

**Thorpe St Andrew
Neighbourhood Plan
Basic Conditions Statement**
May 2023

To accompany Neighbourhood Plan Submission draft for Examination

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1. Introduction

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

2. Legal Requirements

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

Qualifying Body: The Thorpe St Andrew Neighbourhood Development Plan being submitted by a qualifying body – Thorpe St Andrew Town Council. Thorpe St Andrew Town Council was confirmed as a qualifying body by Broadland District Council and the Broads Authority on 28th April 2017 when the Thorpe St Andrew Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Thorpe St Andrew 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 Thorpe St Andrew Neighbourhood Plan states the time-period for which it is to have effect (from 2018-2038) a period of 20-years.

Excluded Development: The Thorpe St Andrew Neighbourhood Development Plan policies do not relate to excluded development. The Thorpe St Andrew 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 Thorpe St Andrew Neighbourhood Development Plan relates to the Thorpe St Andrew Town Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

3. Basic Conditions

- 3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:
- 3.2 A draft Plan meets the basic conditions if –
- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see 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 Thorpe St Andrew 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 Thorpe St Andrew Neighbourhood Development Plan)
 - (d) The making of the Plan contributes to the achievement of sustainable development (see below)
 - (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see below)
 - (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,
 - (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below)
- 3.3 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 Thorpe St Andrew Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

4. a) Having regard to National Policies and Advice and e) Conformity with Strategic policies in the Development Plan

- 4.1 The following table provides an appraisal of the extent to which the Thorpe St Andrew Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in July 2021. The table below assesses the degree of regard that the Thorpe St Andrew Neighbourhood Development Plan policies have had to NPPF 2021 (Column B). Applications in the Parish are determined by either of the two relevant local planning authorities – Broadland District Council and the Broads Authority and therefore the Thorpe St Andrew Neighbourhood Plan is required to be in general conformity with the relevant strategic policies of each of those two local planning authorities.
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision. The Joint Core Strategy (JCS) for the Greater Norwich Area (Broadland, Norwich, and South Norfolk) was adopted in 2011. (Column C). The Broadland Development Management Development Plan Document (BDMDPD) was adopted in 2015 (Column D) and the Broadland Site Allocations Development Plan Document (BSADPD) was adopted in 2016 (Column E). The Joint Core Strategy is in the process of being replaced by the Greater Norwich Local Plan (GNLP) which was submitted for Examination in July 2021 and hearings began in December 2021. The Examination process is still ongoing at the date of submission of the Thorpe St Andrew Neighbourhood Plan. Therefore the Policies contained within the Thorpe St Andrew Neighbourhood Plan have also been assessed for their conformity against the emerging GNLP in addition to the adopted Development Plan for Broadland. This is set out in a separate table.
- 4.4 Furthermore, the Local Plan for the Broads (BLP) was adopted in 2019 and therefore the assessment of the policies of the Thorpe St Andrew Neighbourhood Plan against the BLP can be found in Column F. The Broads Authority have begun a review of their Local Plan however it is yet to reach a stage where an assessment of conformity against emerging policies can be made.
- 4.5 In summary, the appraisal demonstrates that the Thorpe St Andrew Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

Assessment of policies in the Thorpe St Andrew Neighbourhood Plan against National and Local strategic policies

Thorpe St Andrew Neighbourhood Development Plan Policy (A)	NPPF 2021 (B)	Greater Norwich Joint Core Strategy 2011 (JCS) (C)	Broadland Development Management Development Plan Document 2015 (BDMDPD) (D)	Broadland Site Allocations Development Plan Document 2016 (SADPD) (D)	Broads Local Plan (BLP) 2019 (E)
Policy 1: Protecting and enhancing the Natural Environment	This policy reflects NPPF paragraph 170 a) which requires planning policies to enhance the natural and local environment by protecting and enhancing sites of biodiversity value. This policy reflects NPPF paras 101-103 which advocate. "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."	This policy is consistent with Policy 1 of the JCS which requires new development to contribute to providing a multifunctional green infrastructure network, including provision of areas of open space, ...both off site and as an integral part of the development. The JCS does not have a specific policy that relates to Local Green Spaces however Policy 1 of the JCS does refer to	This policy reflects Policy EN2 of the DMDDPD - Landscape, which recognises the importance of natural features that make a significant contribution to the character of the area. The DMDPD does not have a specific policy for Local Green Spaces although paragraph 3.7 does refer to "valuable open space". However, Paragraph 3.13 of the DMDPD outlines the criteria for the designation of Local Green Spaces and paragraph 3.15 indicates that "regard	Policy TSA2 of the SADPD allocates an area of land at Pinebanks for housing and open space. Policy 1 identifies a number of sites that are important for their biodiversity or geodiversity value. This includes 11 Weston Pits and 15 Thorpe Ridge which are both sites of biodiversity value.	This policy reflects Policy DM7 of the BLP which seeks to protect existing green and open spaces. It does not specifically refer to Local Green spaces. This Policy reflects Policy DM8 Green Infrastructure of the BLP which seeks to protect sites of biodiversity and geodiversity importance including green corridors and sites of amenity value.

	Policy 1 proposes a number of Local Green Spaces in the parish which have been against the criteria in the NPPF.	“valuable open spaces”.	will be had to any local designations e.g. Local Green Space in Neighbourhood Plans		Furthermore Policies SP6 and DM13 of the BLP seek to protect the natural environment and sites of biodiversity value.
Policy 2: Creating a string sense of place.	This policy reflects NPPF para 130 which sets out the design criteria that development should meet for example “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.. “sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change” ...”create places that are safe, inclusive...with a high standard of amenity...and where	This policy is consistent with JCS Policy 4 – Housing Delivery which requires proposals for housing to contribute to the mix of housing required to provide balanced communities and meet the needs of the area. This policy is consistent with JCS Policy 2- Promoting Good Design, which seeks to ensure that all development will be designed to the highest possible standards, creating a strong sense of place. In particular development proposals will respect	This policy is in conformity with Policy GC4 of the DMDPD – Design. Both policies refer to the importance of local distinctiveness, meeting the amenity needs of occupiers through sufficient space, crime prevention and the importance of the character of the area.	The SADPD does not contain an equivalent or corresponding policy.	This policy is consistent with Policy DM43 Design of the BLP which includes criteria relating to scale, form, massing, layout, design, materials, and landscaping.

	crime and the fear of crime do not undermine the quality of life or community cohesion or resilience” Policy 2 contains clear criteria relating to layout, scale, local character, landscaping, wildlife, layout, materials, sustainability and accessibility, Secure by Design, parking, and storage.	local distinctiveness including the landscape character and historic environment, the varied character of villages, designing out crime, the use of sustainable and traditional materials.			
Policy 3: Connectivity and ensuring adequate car parking	his policy is consistent with NPPF paragraph 110 c) which seeks to create secure and attractive places which minimise the scope for conflict between pedestrians, cyclist, and vehicles. This policy is also consistent with paragraph 112 c) which seeks to create places that are safe, secure, and attractive which minimise the scope for conflict	This policy is consistent with Policy 7 of the JCS – Supporting Communities, which indicates that healthier lifestyles will be promoted by maximising access by walking and cycling, In respect of parking there is no specific equivalent or corresponding policy in the Adopted JCS.	There is no specific policy relating to walking and cycling in the DMDPD – the issue is covered by Policies 2 and 6 of the JCS. This policy is consistent with Policy TS4 of the DMDDPD, which required that parking and manoeuvring space is provided that reflects the use and location.	The SADPD does not contain an equivalent or corresponding policy.	This policy is consistent with Policy DM23 Transport, Highways and Access which refers to the provision of parking in accordance with adopted standards.

	between pedestrians, cyclists, and vehicles. Policy 3 also seeks to ensure that the built environment and amenity of the parish is not impacted by a lack of convenient and appropriate parking.				
Policy 4: Protecting residential amenity	This policy is consistent with NPPF paragraph 185 a)-c) which requires planning policies to ensure that new development is appropriate to its location taking into account the likely effects of pollution on health, living conditions and the natural environment. This includes impacts relating to noise from development, impacts upon amenity and light pollution . Policy 4 seeks to address issues relating to amenity arising from new development including noise, air, dust, and vibration.	This policy is consistent with Policy 7 of the JCS which requires all development to maintain or enhance the quality of life and the well-being of communities and will promote equality and diversity and protect and strengthen community cohesion.	This policy is in conformity with Policy GC4 of the DMDPD – Design. Both policies refer to the importance of local distinctiveness, meeting the amenity needs of occupiers through sufficient space, crime prevention and the importance of the character of the area.	The SADPD does not contain an equivalent or corresponding policy.	This policy is consistent with Policy DM21 Amenity of the BLP which requires new development, including alterations and extensions to existing buildings, to provide the occupiers/users with a satisfactory level of amenity and seeks to ensure that development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses.

Policy 5: Residential Mooring	This policy reflects NPPF para 62 which advises that planning policies should reflect the needs of “those who require different forms of housing.	This policy is consistent with JCS Policy 4 – Housing Delivery which requires proposals for housing to contribute to the mix of housing required to provide balanced communities and meet the needs of the area	This policy is consistent with paragraph 4.8 of the DMDPD which requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.	The SADPD does not contain an equivalent or corresponding policy.	This policy is consistent with Policy DM37 of the BLP which covers new Residential Moorings. Both policies have similar criteria relating to the impact of moorings including biodiversity, historic environment, facilities , access, and parking.
Policy 6: Promoting and protecting employment	This policy reflects NPPF para 81 which requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to	This policy is consistent with Policy 5 of the Adopted JCS which seeks to ensure that sufficient land is allocated to meet identified employment needs.	This policy is in accordance with Policy E2 of the DMDPD– Retention of Employment Sites, which seeks to protect existing employment sites.	This Policy is in accordance with Policy TSA1 of the SADPD which allocates land at Broadland Business Park as an employment site. Policy 6 seeks to protect such sites and keep them in employment uses as well as encouraging their development.	This policy is consistent with Policy DM26 Protecting General Employment in the BLP, which seeks to retain existing identified employment sites in that use.

	build on its strengths, counter any weaknesses and address the challenges of the future. It is also consistent with paragraph 84a which allows for” the sustainable growth and expansion of all types of business				
Policy 7: Retaining and creating community facilities	This policy seeks to retain existing community facilities is consistent with criterion c of paragraph 93 which urges planning policies to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”. Policy7 seeks to retain the existing community facilities within the parish and provides support for proposals that would provide	This policy is consistent with Policy 7 of the JCS – Supporting Communities, which refers to community infrastructure and cohesion and states that: ‘provision will be made to ensure equitable access to new and improved community halls, including new provision on major developments. This will provide facilities for use by a wide range of groups, including faith communities. Expanded library	This policy is consistent with Policy CSU1 of the DMDPD – Additional Community Facilities which seeks to improve the range of community facilities and local services available. The policy is consistent with DMDPD Policy CSU2 – Loss of community facilities or local services, in that both seek to protect existing facilities unless they can be demonstrated to be unviable. In addition it is consistent with DMDPD Policy CSU3 – Provision of Community facilities or	The SADPD does not contain an equivalent or corresponding policy.	This policy is consistent with Policies SP16 and DM44 of the BLP which supports the retention of existing community facilities and supports the provision of appropriate new community facilities.

	benefit to the local community.	provision will be made including through new or expanded facilities in major growth locations. Integration and cohesion within and between new and existing communities will be promoted including through support for community development workers and the early engagement of existing communities in the design process.	local services within large-scale developments, which indicates that large-scale housing development should provide community facilities.		
Policy 8: Protecting the historic environment	This policy reflects NPPF paragraphs 189 to 208 which seek to conserve and enhance the historic environment. Policy 8 covers designated heritage assets such as listed buildings and the Conservation Area. It outlines the approach to assessing the impact of applications on	This policy is in accordance with Policy 1 of the JCS which identifies that the built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the	There is no specific policy relating to heritage/historic environment in the DMDPD. It is referred to in Policy 1 of the JCS.	The SADPD does not contain an equivalent or corresponding policy.	This policy reflects Policies SP5 and DM 11 of the BLP which seeks to protect the historic environment and assets of the Broads including key buildings and structures and Conservation Areas.

	designated heritage assets. This policy is consistent with paragraph 191 which recognises the importance of Conservation Areas as having special architectural and historic interest.	protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.			
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Thorpe St Andrew Neighbourhood Development Plan Policy	Emerging Greater Norwich Local Plan (2021)
Policy 1: Protecting and enhancing the natural environment	There is no specific GNLP policy that refers to the protection or identification of Local Green Spaces. This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires ‘development proposals to conserve and enhance the natural environment (including valued landscapes)’. This policy is consistent with GNLP Policy 3 – Environmental Protection and enhancement which requires development proposals to conserve and enhance the natural environment (including valued landscapes, biodiversity including priority habitats, networks and species, ancient trees and woodlands, geodiversity, high quality agricultural land and soils). Proposals should avoid harm to designated and non-designated assets of the natural environment unless there are overriding benefits from the development and the harm has been minimised.
Policy 2: Creating a strong sense of place.	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to respect, protect and enhance local character and aesthetic quality (including landscape, townscape, and the historic environment), taking account of landscape or historic character assessments, design guides and codes.
Policy 3: Connectivity and ensuring adequate car parking	There is no specific GNLP policy that is comparable to Policy3 however GNLP Policy 2 – Sustainable Communities, does make reference to ‘integrating parking in a manner that does not dominate the streetscape and providing a high standard of amenity through planting and the careful choice of materials.’
Policy 4: Protecting residential amenity	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires development to protect water quality, both surface and groundwater, and be water efficient, protect air quality, minimise pollution and take account of ground conditions
Policy 5: Residential Mooring	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.

Policy 6: Promoting and protecting employment	This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. In addition land identified for employment uses will only be considered for other uses that are ancillary to and supportive of its employment role. The policy seeks to retain existing employment sites in employment uses to accommodate new small and medium businesses
Policy 7: Retaining and creating community facilities	This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to contribute to new infrastructure. Specifically the policy requires developers to ensure safe, convenient, and sustainable access to on site and local services and facilities including schools, health care, shops, recreation/leisure/community/faith facilities and libraries and to create inclusive, resilient, and safe communities in which people of all ages have good access to services and local job opportunities, can interact socially, be independent and have the opportunity for healthy and active lifestyles. There is no specific GNLP policy that refers to the protection of existing community facilities.
Policy 8: Protecting the historic environment	This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires development proposals to conserve and enhance the built and historic environment through avoiding harm to designated and non-designated heritage assets and historic character, unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised.

5 d) Achieving Sustainable Development

- 5.1 The NPPF 2021 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Thorpe St Andrew Neighbourhood Development Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2 The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.

Economic, social, and environmental objectives

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Thorpe 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., **Policy 2; Creating a strong sense of place** contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart and looks forward with an eye on the legacy created for future generations. The vision itself refers to delivering a sustainable, enduring, environmental, affordable, and high-quality legacy.

A Vision for Thorpe St Andrew

In 2038, Thorpe St Andrew will be a socially and economically thriving community, which has retained its individuality, culture, and identity"

- 5.6 The plan contains a set of six objectives which are identified in order to deliver the vision. These have been refined over time through consultation. The objectives cover the following: Natural Environment, Housing, Economic, Transportation, Community, and Historic Environment. The objectives are as follows:

Natural Environment Objective: To protect and enhance the natural landscape of the town, including key landscapes, natural habitats, and areas with nature conservation value.

Housing Objective: To promote well designed housing, protecting the amenity of those who live and work in Thorpe St Andrew.

¹ Resolution 42/187 of the United Nations General Assembly

Transportation Objective: To strengthen the provision of public and sustainable transport options, while ensuring future development includes sufficient provision for private cars.

Economic Objective: To promote economic growth and safeguard existing employment sites, which will encourage more money to remain within the community and prevent the need for long commuting.

Community Objective: To provide for the health, education and leisure needs of the community, with readily accessible facilities.

Historic Environment Objective: To protect, enhance and strengthen the character and appearance of the conservation area and the historic buildings of Thorpe St Andrew

5.7 The objectives each support development whilst recognising the important of safeguarding and enhancing the special qualities that contribute to the specific character of Thorpe St Andrew. These objective when taken together cover the same extent as the sustainability objectives of the planning system as outlined in the NPPF.

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

NPPF Sustainable Development	Contribution through Thorpe St Andrew Neighbourhood Plan Policies
NPPF 2021 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.	Economic Objective : To promote economic growth and safeguard existing employment sites, which will encourage more money to remain within the community and prevent the need for long commuting. Policy 6: Promoting and protecting employment. This policy seeks to retain and expand identified employment areas, whilst promoting opportunities for homeworking and the encouragement of sharing of buildings and facilities.
NPPF 2021 A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open	Housing Objective: To promote well designed housing, protecting the amenity of those who live and work in Thorpe St Andrew Transportation Objective: To strengthen the provision of public and sustainable transport options, while ensuring future development includes sufficient provision for private cars. Community Facilities Objective: To provide for the health, education and leisure needs of the community, with readily accessible facilities.

spaces that reflect current and future needs and support communities' health, social and cultural well-being; and	Policy 2: Creating a strong sense of place. This policy seeks to ensure that new development complements the character of the area and sets out some design criteria to ensure high quality new development. Policy 3: Connectivity and enabling adequate car parking. This policy encourages the provision of new pedestrian and cycle connections and provides criteria for the design and provision of car parking in new developments. Policy 4: Protecting residential amenity. This policy seeks to safeguard the existing levels of amenity and ensure these are not adversely impacted by new development. Policy 5: Residential Mooring. This policy provides for new residential moorings in appropriate locations subject to criteria controlling impacts on the natural and historic environment and residential amenity. Policy 7: Retaining and creating community facilities. This policy protect existing community facilities, whilst promoting their enhancement and encouraging new provision.
NPPF 2021 An environmental role: to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	Natural Environment Objective: To protect and enhance the natural landscape of the town, including key landscapes, natural habitats, and areas with nature conservation value. Housing Objective: To promote well designed housing, protecting the amenity of those who live and work in Thorpe St Andrew Transportation Objective: To strengthen the provision of public and sustainable transport options, while ensuring future development includes sufficient provision for private cars. Historic Environment Objective: To protect, enhance and strengthen the character and appearance of the conservation area and the historic buildings of Thorpe St Andrew Policy 1: Protecting and enhancing the natural environment. This policy identifies a number of spaces in the parish that are important for their wildlife, biodiversity, or recreational value. The policy seeks to protect them and identifies a number of Local Green Spaces. Policy 2: Creating a strong sense of place. This policy seeks to ensure that new development complements the character of the area and sets out some design criteria to ensure high quality new development which enhances the built environment.

	Policy 3: Connectivity and enabling adequate car parking. This policy encourages the provision of new pedestrian and cycle connections and provides criteria for the design and provision of car parking in new developments in order to enhance the built environment. Policy 4: Protecting residential amenity. This policy seeks to safeguard the existing levels of amenity and ensure these are not adversely impacted by new development. Policy 5: Protecting the Historic Environment. This policy seeks to protect the historic environment of the parish.
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6. f) Compatibility with EU Obligations

- 6.1 The statement below demonstrates how the Thorpe St Andrew Neighbourhood Development Plan does not breach and is compatible with EU obligations.
- 6.2 Broadland District Council and the Broads Authority 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 in February 2021.
- 6.3 The SEA Screening Report concluded that Thorpe St Andrew Neighbourhood Plan is not likely to have significant environmental effects, due to the absence of any land allocations for development, or promotion of any significant new development. It also concluded that SEA was not required..
- 6.4 Consultation on the Screening Report was carried out with Natural England, Historic England, and the Environment Agency in November 2019. Natural England responded on the 19th December 2019 and indicated that they did not consider that full SEA was required.
- 6.5 Due to the length of time between the Regulation 14 consultation and the likely date of submission for the Neighbourhood Plan, the SEA Screening position was updated. An update report was produced on behalf of the Qualifying body which outlined the main changes to the Neighbourhood Plan between Regulation 14 and submission. The majority of amendments were clarifications, factual and mapping updates. There were no new policies, and the Neighbourhood Plan was still not seeking to allocate land for development. The update report therefore concluded that the SEA Screening position in respect of SEA for the Neighbourhood Plan remained unchanged and that no further SEA work was required. The Update report was sent to both Broadland District Council and the Broads Authority in April 2023. Both local planning authorities responded that they agreed with the conclusion that the position remained unchanged as no substantive changes to the Neighbourhood Plan has been made that would necessitate a revised screening or further SEA work.

Human Rights

- 6.6 In addition, the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement.

7. g) Prescribed matters

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

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore

Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)’’.

- 7.2 The HRA screening report produced jointly by Broadland and the Broads Authority in November 2019 notes at paragraph 4.2 that the Thorpe St Andrew Neighbourhood Plan does not allocate any sites for future development in the parish, which possibly would have a negative impact. Only two policies are site specific (Policies 1 and 6), but these, respectively, seek to protect identified green spaces of local importance from future development, and enhance current employment areas, where appropriate. Instead, a number of the policies within it sets out criteria that any new residential/or employment developments that comes forward must meet. Should schemes which are supported by the Thorpe St Andrew Neighbourhood Plan move forward, individual project-level HRAs should be carried out to determine any likely significant effects.
- 7.3 The HRA Screening Report goes on to conclude that there will be no likely significant effect of the proposed Thorpe St. Andrew Neighbourhood Plan on the highlighted European designations to the south-east of the parish, and therefore a full Appropriate Assessment is not required.
- 7.4 Natural England were invited to comment on the HRA Screening Report in November 2019 and in their response on 19th December 2019, indicated that “Natural England concurs with the findings of the HRA Screening report”.
- 7.5 As identified above, due to the length of time between the Regulation 14 consultation and the likely date of submission for the Neighbourhood Plan, the HRA Screening position was updated. An update report was produced on behalf of the Qualifying Body which outlined the main changes to the Neighbourhood Plan between Regulation 14 and submission. The majority of amendments were clarifications, factual and mapping updates. There were no new policies, and the Neighbourhood Plan was still not seeking to allocate land for development. The update report therefore concluded that the HRA Screening position in respect of HRA/AA for the Neighbourhood Plan remained unchanged and that no further SEA work was required. The Update report was sent to both Broadland District Council and the Broads Authority in April 2023. Both local planning authorities responded that they agreed with the conclusion that the position remained unchanged as no substantive changes to the Neighbourhood Plan has been made that would necessitate a revised screening or further HRA/AA work.
- 7.6 The updated Screening Report is a submission document which accompanies the Submitted Thorpe St Andrew Neighbourhood Plan.