

Reedham Neighbourhood Plan 2022-2038

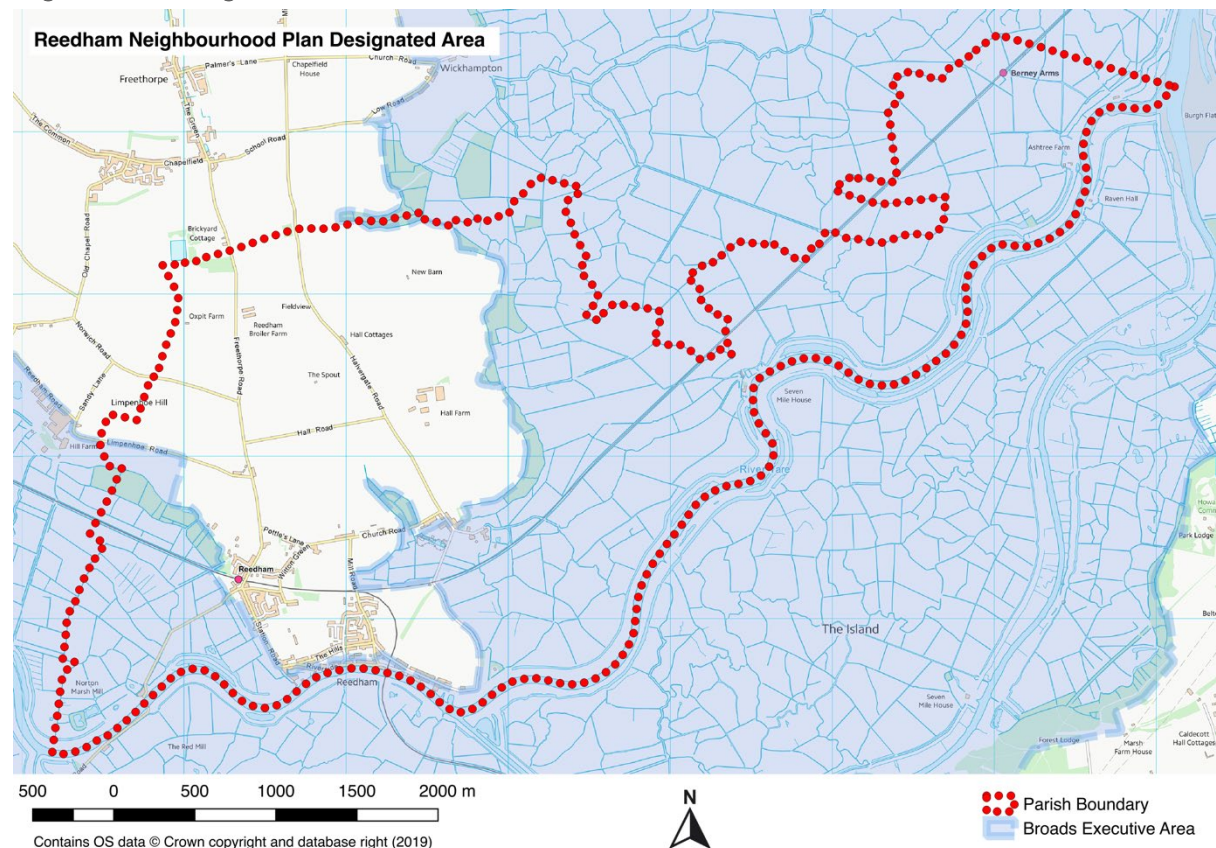
Statement of Basic Conditions June 2023



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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 Reedham Parish Council to accompany the Reedham Neighbourhood Development Plan 2022-38 (RNP).
2. The purpose of the statement is to demonstrate that RNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;

- c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
- The legal compliance requirements have been met (section 2);
 - RNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - RNP contributes towards sustainable development (Section 4);
 - RNP is in general conformity with the strategic policies contained in the local plan for Broadland and the Broads Authority Executive Area (Section 5).
 - RNP 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
 - RNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. RNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. RNP is a neighbourhood plan for the parish of Reedham within Broadland District and the Broads Authority Executive Area. No other neighbourhood plan has or is being made for this area. The qualifying body for RNP is the Parish Council. RNP includes a map of the designated area, see **Figure 1** of this report.

8. RNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
9. RNP covers the period 2022-2038 which is in general conformity with the timeframes for the strategic policies in the relevant local plans including the Broads Local Plan (2015-2036) and the emerging Local Plan for Broadland which is the Greater Norwich Local Plan (2018-2038) a joint strategic plan covering Broadland, Norwich, and South Norfolk.
10. RNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in July 2021. RNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.
12. **Figure 2** demonstrates how RNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

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

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

RNP Policy	NPPF (and PPG) Cross References	Comments
	- Section 16 (Conserving and enhancing the historic environment) Para 190 PPG: - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-	RNP is supported by a proportionate evidence base which includes the Evidence Base Paper, Reedham Housing Needs Assessment 2022, Reedham Design Guidance and Codes Document 2022, Local Green Space Assessment, Key Views Assessment and Non-Designated Heritage Assets Document. Key aspects of this evidence are presented in the supporting text of the policies. Some of the policies encompass design considerations and codes, with emphasis on achieving high quality design that is in keeping with local character. Policy 4 is the main policy for design and Appendix C of the main NP submission document is the Design Checklist taken from the AECOM Design Guidance and Codes for Reedham.

RNP Policy	NPPF (and PPG) Cross References	Comments
	20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 - Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723	
Policy 1: Reedham Middle Field	NPPF Section 6- Building a strong, competitive economy Para 84 Section 8- Promoting healthy and safe communities Para 92-93, 98	NPPF Para 84 states how policies should enable the retention of accessible local services and open space to support a prosperous rural economy. Para 92-93 also addresses how planning policies should aim to achieve healthy, inclusive, and safe places with regard to supporting health and well being needs with access to green infrastructure and walking routes. Also positively planning the provision of community facilities and open spaces. As stated in the definition of open space in the NPPF (2021) open space can offer important opportunities for recreation and act as a visual amenity which is what Middle Field does at the moment for residents. The community enjoy the visual interests of this open space and the fact they are able to walk through and enjoy this space as it is currently.

RNP Policy	NPPF (and PPG) Cross References	Comments
		The policy seeks to support keeping this area of land open due to its visual contribution to the parish, unless proposals will provide community uses such as a new village hall or school playing field. This would also accord with the NPPF where policies should plan positively for the provision of community facilities such as meeting places or services that enhance the sustainability of communities.
Policy 2: Housing Mix	NPPF - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722	This policy will help ensure future development meets the needs of the community, including the need to provide smaller unit housing. It is based on proportionate evidence presented in the Reedham Housing Needs Assessment (2022). This policy conforms with the NPPF Para 62 which sets out how planning policies should reflect the different needs regarding size and type in the community.
Policy 3: Affordable Housing	NPPF - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722	This policy will help to ensure a sufficient range of homes will be available to meet the needs of the community. It positively seeks to provide for the community, especially those needing affordable housing. The policy reflects local need as evidenced in the latest local HNA (2022), stating that affordable rented housing (especially social rent homes) will need to be a significant consideration. This conforms with the NPPF by having a planning

RNP Policy	NPPF (and PPG) Cross References	Comments
		policy which specifies the affordable housing required and need for the community.
Policy 4: Design	NPPF Para 28 - Section 12 Achieving well-designed places, para 127,130 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001	This policy encourages all development to be designed to high quality standards and be in conformity with the Reedham Design Guidance and Codes (2022). It provides flexibility but sets clear guidance for the design of new development including building lines and scale, materials, roofline, boundary treatments and green infrastructure. The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the RNP and the expectation applications are to follow including submitting a checklist in line with the design codes which is set out in Appendix C of the NP document.
Policy 5: Design of the Mill Road Site (GNLP 3003)	NPPF - Para 28 - Section 6- Building a strong, competitive economy Para 84 - Section 8- Promoting healthy and safe communities Para 93, 98,99 - Section 9 Promoting sustainable transport Para 104	This policy sets out design considerations which should be adhered to when developing the Mill Road Site which is a site allocation for residential development in the emerging GNLP. The design considerations are to do with open space requirements, adequate parking, and off-road access. The policy requires development to provide suitable space for a school playing field. As set out in the NPPF Para 84 planning

RNP Policy	NPPF (and PPG) Cross References	Comments
	- Section 12 Achieving well-designed places, para 127,130 Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 Healthy & Safe Communities- Paragraph: 001 Reference ID:53-001-20190722	policies should enable the development of accessible local services and community facilities such as open space. As well as this, policies should provide social, recreational, and cultural facilities and services and plan positively for this provision (Para 93). NPPF Para 98 states the importance of having access to a network of high-quality open spaces and opportunities for sport and physical activity for the health and wellbeing of communities. Planning policies should provide opportunities for new provision. Policy 5 also aims to ensure adequate parking on site, to facilitate use of the school playing field. As stated in NPPF Para 104 parking considerations are integral to the design of schemes and should be considered at the earliest stages of plan making to contribute to high quality places. The policy sets a requirement in relation to provision of convenient off-road access to the site for pedestrians and cyclists, thus encouraging sustainable transport. NPPF Para 104 and 106 set out that planning policies should provide opportunities to promote walking and cycling including attractive and well-

RNP Policy	NPPF (and PPG) Cross References	Comments
		designed walking and cycling networks with supporting facilities such as secured cycle parking.
Policy 6: Residential Parking Standards	NPPF - Section 9 Promoting sustainable transport Para 104, 105, 107 - Section 12 Achieving well-designed places, para 127,130	This policy aims to ensure appropriate parking standards are delivered for new development, in line with the design codes set out in the Reedham Design Guidance and Codes (2022). This conforms NPPF Para 104 by ensuring that parking considerations are integral to the design of schemes, including how on street parking, on-plot parking, courtyard and garage parking and cycle parking should be established within development proposals.
Policy 7: Biodiversity	NPPF - Para 8, - Section 11 Making effective use of land Para 120 - Section 15 Conserving and enhancing the natural environment Para 174, 179 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Green Infrastructure - Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721	This policy sets out that all development will need to demonstrate at least 10% net gain in biodiversity, providing local guidance on how to achieve this within the RNP area. This will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change. The NPPF Para 174 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Para 179 also goes further to say that plans must identify and map local wildlife rich habitats and wider ecological networks for

RNP Policy	NPPF (and PPG) Cross References	Comments
	Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721	biodiversity. Promoting the enhancement or restoration of priority habitats, ecological networks and species also allows opportunities for securing measurable net gain for biodiversity (Para 179b). PPG states how plans can be used to set out a suitable approach to delivering biodiversity net gain at a local level.
Policy 8: Local Green Spaces	NPPF - Section 2 Achieving sustainable development Para 8 - Section 8 Promoting healthy and safe communities Paras 101-103 - Section 13 Protecting Green Belt land Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721 Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306,	This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The spaces designated will help protect and enhance the natural and built environment. A robust process was undertaken to designate the areas, following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents in initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.

RNP Policy	NPPF (and PPG) Cross References	Comments
		Local Green Space policy should conform with that for Green Belt. Appendix B of the RNP sets out clear justification where Policy 8 diverts from Green Belt policy.
Policy 9: Protection of Important Local Views	NPPF -Para 28 - Section 12 Achieving well-designed places Para 127, 130 - Section 15 Conserving and enhancing the natural environment Para 174 PPG Paragraph: 036 Reference ID: 8-036-20190721	NPPF and PPG both recognise the intrinsic character and beauty of the countryside, and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within. Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 127). The community chose these local views as part of initial engagement, they were assessed by the steering group and consulted upon again at Regulation 14.
Policy 10: Dark Skies	NPPF -Para 28	Policy 10 requires development proposals to address light spillage and eliminate all unnecessary forms of artificial outdoor

RNP Policy	NPPF (and PPG) Cross References	Comments
	- Section 15 Conserving and enhancing the natural environment Para 174, 185	lighting in line with the wording of the Broads Local Plan and specified criteria which should also be considered in the Broadland area. As set out in the NPPF, planning policies should contribute to the enhancement of the natural environment. This includes as set out in Para 185 ensuring policies are appropriate for its location and taking account of sensitive issues such as dark landscapes and nature conservation. Para 185 states that policies should limit the impact of light pollution from artificial light on local amenity. Policy 10 does this with more specific criteria.
Policy 11: Flood and Surface Water Management	NPPF - Para 28 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153, 154, 167 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306	This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably with a focus on SuDS. Policy 11 is in general conformity with the NPPF as plans should take a proactive approach to mitigating and adapting to climate change and the long-term implications for flood risk and water supply. This includes new development being managed through suitable adaptation measures and incorporating sustainable drainage systems wherever possible and appropriate (Para 153, 154, 167).

RNP Policy	NPPF (and PPG) Cross References	Comments
Policy 12: Protection of Community Facilities	NPPF - Para 28 - Section 8 Promoting healthy and safe communities Para 93	Policy 12 conforms with the NPPF Para 28 which sets out that non-strategic policies can identify provisions of community facilities at a local level. The policy protects a list of community facilities within the parish. The NPPF Para 93 states that planning policies should guard against the unnecessary loss of valued facilities and services particularly where it would reduce the community's ability to meet its day-to-day needs. Facilities protected in this policy include day to day needs such as the primary school and nursery, doctors' surgery, post office, village hall, the railway station and ferry.
Policy 13: Provision of New Community Facilities	NPPF - Para 28 Section 8 Promoting healthy and safe communities Para 92, 93	Policy 13 supports in principle the provision of new or the enhancement of existing community facilities in Reedham. As well as this it supports the provision of appropriate development which will provide recreational or social spaces for the community. The policy conforms with the NPPF Para 92 and 93 by supporting in principle further community facilities coming forward which will enhance the sustainability of communities and bring benefits that serve the community.
Policy 14: Conversion of Rural Farm Buildings	NPPF Section 6- Building a strong, competitive economy- Para 84	As set out in the NPPF Para 84 planning policies should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings.

RNP Policy	NPPF (and PPG) Cross References	Comments
		Policy 14 views favourably certain types of commercial use or community use except where they would be deemed as a main town centre use defined in the NPPF ¹ . This is because it is considered that main town centre uses are not appropriate for rural locations or rural farm buildings including examples in the NPPF glossary like retail warehouse clubs, night clubs, cinemas etc. Whilst the NPPF sets out all types of business should be enabled through policy in rural areas through conversion of existing buildings the RNP wishes to give preferred options for the area for applicants to consider.
Policy 15: Parking Provision within Reedham and for Reedham Primary and Nursery School	NPPF - Section 9 Promoting sustainable transport Para 104 - Section 12 Achieving well-designed places, para 127,130	As set out in NPPF Para 104 transport issues should be considered from the earliest stages of plan making including how potential impacts of development on transport networks can be addressed and opportunities from existing transport infrastructure being realised. Reedham has issues on the current road networks with parking at the school and other areas within the village which the RNP and the community wish to be addressed. Policy 15 supports

¹ **NPPF (2021)- Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture, and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities.

Source: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

RNP Policy	NPPF (and PPG) Cross References	Comments
		development proposals coming forward which will improve or expand the parking provision at Reedham Primary and Nursery School subject to meeting other relevant policies in the development plan.
Policy 16: Non-designated heritage assets	NPPF - Section 16 Conserving and enhancing the historic environment Para 190, 197 Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723	The Non-Designated Heritage Assets identified were identified through community engagement for their local significance. The policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance heritage assets and their appearance.

Section 4: Sustainable Development

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

Section 5: General Conformity with Local Strategic Policies

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

² United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

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

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

- The Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (2014)
- The Broadland Development Management PDP (2015)
- The Broadland Site Allocations DPD (2016)
- The Local Plan for the Broads (2015-2036)

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

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

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

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 1: Reedham Middle Field	JCS (2014): - Policy 1: Addressing climate change and protecting environmental assets. - Policy 2: Promoting good design - Policy 7: Supporting communities - Policy 18- The Broads DMDP (2015): - EN2- Landscape - CSU1- Additional community facilities	Middle Field falls just outside of the Broads Authority Executive Area.	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	The policy seeks to support keeping this area of land open due to its visual contribution to the parish, unless proposals will provide community uses such as a new village hall or school playing field. The policy conforms to the local plans for needing to have due regard to the close proximity to the Broads Authority Area and maintaining the visual amenity and setting of the Broads (JCS, Policy 18). As well as this also making sure gaps between settlements and green spaces are protected or enhanced where appropriate (DPD 2015 Policy EN2) and landscape quality and aesthetic quality is respected, protected and enhanced (GNLP Policy 2).

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				Also, this policy supports development which will provide overriding community benefits such as the provision of a new community hall or school playing field. The provision of equitable access to new or improved community halls is also addressed in JCS Policy 7 for major developments. Policy CSU1 from the Broadland LP DPD 2015 also encourages proposals that will improve a range of community facilities within the district. GNLP Policy 2 states development proposals are required as appropriate to create inclusive resilient and safe communities in which people can interact socially and have the opportunity for healthy and active lifestyles. If development did come forward on this site supporting the RNP examples, it would also accord with the local plan

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				policies on community facilities and healthy lifestyles.
Policy 2: Housing Mix	JCS (2014): Policy 4: Housing delivery	- SP15- residential development - DM47- Planning obligation and developer contributions	- Policy 5- Homes - Policy 7.1- The Norwich urban area including the fringe parishes³.	Policy 2 provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the neighbourhood plan. This is in conformity with the local plan policies which require that the mix, type, and size of new housing should reflect the needs of the area, based on the most up to date needs assessment.
Policy 3: Affordable Housing	JCS (2014): Policy 4: Housing delivery	- SP15- residential development - DM34- Affordable Housing - DM47- Planning obligation and developer contributions	Policy 5- Homes	The Reedham NP Housing Needs Assessment identifies a high need for affordable rented housing. The policy sets requirements based on this evidence, which conforms with the local plan policies for affordable housing, with tenure splits to be based on the most up to date needs assessment.

³ Trowse is identified as a fringe parish in the emerging GNLP Policy 7.1

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 4: Design	JCS (2014): - Policy 2: Promoting good design DMPD (2015) - GC4- Design - EN3- Green Infrastructure	- DM8- Green infrastructure - DM13- Natural Environment - DM21- Amenity - DM43- Design - SP3- Climate Change	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	This policy encourages new homes to be designed to a high standard, following the guidance set out in the Reedham Design Guidelines and Codes (2022). This conforms with the strategic and some non-strategic policies of the local plans which also require development to be of high-quality design. The design guide provides more specific local detail with respect to what good design looks like in the RNP area.
Policy 5: Design of the Mill Road Site (GNLP 3003)	JCS (2014): - Policy 2: Promoting good design DMPD (2015) - GC4- Design - RL1- Provision of formal recreational space - TS3- Highway Safety - Policy CSU3- Provision of community facilities	Policy not applicable within the Broads Authority Executive Area	Policy 2- Sustainable Communities	This policy sets out design considerations which should be adhered to when developing the Mill Road Site which is an allocation for residential development in the emerging GNLP. The design considerations are to do with open space requirements, adequate parking, and off-road access. As set out in the local plan policies developments should be of a high quality

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	or local services within large-scale residential development			design. Part of design includes consideration of parking and access. As set out in GC4 proposals should be accessible to all via sustainable means (walking and cycling) and meeting the reasonable amenity needs of potential occupiers. TS3 states that development will not be permitted where it would have an adverse impact upon satisfactory functioning or safety of the highway network and DM23 addresses highway safety. DM24 supports limited provision for parking cars and bicycles for recreational facility proposals. CSU3 expects that large scale residential development will include appropriate provision for community facilities.
Policy 6: Residential Parking Standards	DMPD (2015) - GC4- Design - TS4- Parking Guidelines	DM23- Transport, highways, and access	Policy 2- Sustainable Communities	This policy sets out how on street parking, on-plot parking, courtyard, garage parking and cycle parking should be established within development proposals.

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				It conforms with GC4 which sets out that it is important for proposals to have adequate regard to meeting the reasonable amenity needs of all potential future occupiers, including having adequate well designed parking layouts. TS4 also says appropriate parking space should be provided. Policy DM23 states that parking is in accordance with the relevant adopted standards (which are set by Norfolk County Council) and the emerging GNLP addresses parking.
Policy 7: Biodiversity	JCS (2014): Policy 1: Addressing climate change and protecting environmental assets. DMPD (2015) EN1- Biodiversity and Habitats	- SP6- Biodiversity - DM8- Green Infrastructure - DM13- Natural Environment - DM47- Planning obligation and developer contributions	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	Policy 7 conforms with policies in the local plans which require the protection of biodiversity, habitats, and environmental assets.

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	- EN2- Landscape - EN3- Green Infrastructure			
Policy 8: Local Green Spaces	JCS (2014): - Policy 1: Addressing climate change and protecting environmental assets - Policy 7: Supporting communities DMPD (2015) - EN2- Landscape - SCU2- Loss of community facilities or local services	- DM7- Open space on land, play space, sports fields and allotments - DM8- Green Infrastructure	Policy 3- Environmental Protection and Enhancement	This policy designates Local Green Spaces to be protected. This is in conformity with the different local plan policies which seek to protect environmental assets and existing green space provision.
Policy 9: Protection of Important Local Views	JCS (2014): Policy 1: Addressing climate change and	- SP7- Landscape character - DM16- Development and landscape	Policy 3- Environmental Protection and Enhancement	The policy conforms with the local plans by protecting environmental assets and the landscape setting.

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	protecting environmental assets - Policy 2: Promoting good design DMPD (2015) - GC4- Design - EN2- Landscape	DM20- Protection and enhancement of settlement fringe landscape character		
Policy 10: Dark Skies	JCS (2014): - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design DMPD (2015) - GC4- Design - EN2- Landscape - EN4- Pollution	- SP7- Landscape character - DM16- Development and landscape - DM22- Light pollution and dark skies	Policy 3- Environmental Protection and Enhancement	The policy has regard to light pollution from developments. It conforms with the local plans regarding being visually sensitive to skylines and using appropriate design elements. It has specific reference to the detail in the Broads Local Plan DM22.
Policy 11: Flood and Surface	JCS (2014):	SP2- Strategic flood risk policy	Policy 2- Sustainable Communities	This policy ensures development is designed to reduce flood risk and

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Water Management	- Policy 1: Addressing climate change and protecting environmental assets. - Policy 3: Energy and water DMPD (2015) - GC4- Design - CSU5- Surface water drainage	- DM2- Water quality and foul drainage - DM5- Development and flood risk - DM6- Surface water run off - DM43- Design	Policy 3- Environmental Protection and Enhancement	manage surface water in a sustainable way, with an emphasis of measures that will also benefit the natural environment. This conforms with local plan policies which require flood mitigation measures to be incorporated into development proposals, and to appropriately contribute to the use of SuDS and protecting the area's natural resources.
Policy 12: Community Facilities	JCS (2014): - Policy 2: Promoting good design - Policy 8: Culture, leisure, and entertainment DMPD (2015) - CSU2- Loss of community facilities or local services	- DM26- Protecting general employment - DM44- Visitor and community facilities	- Policy 2- Sustainable Communities - Policy 6- The Economy	This policy conforms with the local plans by supporting and protecting local community facilities.

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 13: Provision of New Community Facilities	JCS (2014): - Policy 2: Promoting good design - Policy 8: Culture, leisure, and entertainment DMPD (2015) - CSU1- Additional community facilities	- DM26- Protecting general employment - SP16- New community facilities - DM44- Visitor and community facilities	- Policy 2- Sustainable Communities - Policy 6- The Economy	This policy supports proposals which will assist the delivery of new or enhanced community facilities. The policy conforms to the local plans by helping create an opportunity for businesses to invest, expand or be adapted if needs be through the plan period to help support economic growth of the area. Also, as stated in the GNLP Policy 2, Policy 10 of the RNP, supports the need to create inclusive communities for all ages to have good access to services and local job opportunities, interact socially, and be independent when having the opportunity to have a healthy and active lifestyle.
Policy 14: Conversion of Rural Farm Buildings	JSC (2014): - Policy 2: Promoting good design. - Policy 5- The Economy	- DM12- Re-use of historic buildings - DM48- Conversion of buildings	- Policy 6- Economy - Policy 7.4 Village Clusters	Policy 14 views favourably certain types of commercial use or community use except where they would be deemed as a main

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	DMDP (2015): - GC3- Conversion of buildings outside settlement limits - GC4- Design - H4- Change of use of dwelling			town centre use defined in the NPPF⁴. This is because it is considered that main town centre uses are not appropriate for rural locations or rural farm buildings including examples in the NPPF glossary like retail warehouse clubs, night clubs, cinemas etc. Para 89 of the NPPF (2021) does state that the sequential test approach local planning authorities should apply to planning applications for main town centre uses, should not be applied to applications, for small scale rural offices or other small scale rural development. This policy conforms with the local plans by offering further detail on the types of

⁴ **NPPF (2021)- Main town centre uses:** *Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture, and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities.*

Source: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/national-planning-policy-framework)

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				uses which would be considered favourable and not (which is main town centre uses) for rural farm buildings when an applicant may be applying for conversion or enlargement of a redundant farm building. The JCS Policy 5 supports jobs and economic growth in rural locations and Policy 2 covers the need for local distinctiveness and character. The DMDP 2015 also gives further criteria for design, conversions and change of use of dwellings. The Broads Local Plan DM48 sets out criteria of support for conversion of buildings which can also support the vitality of rural communities. DM12 also gives detail on reuse and conversion of historic buildings which could apply in Reedham.

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				Emerging GNLP Policy 6 encourages the provision of small-scale business opportunities through the appropriate use of rural buildings. Policy 7.4, which applies to Reedham since it is designated as a village cluster, also accepts in principle other small scale employment development through the reuse of rural buildings.
Policy 15: Parking Provision within Reedham and for Reedham Primary and Nursery School	DMPD (2015) TS3- Highway safety	- DM23- Transport, highways, and access - DM24- Recreational facilities and parking areas	Policy 2- Sustainable Communities	Policy 15 supports development proposals coming forward which will improve or expand the parking provision at Reedham Primary and Nursery School. As well as this any proposals that do come forward should also have regard to Reedham design codes and ensure there is not significant detriment to the amenities of the area, transport network and highway safety. The policy conforms with the local plans which state that development should

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				not have a significant adverse effect on the highway network or highway safety.
Policy 16: Non-designated heritage assets	JCS (2014): - Policy 1: Addressing climate change and protecting environmental assets - Policy 2: Promoting good design DMPD (2015): - EN2- Landscape	- SP5- Historic Environment - DM11- Heritage Assets - DM12- Re-use of historic buildings	- Policy 2- Sustainable Communities - Policy 3- Environmental Protection and Enhancement	The policy generally conforms with the local plan policies. For example, JCS Policy 2 and Broads Local Plan SP5 and DM11 states all development will respect, maintain, (protect or preserve) and enhance the historic environment and policy 1 states heritage assets will be conserved and enhanced through the protection of buildings and structures. The policy aims to ensure that new development relates well to the built and historic environment, providing additional local detail to the local plans, by identifying non-designated heritage assets. DM12 of the Broads Local Plan provides criteria for the re use, conversion or change of use of non-designated heritage assets including retaining external and

RNP	Broadland Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				internal features which add to the character of the building.

Section 6: EU Obligations

21. A Screening Opinion request was made to Broadland District Council as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the RNP 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 SEA and HRA appropriate assessment would not be required. This was supported by Broadland District Council (as the lead planning authority) in consultation with the Statutory Environmental Bodies (SEBs). The SEBs agreed that an SEA was not required.

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

23. RNP 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. RNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

24. In conclusion, the RNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

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

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

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

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

28. A screening assessment was undertaken on RNP in late 2022 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.