Sprowston with Beeston St Andrew

Basic Conditions Statement

To accompany the Sprowston with Beeston St Andrew Joint Neighbourhood Plan
submission version, for examination

August 2026

Contents

1. Introduction 3
2. Legal requirements 3
3. Modifying a Made Neighbourhood Plan 5
4. Basic Conditions 6
5. Compliance with Basic Condition a) 7
6. Compliance with Basic Condition d) 22
7. Compliance with Basic Condition e) 28
8. Compliance with Basic Condition f) 29
9. Compliance with Basic Condition g) 31

1. Introduction

1.1 When submitting a Neighbourhood Plan to the Local Planning Authority (in this case Broadland District 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 Broadland District Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2. Legal Requirements

Legal Requirements: The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c).

Qualifying Body: The Sprowston with Beeston St Andrew Neighbourhood Development Plan is being submitted by the relevant qualifying bodies – Sprowston Town Council and Beeston St Andrew Parish Meeting. These were confirmed as qualifying bodies by Broadland District Council in July 2025, when the Joint Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Sprowston with Beeston St Andrew Joint 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 Sprowston with Beeston St Andrew Joint Neighbourhood Plan states the time-period for which it is to have effect (from 2024-2040) a period of 16 years.

Excluded Development: The Sprowston with Beeston St Andrew Joint Neighbourhood Development Plan policies do not relate to excluded development. The Sprowston with Beeston St Andrew Joint 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 Sprowston with Beeston St Andrew Joint Neighbourhood Development Plan relates to the Joint Neighbourhood Area which covers the civil parishes of Sprowston and Beeston St Andrew and to no other area. The only Neighbourhood Plan in place relating to that Neighbourhood Area is the existing 2014 Sprowston Neighbourhood Plan which will be superseded by this Joint Neighbourhood Plan.

Mitigation of and adaptation to Climate Change: In so far as the qualifying bodies consider appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change. The Sprowston with Beeston St Andrew Joint Neighbourhood Development Plan contains Policy JNP5: Minimising Climate Change which encourages all new development in the Neighbourhood Area to seek to reduce greenhouse gas emissions, promote renewable and low-carbon energy infrastructure and enhance climate resilience through sustainable design and nature-based solutions.

Local Nature Recovery Strategies (LNRS): In so far as the qualifying bodies considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under Section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area. The Adoption of the Norfolk Local Nature Recovery Strategy came some time into the preparation of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan. However, Policy JNP1: Environmental Assets makes reference to the LNRS Habitat Maps and directs biodiversity enhancement and net gain to areas in the parish identified in the LNRS as Areas that Could Become of Particular Importance for Biodiversity (ACBs).

3. Modifying a made Neighbourhood Plan

3.1 The Neighbourhood Planning Act 2017 contains provisions to amend Section 38 of the Planning & Compensation Act 2004 in relation to modifying a made Neighbourhood Plan. As a result, the Neighbourhood Planning (General) & Development Management Procedure (Amendment) Regulations 2017, which came into force on 31 January 2018, amended the Neighbourhood Planning (General) Regulations (as amended) 2012 for this purpose.

3.2 Those amendments enable a qualifying body to propose modifications to a made neighbourhood plan that, if considered not to be so significant or substantial as to change the nature of the Neighbourhood Plan, requires only an independent examination and not another referendum. The 2017 Regulations amend Regulations 14 to 20 of the 2012 Regulations so that the process for preparing, consulting on, submitting, publicising and examining such modifications matches that for Neighbourhood Plans in general.

3.3 However, Regulation 15 has been amended to require the qualifying body to publish a statement alongside the neighbourhood plan as proposed to be modified at the Submission stage thus:
"*setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the Neighbourhood Development Plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.*"

3.4 The qualifying bodies : Sprowston Town Council and Beeston St Andrew Parish Meeting published such a Statement to accompany the Regulation 14, Pre-Submission Version of the Joint Neighbourhood Plan, even though the plan is not a straightforward modification because the Neighbourhood Area has been widened to include the parish of Beeston St Andrew. Following the conclusion of the Pre-Submission Consultation, the Statement has been updated to reflect the Submission Version of the Sprowston with Beeston St Andrew Neighbourhood Plan, and this is to be submitted to Broadland District Council as a separate document to this Basic Conditions Statement. The statement concludes that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan is likely to require a referendum because of the change to the Neighbourhood Area covered by the Plan's policies.

3.5 This Basic Conditions Statement focuses on explaining how the policies in the Sprowston with Beeston St Andrew Joint Neighbourhood Plan meet the basic conditions.

4. Basic Conditions

4.1 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:

4.2 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 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 Joint 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 the Joint Neighbourhood Plan)

d) The making of the Plan contributes to the achievement of sustainable development (see below)

e) The making of the Neighbourhood Development Plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below).

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 below).

Note: The Levelling up and Regeneration Act 2023 introduced a replacement Basic Condition e), enacted in March 2026, to replace the former Basic Condition e) which required that the Neighbourhood Plan should be in general conformity with the strategic policies contained in the development plan for the area.

4.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Sprowston with Beeston St Andrew Joint Neighbourhood Plan and refer to Neighbourhood Orders only.

5. Compliance with Basic Condition a)

5.1 Table 1 below provides an appraisal of the extent to which the Sprowston with Beeston St Andrew Joint Neighbourhood Plan has regard to national policy,

5.2 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan (JNP) policies were drafted to be in conformity with the National Planning Policy Framework (NPPF) published in December 2024. However just prior to submission a new NPPF was published on 17th August 2026. The table below assesses the degree of regard that the JNP policies have had to NPPF 2026 (Column B).

5.3 Whilst the Basic Condition which requires conformity with the strategic policies for the area has been removed, it is still helpful to see the relationship between the JNP and those other adopted policies.

5.4 The adopted 'Development Plan' for the Neighbourhood Area comprises a number of documents. The Greater Norwich Local Plan (GNLP) was adopted in March 2024. Broadland Council also has an adopted Development Management Development Policies Document (DMDPD 2015) and the policy assessment of the Adopted GNLP and the DMDPD respectively are shown in Columns C and D. Furthermore the Growth Triangle Area Action Plan (GTAAP) adopted by Broadland

District Council in July 2016 also covers the Neighbourhood Area. The relevant policies are covered in Column E.

5.5 The appraisal shown in Table 1 below demonstrates that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan has had appropriate regard to, and is in general conformity with, both national and strategic policy.

Table 1: Assessment of policies in the Sprowston with Beeston St Andrew Joint Neighbourhood Plan against national and Broadland's local strategic policies

Column A Sprowston with Beeston St Andrew Joint Neighbourhood Plan Policy	Column B National Planning Policy Framework 2026 (NPPF)	Column C Greater Norwich Local Plan 2024 (GNLP)	Column D Broadland Development Management Policies 2015 (DMDPD)	Column E Growth Triangle Area Action Plan 2016 (GTAAP)
Policy JNP1: Environmental Assets (Modified Policy)	This policy is consistent with Policy N1 of the NPPF which requires planning policies to Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures. Policy JNP1 identifies the important natural features of the parish and provides support for biodiversity net	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 local green infrastructure strategies and delivery plans. This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement which	This policy is consistent with Policy EN2 of the DMDPD which expects development proposals to protect and enhance biodiversity and support the delivery of a network of green infrastructure.	This policy is consistent with the aim of Policy GT2 - Green Infrastructure of the GTAAP which makes provision for significant green infrastructure across the Growth Triangle to achieve biodiversity and habitat connectivity.

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continued	gain in new developments and identifies areas for potential enhancement.	requires development proposals to enhance the natural environment whilst avoiding harm to designated and non- designated assets of the 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 net gain to biodiversity is a significant enhancement (at least a 10% gain) compared to the existing situation.	continued	continued

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continued	continued		continued	continued
Policy JNP2: Trees and Woodlands (New Policy)	This policy is consistent with Policy N2 1 (d) and Policy N3 of the NPPF which requires planning policies to conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows). Policy JNP2 provides some local definition by providing specific guidance on tree protection, retention and replanting.	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 local green infrastructure strategies and delivery plans.	This policy is consistent with Policy EN2 of the DMDPD which expects development proposals to protect and enhance biodiversity and support the delivery of a network of green infrastructure.	This policy is consistent with the aim of Policy GT2 - Green Infrastructure of the GTAAP which makes provision for significant green infrastructure across the Growth Triangle to achieve biodiversity and habitat connectivity.
Policy JNP3: Design (Modified policy)	This policy reflects NPPF Policies DP1 and DP2 which set out clear expectations for design in policy.	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to create beautiful, well-designed	This policy is consistent with Policy GC4 of the DMDPD which seeks a high	This policy is consistent with Policy GT1 of the GTAAP which sets out the

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	Policy JNP3 is supported by the Sprowston Design Guidance and Codes and the Beeston St Andrews Design Guidance and Codes. Both are consistent with the emphasis in NPPF Policy DP2 . Policy JNP3 seeks to ensure that all new development should reflect the local distinctiveness and character of each parish.	places, which respect the character of the local area and seek to enhance it through appropriate design.	standard of design for all new development.	design and infrastructure parameters for sites in the Growth Triangle.
Policy JNP4: Green Spaces (New policy)	This policy reflects NPPF Policy HC2 Local Green Space which allows for the designation of land as Local Green Space (LGS) through local and neighbourhood plans subject to criteria Policy JNP4 identifies a number of spaces proposed	There is no specific GNLP policy that refers to local green spaces.	This policy is consistent with paragraph 3.13 which refers to the importance of protecting Local Green Spaces which are	This policy is consistent with the aim of Policy GT2 - Green Infrastructure of the GTAAP which makes provision for significant green infrastructure

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continued	for protection and identification as LGS.	*continued*	consistent with criteria in the NPPF.	across the Growth Triangle to achieve biodiversity and habitat connectivity.
Policy JNP5: Minimising Climate Change (New policy)	This policy reflects NPPF Policy CC1 which takes proactive approach to mitigating climate change and supporting the transition to net zero. Policy JNP5 requires that proposals for new developments should seek to reduce greenhouse gas emissions from all development types, promote renewable and low-carbon energy infrastructure and enhance climate resilience	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks to ensure a high level of water efficiency, protect water quality and ensure a low level of energy consumption. To achieve this development proposals should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and the risk of overheating.	There is no specific policy on climate change in the DMDPD.	There is no specific policy on climate change in the GTAAP.

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continued	through sustainable design and nature-based solutions.	*continued*	*continued*	*continued*
Policy JNP6: New Housing (Modified policy)	This policy is consistent with PM5: Neighbourhood plans which states that Neighbourhood plans allow local communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. They should do this by: a. Allocating land to meet the development needs of their designated area, where it is appropriate to do so; and b. Setting out policies which address particular local issues. These should relate to site-specific matters or, where	This policy is consistent with GNLP Policy 1 which sets out the key locations for growth in the Plan area which includes the Norwich Fringe and the Growth Triangle. The GNLP makes a strategic allocation in Sprowston under STR10 at White House Farm for between 1000 and 1200 new homes.	There is no corresponding policy in the DMDPD.	This policy is consistent with and reflects the allocations made in the Growth Triangle Area Action Plan at GT12 (Beeston Park) and GT20 White House Farm.

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Continued	appropriate, may cover wider issues such as the provision of infrastructure and community facilities, regeneration opportunities, design requirements (including design codes), local environmental improvements and the conservation of local heritage assets. 2. The contents of a neighbourhood plan should not result in less development In addition, the policy also includes criteria which new housing development would need to comply with which would allow for windfall development within the settlement boundary over and above the existing	*continued*	*continued*	*continued*

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continued	commitment. Furthermore the policy also allows for new development to take place outside of settlement boundaries subject to meeting additional criteria. The policy is also consistent with NPPF Policy HO3 which refers to windfall sites.	*continued*	*continued*	*continued*
Policy JNP7: Housing Mix	This policy reflects NPPF Policy HO5 which advises that planning policies address the needs of different groups. Policy JNP7 supports a range and mix of housing types and is based on the Sprowston Housing Needs Assessment	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.	There is no corresponding policy in the DMDPD.	*There is no corresponding policy in the GTAAP.*

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continued	*continued*	The GNLP policy provides for a range of types of housing including affordable housing, specialist housing and self and custom build. Policy JNP7 provides for a range of house types and tenures and is based on the Sprowston Housing Needs Assessment.	*continued*	*continued*
Policy JNP8: Local Centres (Modified policy)	This policy is consistent with Policy TC2 which indicates that substantial weight should be given to improving or retaining access to local shops and other facilities which provide day-to-day services for the local community. Policy JNP8 seeks to support the existing local centres at	This policy is consistent with GNLP Policy 2 on Sustainable Communities which ensure safe and convenient access for all, to on-site and local services and facilities such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling	This policy is consistent with DMDPD Policy R1 District, Commercial and Local Centres which encourages a range of uses in centres which increases their	This policy is consistent with GTAAP policies GT12 and GT20 which both make reference to local services being provided a part of the development.

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continued	Wroxham Road, Corbet Avenue, Cannerby Lane, Dixon Fold and White House Farm and encourages the creation of new centres within new developments.	and public transport through the layout of development.	attractiveness and vitality.	*continued*
Policy JNP9: Vacant buildings (Modified policy)	This policy is consistent with Policy L2 of the NPPF which gives substantial weight to the making better use of vacant and underused land and buildings. Policy JNP9 gives encouragement to developments within the built- up-area which uses vacant or underused land or buildings.	This policy is a locally distinctive policy and there is no equivalent or corresponding policy in the Adopted GNLP although there is generic support for re-using brownfield land.	There is no equivalent or corresponding policy in the Adopted DMDPD.	There is no equivalent or corresponding policy in the GTAAP.
Policy JNP10: Small scale local employment	This policy reflects NPPF Policy E1 which supports business investment and employment.	This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that	This policy is consistent with DM DPD Policy E2	There is no equivalent

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(Modified policy)	Policy JNP10 supports new and expanding business subject to criteria governing impacts. Policy JNP10 provides support for new and expanding businesses subject to criteria.	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.	which seeks to retain existing employment sites in employment uses.	policy in the GTAAP.
Policy JNP11: Health Provision (Modified policy)	This policy is consistent with NPPF Policy HC1 which promotes the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure.	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	This policy is consistent with Policies CSU1 and CSU2 of the DM DPD which relate to additional community facilities and the protection of existing	This policy is consistent th Policy GT12 of the GTAAP which sets out the requirements for health provision within the development.

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continued	Policy JNP11 provides a specific local focus on health issues.	commensurate with the scale and type of the development; and the design and layout of development.	community facilities. Policy JNP11 provides a specific local focus on health issues.	*continued*
Policy JNP12: Education Provision (Modified policy)	This policy is consistent with NPPF Policy HC1 which promotes the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure. Considerable importance is attached in the NPPF to providing for sufficient education facilities (including early years, school and post-16 provision), all types of	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	This policy is consistent with Policies CSU1 and CSU2 of the DM DPD which relate to additional community facilities and the protection of existing community facilities. Policy JNP12 provides a specific	This policy is consistent th Policy GT12 of the GTAAP which sets out the requirements for education provision within the development.

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continued	health care provision and other essential community facilities and public service infrastructure over the plan period, in a way that aligns with the needs of the local population and any wider requirements for improvements in public service infrastructure identified by the government or public agencies (recognising that some public service infrastructure serves a larger than local population). Policy JNP12 provides a specific local focus on education issues.	design and layout of development.	local focus on education issues.	*continued*
Policy JNP13: Healthy lifestyles,	This policy is consistent with NPPF Policy TR1 which recognises that Identifying and protecting sites and	This policy is consistent with GNLP Policy 2 Sustainable Communities which ensure safe, and convenient and	There is no equivalent policy in the DM DPD.	This policy is consistent with Policy GT12 and GT20 of the

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walking and cycling (Modified policy)	routes which will widen transport choice are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure Policy JNP13 encourages the creation of new connections for pedestrians and cyclists and seeks to create better connections both within the Neighbourhood Area, to existing facilities.	sustainable access for all, including by non-car modes, to on-site and local services and including facilities such as schools, health care, shops, recreation/ leisure/community/faith facilities and libraries; encourage walking, cycling and public transport through the layout of development;.		GTAAP which support active travel links and connections for those developments. Policy JNP13 provides some additional detail on connections and crossings for walkers and cyclists.
Policy JNP14: Community, cultural and leisure provision (Modified policy)	This policy is consistent with NPPF Policy HC1 which promotes the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community	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,	There is no equivalent policy in the DM DPD.	This policy is consistent with GTAAP policies GT12 and GT20 which both make reference to local services being provided

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	facilities and public service infrastructure. Policy JNP14 provides an indication of the priorities for new facilities.	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.	*continued*	a part of the development.
Policy SPR1: Sprowston Park and Ride Site (Modified policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no equivalent policy in the DM DPD.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GTAAP.
Policy SPR2: Wroxham Road Local Centre (Modified policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no equivalent policy in the DM DPD.	This is a locally distinctive site-specific policy and there is no equivalent

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				policy in the GTAAP.
Policy SPR3: Harrison's Park (Modified policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no equivalent policy in the DM DPD.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GTAAP.
Policy SPR4: Redevelopment at School Lane (Modified policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no equivalent policy in the DM DPD.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GTAAP.
Policy SPR5: Sprowston Green Heart (Modified policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no	This is a locally distinctive site-specific policy and there is no equivalent

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			equivalent policy in the DM DPD.	policy in the GTAAP.
Policy BSA1:Parkland Landscape and Heritage Assets (New policy)	This is a locally distinctive site-specific policy and there is no corresponding paragraph in the NPPF.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GNLP.	This is a locally distinctive site-specific policy and there is no equivalent policy in the DM DPD.	This is a locally distinctive site-specific policy and there is no equivalent policy in the GTAAP.

6. Compliance with Basic Condition d)

6.1 The NPPF 2026 states that the purpose of the planning system is to contribute to the achievement of sustainable development by managing the development and use of land in the long term public interest. 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 Sprowston with Beeston St Andrew Neighbourhood Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.

6.2. 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

6.3 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.

6.4 The objectives and policies contained within the Sprowston with Beeston St Andrew 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.**JNP3 Design** which contributes to both social and environmental objectives.

6.5 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan has been formulated with Sustainable Development at its heart and looks forward with an eye on the legacy created for future generations. There is a vision for each of the parishes which reflects the importance of new development being sustainable, well designed and accessible.

[1] Resolution 42/187 of the United Nations General Assembly

Sprowston (updated Vision)
By 2040, Sprowston will be a distinct planned community, with well-designed sustainable development. There will be good community infrastructure, services and access to job opportunities. Sprowston will have good connectivity within the area and beyond. The natural environment and green spaces will be valued, protected and enhanced. Sprowston will be a place where people want to continue to live and work into the future.

Beeston St Andrew Vision
By 2040, Beeston St Andrew will be a place with high-quality housing design achieved through a landscape led approach inspired by the distinctive parkland character of Beeston Park. Treelined roads will enhance the local character supplemented by biodiversity enhancements including native tree and wildflower planting, wildlife corridors, bird boxes and hedgehog highways.

6.6 The Sprowston with Beeston Joint Neighbourhood Plan contains a set of eight objectives which are identified in order to deliver the vision. These have been updated from the 2014 plan and new objectives added while others from the plan have been completed or superseded. The objectives cover the following themes: *Built and Natural Environment; Housing; Business and Employment* and *Community and Quality of Life* and are as follows:

- **Objective1:** To protect, manage and enhance the natural, built and historic environment, including key parkland landscapes, natural resources and areas of natural habitat or nature conservation value.

- **Objective 2:** To minimise the contribution to climate change and address its impact**.**

- **Objective 3:** To allocate enough land for housing, and affordable housing, to meet the existing and future needs of the parishes and to retain a mixed and balanced community.

- **Objective 4:** To promote economic growth and diversity and provide a wide range of jobs.

- **Objective 5:** To promote regeneration and reuse of underused sites.

- **Objective 6:** To ensure that the health and educational facilities provided in the area support the needs of the growing population and make sure people have ready access to high-quality services**.**

- **Objective 7:** To enhance transport provision to meet the needs of existing and future populations whilst reducing travel need and impact, whilst encouraging the development of healthy and active lifestyles.

- **Objective 8:** To ensure that existing facilities which enhance the individual character and culture of the area are protected.

6.7 The objectives each support development whilst recognising the importance of safeguarding and enhancing the special qualities that contribute to the specific character of the Joint Neighbourhood Area. These objectives when taken together cover the same extent as the sustainability objectives of the planning system as outlined in the NPPF.

6.8 The following table helps to further demonstrate the Joint Neighbourhood Plan's comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through Sprowston with Beeston St Andrew Joint Neighbourhood Plan Policies
NPPF 2026 **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.	**Objective 4**: To promote economic growth and diversity and provide a wide range of jobs. **Objective 5**: To promote regeneration and reuse of underused sites. **Policy JNP8: Local centres**. This policy contains support for the retention and expansion of local centres for business and retail. **Policy JNP9: Vacant buildings**. This policy expresses support for the re-use and redevelopment of brownfield land for business and employment purposes. **Policy JNP10: Local employment**. This policy supports the appropriate expansion of existing business plus support for new businesses subject to criteria.
NPPF 2026	**Objective 3**:To allocate enough land for housing, and affordable housing, to meet the

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 community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and	existing and future needs of the parishes and to retain a mixed and balanced community. **Objective 4:**To promote economic growth and diversity and provide a wide range of jobs. **Objective 5**: To promote regeneration and reuse of underused sites. **Objective 6**: To ensure that the health and educational facilities provided in the area support the needs of the growing population and make sure people have ready access to high-quality services. **Objective 7:** To enhance transport provision to meet the needs of existing and future populations whilst reducing travel need and impact, whilst encouraging the development of healthy and active lifestyles. **Objective 8**: To ensure that existing facilities which enhance the individual character and culture of the area are protected. **Policy JNP3**: Design. Policy seeking to raise the standard of new design in the Neighbourhood Area. Contains locally specific design guidance supported by the two area-specific Design Codes. **Policy JNP6**: **New Housing**. Policy acknowledges that new housing will take place in the Neighbourhood Area as part of identified allocations. Policy also provides support and guidance for infill and windfall development **Policy JNP7**: Housing Mix. Provides more detail on the size, type and tenure of new housing required in the parish and is supported by the Sprowston Housing Needs Assessment. **Policy JNP8**: **Local centres**. Policy contains an emphasis on local centres meeting the day-to-day needs of the community.

continued	**Policy JNP9**: **Vacant buildings**. Policy provides support for reuse of vacant buildings to provide jobs.. **Policy JNP10**: **Local employment.** Policy provides support for expansion of existing and creation of new business. **Policy JNP11**: **Health provision**. Policy provides support for new health provision across the neighbourhood area. **Policy JNP12**: **Education provision**. New policy covering the potential for additional education provision. **Policy JNP13**: **Healthy lifestyles, walking and cycling.** Policy emphasises the connections between new development and community facilities. **Policy JNP14: Community, cultural and leisure provision.** Policy identifies the priorities for the provision of new community facilities. **Policy SPR1**: **Park and Ride Site**: Policy provides some guidance for the re-use of the site should it no longer be required for Park and Ride use. **Policy SPR2: Wroxham Road Local Centre.** Policy provides specific support or measures to improve the visual appearance and pedestrian safety of the local centre**.** **Policy SPR3: Harrison's Park.** Policy identifies an area of substantial green space and woodland as a leisure hub and activity park. **Policy SPR4: Redevelopment at School Lane.** Policy supports the redevelopment of the site should it no longer be required in its current use**.** **Policy SPR5: Green Heart.** Policy supports the creation of a substantial area of public greens pace with biodiversity improvements**.**

NPPF 2026 **An environmental role:** to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy, and 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.	**Objective 1:** To protect, manage and enhance the natural, built and historic environment, including key parkland landscapes, natural resources and areas of natural habitat or nature conservation value. **Objective 2:** To minimise the contribution to climate change and address its impact. **Policy JNP1: Environmental Assets.** Policy seeks to protect and enhance existing environmental assets and to encourage creation of new habitat for biodiversity. Based on the Norfolk Local Nature Recovery Strategy. **Policy JNP2: Trees and Woodlands.** Specific policy which recognises the importance of the wooded character of the Neighbourhood Area. **Policy JNP3: Design.** Policy supported by the relevant Design Codes, seeks to enhance the standard of design of new development throughout the Neighbourhood Area. **Policy JNP4: Green Spaces.** Policy identifies a number of existing green spaces for protection and sets out the requirements for new green space in the Neighbourhood Area. **Policy JNP5: Minimising climate change.** Policy sets out guidance for minimising climate change in the Neighbourhood Area. **Policy SPR3: Harrison's Park.** Site specific policy which identifies a large area of accessible green space for community and recreation use. **Policy SPR5: Sprowston Green Heart.** Site specific policy which identifies an area for biodiversity enhancement. **Policy BSA1: Parkland Landscape and heritage assets.** Policy recognising the important historic and landscape value of Beeston Park **.**

7. Compliance with Basic Condition e)

7.1 In March 2026, a new Basic Condition e) was introduced which replaced the former e) which required a Neighbourhood Plan to demonstrate that it was in general conformity with strategic local policy and did not have the effect of preventing development from taking place which is proposed in the development plan.

7.2 The new Basic Condition which was introduced under the auspices of the Levelling Up and Regeneration Act 2023, requires Neighbourhood Plans to demonstrate the following:

e) The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

7.3 In relation to the Sprowston with Beeston St Andrew Joint Neighbourhood Plan, there are specific housing allocations made in the adopted GNLP and the Adopted GTAAP which are within the Joint Neighbourhood Area but are not yet completed. These are:

- GT12: North Sprowston and Old Catton (in progress)(also known as Beeston Park) *3520 dwellings (permission granted under 2024/3170)*
- Policy STR.10 Land off Blue Boar Lane/Salhouse Road, White House Farm, Sprowston *1000-1200 dwellings*

7.4 The policies of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan do not prevent these allocations from coming forward nor do they place any undue restrictions on them. The policies of the Joint Neighbourhood Plan seek to facilitate the sustainable development through good design, layout and connections to facilities. The Joint Neighbourhood Plan also acknowledges in Policy **JNP6: New Housing**, that development will come forward during the plan period through infill and windfall development and on underused or vacant land within the adopted settlement limit for Sprowston.

7.4 The Sprowston with Beeston St Andrew Joint Neighbourhood Plan is therefore considered to satisfy this basic condition.

8. Compliance with Basic Condition f)

8.1 The statement below demonstrates how the Sprowston with Beeston St Andrew Joint Neighbourhood Plan is compliant with Basic Condition f) specifically that is does not breach and is compatible with EU obligations.

8.2 As outlined above, this is the Basic Conditions Statement which accompanies the Submission Version of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan.

8.3 Broadland District Council recommend that the Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening processes be undertaken prior to Pre-Submission stage. The SEA Screening Report was produced by consultants working on behalf of the Qualifying Bodies Council and the HRA Screening Assessment was carried out by Broadland District Council. Both Screening Reports were carried out on the Pre-Submission Version of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan in January 2026.

8.4 The SEA Screening Report concludes that the Sprowston with Beeston St Andrew Neighbourhood Plan is not likely to have significant environmental effects, and full SEA is not required. There are no site-specific allocations within the Neighbourhood Plan.

8.5 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted over a 5-week consultation period regarding the screening outcomes of this report between February and March in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

8.6 Responses were received from Natural England, Historic England and the Environment Agency. All were in agreement that a full SEA is not required. The responses can be seen in Appendix A of the updated SEA Screening Report (March 2026) which accompanies the submission of the Plan.

8.7 Based on the assessment undertaken in the SEA Screening Report and the responses received from the consultation bodies, Broadland District Council considers that it is unlikely that significant environmental effects and/or significant effects on European sites will arise from implementation of the policies of the Sprowston with Beeston St Andrew Joint Neighbourhood Plan and therefore that a Strategic Environmental Assessment is not required. The Determination Statement

from Broadland District Council can be seen in Appendix B of the SEA Screening Report updated March 2026.

Human Rights

8.8 In addition, the Joint 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. It should be noted that the community consultation undertaken by the Joint Neighbourhood Plan Steering Group on behalf of the Qualifying Bodies far exceeds the statutory requirements as laid out in the regulations and therefore meets this Basic Condition.

9. Compliance with Basic Condition g)

9.1 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)".

9.2 A list of European sites within, near or partially within the Greater Norwich area is set out in the HRA that was produced to support the submission of the Greater Norwich Local Plan, and which was approved by Natural England. None of these falls within the Joint Neighbourhood Area however a number fall within 5km of the Neighbourhood Area.

9.3 The HRA screening report produced by Broadland District Council in February 2026, considered whether the Sprowston with Beeston St Andrew Joint Neighbourhood Plan policies could have likely significant effects on any of the identified sites either alone or in combination. The Sprowston with Beeston St Andrew Joint Neighbourhood Plan does not make any site-specific allocations for housing and the HRA Screening Report concluded that the Plan is not likely to result in significant environmental effects and is unlikely to have significant effects on European Sites.

9.4 Natural England were invited to comment on the HRA Screening Report and in their response dated indicated that the organisation agrees there is not likely to be any significant effect from the proposed policies within the Joint Neighbourhood Plan on European designated sites

9.5 The Screening Determination produced by Broadland District Council and issued in March 2026 reflects this view. It takes into account the response from Natural England and concludes that the Sprowston with Beeston St Andrew Joint Neighbourhood Plan is 'screened out' from further assessment under the Habitats Regulations 2017 and an Appropriate Assessment is not required.

9.7 The Qualifying Bodies therefore consider that the Neighbourhood Plan meets the additional prescribed basic condition.