </ul>	<p>PWW NDP 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 <b>Figure 3</b>.</p> <p>PWW NDP provides a framework for addressing key development priorities 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 and other consultees, as set out in the Consultation Statement.</p> <p>PWW NDP includes non-strategic policies for housing, design codes and principles, conserving and enhancing the natural environment and sustainable transport related matters.</p> <p>It is supported by a proportionate evidence base which includes the Evidence Base Paper, Postwick with Witton Housing Needs Assessment 2024, Postwick with Witton's Guidance and Codes Document 2024, Local Green Space Assessment and Important Key Views Assessment. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Policy 13 encompass design considerations and codes, with the emphasis on achieving high quality design that is in keeping with local</p>

PwWNDP	NPPF (and PPG) Cross References	Comments
	- <b>Design: process and tools-</b> PPG Paragraph: 002 Reference ID: 26-002-2019100	character. Policy 13 focuses on design codes in the PwWNDP AECOM Design Guide 2024.
Policy PW1: Key considerations for all development proposals in Postwick with Witton	<b>NPPF</b> <ul style="list-style-type: none"> <li>• <b>Section 6- Building a strong, competitive economy</b> Para 85</li> <li>• <b>Section 8 Promoting healthy and safe communities</b> Paras 105-107</li> <li>• <b>Section 9 Promoting sustainable transport</b> Para 108</li> <li>• <b>Section 12 Achieving well-designed places,</b> Para 136</li> <li>• <b>Section 15 Conserving and enhancing the natural environment</b> Para 180, 185</li> </ul>	<p>Policy PW1 states all development proposals should consider at an early stage how they can support achievement of some or all of the key priorities for Postwick with Witton. These include supporting major planned growth and economic activity in key locations, establishing new and improved walking and cycling routes, improving the provision of footpaths, ensuring biodiversity and wildlife connectivity, particularly in key corridors of movement, is a key consideration in all planning decisions, protecting and enhancing valued green spaces and the unspoiled nature of the parish around the Broads and ensuring development is designed to a high standard that is appropriate to its location.</p> <p>Applications should demonstrate how these priorities have influenced development of the proposal within a covering statement, Design and Access Statement or Planning Statement.</p> <p>The policy covers a number of themes which are dealt with in the NPPF including the economy, design, natural environment and sustainable transport.</p> <p>For economic activity, as stated in Para 85 of the NPPF planning policies should 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</p>

PwW NDP	NPPF (and PPG) Cross References	Comments
		<p>development. PW1 supports the need for improved economic activity in the key locations for major planned growth.</p> <p>Other key themes such as sustainable transport, design and the natural environment have been expanded on in further detail in the remaining NDP policies. How these conform with the NPPF can be read below.</p>
Policy PW2: Commercial Growth in Postwick with Witton	<p><b>NPPF</b></p> <ul style="list-style-type: none"> <li><b>Section 6- Building a strong, competitive economy</b> Para 85</li> </ul>	<p>PW2 supports commercial development within existing, allocated key employment locations identified within the Greater Norwich Local Plan (GNLP) in line with relevant policy.</p> <p>To retain the setting and tranquillity of Postwick Village and the Broads, proposals for commercial development south of the A47 will not be supported where there are employment sites available within the designed employment locations identified within the Greater Norwich Local Plan.</p> <p>PW2 conforms with the NPPF because planning policies should help create the conditions in which businesses can invest, expand and adapt. PW2 supports commercial development in the area where these have been identified with the GNLP and are suitable in line with other policies.</p>
Policy PW3: Development on land south of Smee Lane	<p><b>NPPF</b></p> <ul style="list-style-type: none"> <li>- Para 8, Para 11,</li> <li>- <b>Section 5 (Delivering a sufficient supply of homes)</b> Para 60, 62, 63, 64</li> <li>- <b>Section 8- Promoting healthy and safe communities</b> Para 97</li> </ul>	<p>PW3 sets out that proposals for the mixed-use development of Land South of Smee Lane will be strongly supported where they can be shown to provide a mix of housing to meet local need. Proposals need to provide social infrastructure, which includes a new school, creche, community hall and nursery, as detailed in the Growth Triangle Area Action Plan, unless it can be clearly demonstrated through a</p>



PwW NDP	NPPF (and PPG) Cross References	Comments
	<b>Housing needs of different groups:</b> PPG Paragraph: 001 Reference ID: 67-001-20190722	<p>bespoke, local assessment, that these are no longer required to meet local need.</p> <p>This policy will help ensure future development meets the needs of the community including local housing mix . As well as this the NPPF Para 97a states that planning policies should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments. Para 97b says policies should take into account and support the delivery of local strategies to improve health, social and cultural well being of all sections of the community.</p>
Policy PW4: Cycle Routes	NPPF - <b>Section 9 Promoting sustainable transport</b> Para 108	<p>PW4 states opportunities should be taken to enhance and create new cycle links between the key settlement areas within the parish and to Norwich and Brundall.</p> <p>The NPPF Para 108 states how transport issues should be considered from the earliest stages of plan making so that for example 108c opportunities to promote walking, cycling and public transport use are identified and pursued. The policy conforms with the NPPF by setting out expectations to improve cycle routes in the parish.</p>
Policy PW5: Protection and Enhancement of Public Rights of Way	NPPF - <b>Section 9 Promoting sustainable transport</b> Para 108	<p>PW5 states development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme.</p> <p>The NPPF Para 108 states how transport issues should be considered from the earliest stages of plan making so that for example 108c opportunities to promote walking, cycling and public</p>

PwW NDP	NPPF (and PPG) Cross References	Comments
		transport use are identified and pursued. The policy conforms with the NPPF by setting out expectations to improve accessibility to walking and active travel links in the parish.
Policy PW6: Biodiversity	<p><b>NPPF</b></p> <ul style="list-style-type: none"> <li>• <b>Para 8c</b></li> <li>• <b>Section 11 Making effective use of land</b> Para 120, 123</li> <li>• <b>Section 12 Achieving well-designed places</b>, Para 136</li> <li>• <b>Section 15 Conserving and enhancing the natural environment</b> Para 180, 185</li> </ul> <p><b>Climate Change</b> PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p><b>Green Infrastructure-</b> Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p><b>Natural Environment</b> Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>Policy states all development should contribute towards nature recovery, opportunities for improving wildlife connectivity, protecting priority habitats and enhance sites in the parish for biodiversity net gain.</p> <p>The policy conforms to the NPPF and PPG since the NPPF (December 2023) Para 180 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity.</p>
Policy PW7: Trees	<p><b>NPPF</b></p> <p><b>Para 8c</b></p> <p><b>Section 12 Achieving well-designed and beautiful places</b> Para 136</p> <p><b>Section 15 Conserving and enhancing the natural environment</b> Para 180</p>	<p>Policy setting out detail/criteria on protecting existing trees in the parish, replacement trees and new tree planting.</p> <p>The policy conforms to the NPPF since the NPPF (December 2023) makes note how trees make an important contribution to the character and quality of environments and can help mitigate and adapt to climate change. Para 136 states how planning policies should take opportunities to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate</p>

PwW NDP	NPPF (and PPG) Cross References	Comments
		measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Para 180 states planning policies should recognise the intrinsic character of the countryside and wider benefits including trees and woodland.
Policy PW8: Green Corridors	<p><b>NPPF</b></p> <ul style="list-style-type: none"> <li>• <b>Para 8c</b></li> <li>• <b>Section 11 Making effective use of land</b> Para 120, 123</li> <li>• <b>Section 12 Achieving well-designed places</b>, Para 136</li> <li>• <b>Section 15 Conserving and enhancing the natural environment</b> Para 180, 185</li> </ul> <p><b>Climate Change</b> PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p><b>Green Infrastructure-</b> Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p><b>Natural Environment</b> Para: 020, 021, 022 Reference ID: 8-020-20190721</p> <p>-</p>	<p>Policy identifies green corridors. Development proposals adjacent to these should not have a detrimental impact on the green open nature, should improve habitat connectivity, avoid barriers to the movement of wildlife and where possible enhance public access.</p> <p>The policy conforms to the NPPF and PPG since the NPPF (December 2023) Para 180 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Para 185 also goes further to say that plans must identify and map 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 185b).</p> <p>The PPG states how plans can be used to set out a suitable approach to delivering biodiversity net gain at a local level.</p>
Policy PW9: Local Green Spaces	<p><b>NPPF</b></p> <p><b>Para 8c</b></p> <ul style="list-style-type: none"> <li>• <b>Section 2 Achieving sustainable development</b> Para 8</li> </ul>	This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The spaces designated

PwW NDP	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> <li><b>Section 8 Promoting healthy and safe communities</b> Paras 105-107</li> <li><b>Section 13 Protecting Green Belt land</b></li> </ul> <p><b>Green Infrastructure PPG</b> Paragraph: 005 Reference ID: 8-005-20190721</p> <p>- <b>Local Green Space PPG</b> paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306</p>	<p>will help protect and enhance the natural and built environment.</p> <p>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.</p> <p>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, the community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.</p>
Policy PW10: Landscape Character	<p>NPPF</p> <ul style="list-style-type: none"> <li><b>Section 3 Plan-making</b> Para 28</li> <li><b>Section 12 Achieving well-designed places</b> Para 131-132, 135</li> <li><b>Section 15 Conserving and enhancing the natural environment</b> Para 180, 191</li> </ul> <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>Policy PW10 states all development proposals should help to conserve and enhance the character, appearance and setting of the parish. Proposals should demonstrate how the design and layout of the development helps to retain, enhance and restore key landscape features.</p> <p>The policy conforms with the NPPF and PPG since planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting.</p>
Policy PW11: Important Local Views	<p>NPPF</p> <ul style="list-style-type: none"> <li><b>Section 3 Plan-making</b> Para 28</li> <li><b>Section 12 Achieving well-designed places</b> Para 131-132, 135</li> </ul>	<p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised and the 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</p>

PwW NDP	NPPF (and PPG) Cross References	Comments
	<p>- <b>Section 15 Conserving and enhancing the natural environment</b> Para 180, 191</p> <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p> <p>-</p>	<p>the local character including the built environment and landscape setting.</p> <p>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.</p> <p>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 132). This policy conforms with the NPPF by doing the above, the community chose these local views as part of initial engagement, the views were explored by the steering group and consulted upon again at Regulation 14.</p>
Policy PW12: Lighting	<p>NPPF <b>Section 15 Conserving and enhancing the natural environment</b> Para 191</p> <p><b>PPG Light Pollution</b> Para 001 Reference ID: 31-001-20191101, Para 005</p> <p>-</p>	<p>This policy sets out that all proposals within the parish must follow the mitigation hierarchy for lighting. Avoidance should be a priority to minimise unnecessary light pollution and measures should be taken to reduce disruption on wildlife. Proposals will also need to demonstrate they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting.</p> <p>It conforms with the NPPF which sets out that policies should ensure new development limits the impact of light pollution within dark landscapes.</p>
Policy PW13: Design	<b>NPPF</b>	This policy encourages all development proposals to be designed to a high



PwW NDP	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> <li>- <b>Section 3- Plan making</b> Para 28</li> <li>- <b>Section 12 Achieving well-designed places</b>, para 131-134</li> </ul> <p><b>Design: process and tools-</b> PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>standard and be in conformity with the design codes and guidance document 2024. It sets out detailed clauses and the design aspects which development should have regard to.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the PWWNDP and the expectation applications are to follow. The NPPF (December 2023) Para 134 states that design codes can be prepared at a neighbourhood scale and can carry weight in design making. They should be produced either as part of a plan or as supplementary planning documents.</p>

#### Section 4: Sustainable Development

12. 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’<sup>1</sup>. 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.
13. 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 PWWNDP that have due regard to these overarching objectives.
14. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that PWWNDP is very consistent with the NPPF. It should therefore be the case that PWWNDP will help to deliver sustainable development in the area through delivering the economic, social, and environmental objectives.
15. PWWNDP 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.

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

## Section 5: General Conformity with Local Strategic Policies

16. It is a requirement that PWWNDP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Development 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 Development 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 Development Plan policy or development proposal and the strategic policy;
- Whether the draft Neighbourhood Development 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 Development Plan or Order and the evidence to justify that approach.

17. The PWWNDP area is located within Broadland District and the Broads Authority Executive Area. The local plans for this area contain the strategic and non-strategic policies of relevance for this Neighbourhood Development Plan, these are:

- **Broadland Local Plan** - The Greater Norwich Local Plan (GNLP)- Plan period 2018-2038 (Adopted 2024)
- **The Broads Local Plan** – Plan Period 2015-2036 (Adopted 2019)

18. The adopted GNLP consists of three documents, 'The Strategy', 'The Sites Plan' and 'The Monitoring Framework'. Broadland District Council adopted the GNLP on 28 March 2024. This Local Plan is a joint Local Plan with South Norfolk and Norwich City Council. The Broads Authority are reviewing the Local Plan for the Broads. The preferred options consultation ended in May 2024, and they are still underway working on the review document.

19. **Figure 3** reviews each policy in the submitted PWWNDP with respect to the current strategic and non-strategic local plan policies in the adopted local plans.

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

PwWNDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
Policy PW1: Key considerations for all development proposals in Postwick with Witton	<ul style="list-style-type: none"> <li>- Policy 1 The Sustainable Growth Strategy</li> <li>- Policy 2 Sustainable Communities</li> <li>- Policy 3- Environmental Protection and Enhancement</li> <li>- Policy 4- Strategic Infrastructure</li> <li>- Policy 6 The Economy</li> </ul>	<ul style="list-style-type: none"> <li>- SP6- Biodiversity</li> <li>- DM8- Green Infrastructure</li> <li>- DM13- Natural Environment</li> <li>- DM16 Development and Landscape</li> <li>- DM45 Designing places for healthy lives</li> <li>- SP9- Recreational access around the Broads</li> </ul>	<p>Policy PW1 states all development proposals should consider at an early stage how they can support achievement of some or all of the key priorities for Postwick with Witton. These include supporting major planned growth and economic activity in key locations, establishing new and improved walking and cycling routes, improving the provision of footpaths, ensuring biodiversity and wildlife connectivity, particularly in key corridors of movement, is a key consideration in all planning decisions, protecting and enhancing valued green spaces and the unspoiled nature of the parish around the Broads and ensuring development is designed to a high standard that is appropriate to its location.</p> <p>Applications should demonstrate how these priorities have influenced development of the proposal within a covering statement, Design and Access Statement or Planning Statement.</p>

PwW NDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
			<p>PW1 conforms with the local plan policies by listing key environmental, economic and social priorities to support sustainable growth in the parish. These are in general conformity with the strategic ambitions the Local Plans are trying to achieve with promoting sustainable development.</p> <p>The GNLP Policy 1 sets out how sustainable development and inclusive growth are supported by delivery of meeting the housing requirement aiding key economic sectors such as Broadland Business Park, supporting infrastructure and environment protection and enhancement measures.</p>
Policy PW2: Commercial Growth in Postwick with Witton	Policy 1 The Sustainable Growth Strategy Policy 2 Sustainable Communities Policy 6 The Economy	- SP7- Landscape character - DM16- Development and landscape	<p>PW2 supports commercial development within existing, allocated key employment locations identified within the Greater Norwich Local Plan (GNLP) in line with relevant policy.</p> <p>To retain the setting and tranquillity of Postwick Village and the Broads, proposals for commercial development south of the A47 will not be supported where there are</p>

PwWNDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
			<p>employment sites available within the designed employment locations identified within the Greater Norwich Local Plan.</p> <p>PW2 conforms with the local plan policies by supporting commercial development in the appropriate areas. Policy 6 of the GNLP addresses employment land and the needs of businesses.</p> <p>Policy DM16 of the Broads Local Plan sets out that development proposals that would have an adverse impact on either the character of the immediate or the wider landscape or the special qualities of the Broads will not be permitted.</p>
Policy PW3: Development on land south of Smee Lane	<ul style="list-style-type: none"> <li>- Policy 1 The Sustainable Growth Strategy</li> <li>- Policy 5 Homes</li> </ul>	N/A – Outside of the Broads Authority Executive Area.	PW3 sets out that proposals for the mixed-use development of Land South of Smee Lane will be strongly supported where they can be shown to provide a mix of housing to meet local need. Proposals need to provide social infrastructure, which includes a new school, creche, community hall and nursery, as detailed in the Growth Triangle Area Action Plan, unless it can be clearly



PwW NDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
			<p>demonstrated through a bespoke, local assessment, that these are no longer required to meet local need.</p> <p>PW3 conforms with the GNLP by wishing for proposals to address local housing need of an appropriate mix for the parish.</p>
Policy PW4: Cycle Routes	Policy 2 Sustainable Communities Policy 4- Strategic Infrastructure	<ul style="list-style-type: none"> <li>- SP8- Getting to and around the Broads</li> <li>- SP9- Recreational access around the Broads</li> </ul>	<p>States opportunities should be taken to enhance and create new cycle links between the key settlement areas within the parish and to Norwich and Brundall.</p> <p>PW4 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.</p>
Policy PW5: Protection and Enhancement of Public Rights of Way	Policy 2 Sustainable Communities Policy 4- Strategic Infrastructure	<ul style="list-style-type: none"> <li>- SP8- Getting to and around the Broads</li> <li>- SP9- Recreational access around the Broads</li> </ul>	<p>States development proposals for sites that include Public Rights of Way or are adjacent to them, should protect and incorporate them into the scheme.</p> <p>PW5 conforms with the local plan policies by ensuring there is safe and</p>

PwWNDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
			convenient access to people in the parish.
Policy PW6: Biodiversity	Policy 3- Environmental Protection and Enhancement	<ul style="list-style-type: none"> <li>- SP6- Biodiversity</li> <li>- DM8- Green Infrastructure</li> <li>- DM13- Natural Environment</li> <li>- DM47- Planning obligation and developer contributions</li> </ul>	<p>States all development should contribute towards nature recovery, opportunities for improving wildlife connectivity, protecting priority habitats, enhancing sites in the parish for BNG.</p> <p>PW6 conforms with policies in the local plans by requiring the protection and enhancement of biodiversity and environmental assets.</p>
Policy PW7: Trees	Policy 3- Environmental Protection and Enhancement	<ul style="list-style-type: none"> <li>- SP6- Biodiversity</li> <li>- DM8- Green Infrastructure</li> <li>- DM13- Natural Environment</li> </ul>	<p>Policy setting out detail/criteria on protecting existing trees in the parish, replacement trees and new tree planting.</p> <p>PW7 conforms with policies in the local plans by requiring the protection and enhancement of trees.</p>
Policy PW8: Green Corridors	<ul style="list-style-type: none"> <li>- Policy 2 Sustainable Communities</li> <li>- Policy 3- Environmental Protection and Enhancement</li> </ul>	<ul style="list-style-type: none"> <li>- SP6- Biodiversity</li> <li>- DM8- Green Infrastructure</li> <li>- DM13- Natural Environment</li> </ul>	Policy identifies green corridors. Development proposals adjacent to these should not have a detrimental impact on the green open nature, should improve habitat connectivity, avoid barriers to the movement of wildlife and where possible enhance public access.

PwWNDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
			PW8 is in conformity with the local plans by identifying areas to improve green infrastructure links.
Policy PW9: Local Green Spaces	<ul style="list-style-type: none"> <li>- SP7- Landscape character</li> <li>- DM16- Development and landscape</li> </ul>	<ul style="list-style-type: none"> <li>- DM7- Open space on land, play space, sports fields, and allotments</li> <li>- DM8- Green Infrastructure</li> </ul>	<p>PW9 designates Local Green Spaces. This policy is in conformity with the different local plan policies which seek to protect environmental assets and existing green space/green infrastructure provision.</p> <p>It must be noted that none of the Local Green Spaces fall within the Broads Authority Executive Area but two spaces are in close proximity (LGS4 and LG5).</p>
Policy PW10: Landscape Character	<p>Policy 2 Sustainable Communities</p> <p>Policy 3- Environmental Protection and Enhancement</p>	<ul style="list-style-type: none"> <li>- SP7- Landscape character</li> <li>- DM16- Development and landscape</li> </ul>	<p>All development proposals should help to conserve and enhance the character, appearance and setting of the parish. Proposals should demonstrate how the design and layout of the development helps to retain, enhance and restore key landscape features.</p> <p>PW10 conforms with the local plans by protecting environmental assets and the landscape setting.</p>
Policy PW11: Important Local Views	Policy 3- Environmental Protection and Enhancement	<ul style="list-style-type: none"> <li>- SP7- Landscape character</li> </ul>	Protection of important local views means proposals must

PwW NDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
		<ul style="list-style-type: none"> <li>- DM16- Development and landscape</li> <li>- DM20- Protection and enhancement of settlement fringe landscape character</li> </ul>	<p>demonstrate that development is sited and designed to be of a form and scale which avoids harm to the views.</p> <p>PW11 conforms with the local plans by protecting environmental assets and the landscape setting.</p>
Policy PW12: Lighting	Light pollution is not specifically addressed in the GNLP under Environmental Protection.	<ul style="list-style-type: none"> <li>- SP7- Landscape character</li> <li>- DM16- Development and landscape</li> <li>- DM22- Light pollution and dark skies</li> </ul>	<p>This policy sets out that all proposals within the parish must follow the mitigation hierarchy for lighting. Avoidance should be a priority to minimise unnecessary light pollution and measures should be taken to reduce disruption on wildlife. Proposals will also need to demonstrate they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance for lighting.</p> <p>PW12 states that development proposals within the Broads Authority area will need to comply with the relevant policy within the Local Plan for the Broads.</p> <p>PW12 conforms with the Local Plans by offering further detail on environmental protection in the parish.</p>
Policy PW13: Design	Policy 2 Sustainable Communities	<ul style="list-style-type: none"> <li>- DM5- Development and flood risk</li> </ul>	Requiring high quality design that accords with the Postwick with Witton

PwWNDP	Broadland District Local Plan (GNLP 2024)	Broads Authority Local Plan (2019)	Comments
		<ul style="list-style-type: none"> <li>- DM6- Surface water run off</li> <li>- DM8- Green infrastructure</li> <li>- DM13- Natural Environment</li> <li>- DM21- Amenity</li> <li>- DM43- Design</li> <li>- SP3- Climate Change</li> </ul>	<p>Design Codes/Guide Document.</p> <p>PW13 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 PWWNDP area.</p>

## Section 6: EU Obligations

20. A Screening Opinion request was made to Broadland District Council in late 2024 as to whether Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) (see **section 7**) were required. This was supported by a short report and assessment. In this the PWWNDP was assessed 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 an SEA and HRA would not be required. This was supported by Broadland District Council (as the lead planning authority) who undertook a screening exercise in consultation with the Statutory Environmental Bodies (SEBs) in December 2024 to January 2025. The SEBs agreed that an SEA was not required and Broadland District Council issued their determination statement on 27 January 2025.

21. **Section 7** of this report considers the requirement for Appropriate Assessment.

22. PWWNDP 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. PWWNDP 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.

23. In conclusion, the PWWNDP 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

24. 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)”.*

25. 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.

26. 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.

27. A screening assessment was undertaken on PWWNDP between December 2024 to January 2025 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.