

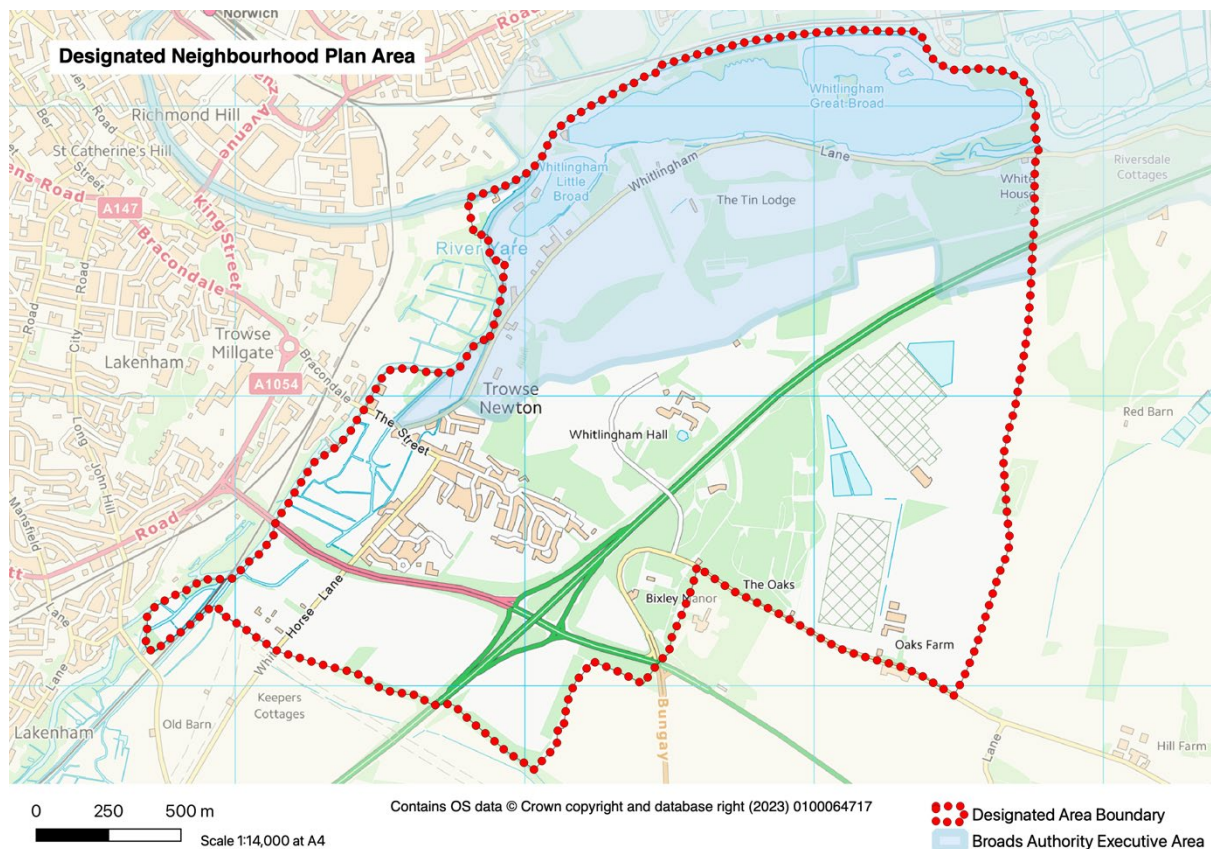
**Trowse with Newton
Neighbourhood Plan
2019-2038
Statement of Basic Conditions**



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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 Trowse with Newton Parish Council to accompany the Trowse Neighbourhood Plan 2019-38 (TNP).
2. The purpose of the statement is to demonstrate that TNP 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);
 - TNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - TNP contributes towards sustainable development (Section 4);
 - TNP is in general conformity with the strategic policies contained in the local plans for South Norfolk and the Broads Authority Executive Area (Section 5).
 - TNP 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
 - TNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. TNP 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. TNP is a neighbourhood plan for the parish of Trowse with Newton within South Norfolk. No other neighbourhood plan has or is being made for this area. The qualifying body for TNP is the Parish Council. TNP includes a map of the designated area, see **Figure 1** of this report.

8. TNP 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. TNP covers the period 2019-38 which is in general conformity with the timeframes for the strategic policies in the relevant emerging Local Plan for South Norfolk.
10. TNP 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. TNP 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 TNP 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

TNP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> - 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 - Section 16 (Conserving and enhancing the historic environment) Para 190 	<p>TNP 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.</p> <p>TNP 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.</p> <p>TNP includes non-strategic policies for housing, design, conserving and enhancing the natural and historic environment, community facilities and sustainable transport related matters.</p> <p>The neighbourhood plan does not allocate any sites for development.</p> <p>It is supported by a proportionate evidence base which includes the Evidence Base Paper, Trowse Design Guidance and Codes</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
	<p>PPG:</p> <ul style="list-style-type: none"> - 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 - Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, 	<p>Document 2022, Local Green Space Assessment, Key Views Assessment. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations and codes, with the emphasis on achieving high quality design that is in keeping with local character. Policies 2 and 3 focus on this and Appendix B is the AECOM Design Checklist which can be found in the main TNP submission document.</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017</p> <ul style="list-style-type: none"> - 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 	
Policy 1: Housing Mix	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>This policy will help ensure future development meets the needs of the community, including the need to provide three bedroomed dwellings. This policy considered the data from Census 2011 and the results from the latest Strategic Housing Market Assessment is the Greater Norwich Local Housing Needs Assessment (2021¹) covering Norwich, Broadland, and South Norfolk.</p> <p>This policy conforms with the NPPF Para 62 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>

¹ Greater Norwich Local Housing Needs Assessment (2021). Source: [B22.3 Greater Norwich LHNA.pdf \(gnlp.org.uk\)](https://gnlp.org.uk/B22.3%20Greater%20Norwich%20LHNA.pdf)

TNP Policy	NPPF (and PPG) Cross References	Comments
Policy 2: Design	<p>NPPF Para 28</p> <ul style="list-style-type: none"> - Section 12 Achieving well-designed places, para 127,130 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p>	<p>This policy encourages all development to be designed to high quality standards and be in conformity with the Trowse and Newton Design Guidance and Codes (2022). It sets out detailed clauses in line with the four-character areas in Trowse and the design aspects which development should have regard to including building lines and scale, materials, roofline, boundary treatments and green infrastructure. It is also welcoming of innovation and sustainable building design, whilst being sympathetic to the historic environment and traditional character.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the TNP and the expectation applications are to follow.</p>
Policy 3: Development of the former May Gurney Site	<p>NPPF</p> <ul style="list-style-type: none"> - Para 28 - Section 9 Promoting sustainable transport Para 104, 105 - Section 12 Achieving well-designed places, para 127,130 - Section 15 Conserving and enhancing the natural environment Para 174, 179, 186 	<p>The design principles of Policy 3 reflect the importance of wanting to ensure high quality design standards are achieved on the May Gurney site, which is a brownfield site allocated in the emerging GNLP. There is emphasis on ensuring development is designed in a sensitive manner given its proximity to the Broads and two Conservation Areas. The policy provides a guide in relation to style, building lines, materials, sustainable transport provision, green infrastructure improvements and density. There is some flexibility in the policy as it is recognised that the site has an extant planning permission, and this policy does not intend to</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Healthy & Safe Communities- Paragraph: 001 Reference ID:53-001-20190722</p>	<p>promote less development on the site than permission has been received for.</p> <p>NPPF Para 125 sets out that design guides and codes can be used to help ensure that land is used efficiently while also creating beautiful places. It is accepted that in Para 125 it also states that planning policies and decisions avoid homes being built at low densities where there is an existing shortage of land for meeting identified needs. Policy 3 focuses on achieving a lower density at the settlement edge to create a good transition into the rural landscape. It is not being done to try and stop housing needs within the parish but to respect the character of the area.</p> <p>NPPF Para 186 states that planning policies should identify opportunities to improve green infrastructure provision and enhancement. Policy 3 does this in a number of ways by ensuring key views are protected and a green corridor is connected through the area. As well as this the policy states that a new area of open green space should be introduced along the river edge where existing trees and hedgerows are located, natural boundary treatments are encouraged, and streets should be treelined.</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
		The transport section of Policy 3 is in accordance with the NPPF for the fact that transport issues are being considered from the earliest stages of plan making in the neighbourhood plan. Policy 3 wishes to ensure that cycle parking, car parking and consideration to pedestrian and cycling links are connected from the site to ensure the site is permeable for active transport modes.
Policy 4: Biodiversity and Green Corridors	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, - Section 11 Making effective use of land Para 120 - Section 15 Conserving and enhancing the natural environment Para 174, 179, <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>This policy sets out that all development will need to demonstrate at least 10% net gain in biodiversity and sets out criteria on how to achieve this including delivering significant improvements to green infrastructure across the TNP 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.</p> <p>Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.</p> <p>The policy also sets out how in the proposed green corridors that development must demonstrate an improvement or enhancement of habitat connectivity.</p> <p>The NPPF encourages net gain through planning policies and the PPG states how plans can be used to set out a suitable approach to biodiversity net gain and how it will be achieved.</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
<p>Policy 5: Local Green Space</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 2 Achieving sustainable development Para 8 - Section 8 Promoting healthy and safe communities Paras 101-103 - Section 13 Protecting Green Belt land <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>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,</p>	<p>This policy supports the protection of local green open spaces and designates these in accordance with the NPPF requirements such as being demonstrably special and consistent with national green belt policy. The spaces chosen in the TNP are to help protect and enhance the natural and built environment which supports the communities needs such as their physical, mental, and social health/wellbeing by safeguarding these open spaces.</p> <p>A robust process was undertaken to identify those designated, 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.</p> <p>Local Green Space policy should conform with that for Green Belt. Appendix C of the TNP sets out clear justification where Policy 5 diverts from Green Belt policy.</p>
<p>Policy 6: Strategic Gap</p>	<p>NPPF</p>	<p>The policy seeks to protect the intrinsic character and beauty of the countryside by preserving the area of separation between</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
	Section 15 (conserving and enhancing the natural environment) Para 174	Trowse village and the built-up area of Norwich. This policy conforms with NPPF Para 174 by proving a gap which recognises and protects the beauty of the countryside and ensuring the open character of this gap is protected from development.
Policy 7: Protection of Important Local Views	<p>NPPF -Para 28</p> <ul style="list-style-type: none"> - Section 12 Achieving well-designed places Para 127, 130 - Section 15 Conserving and enhancing the natural environment Para 174 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised 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.</p> <p>Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 127). This policy conforms with the NPPF by doing the above, the community chose these local views as part of initial engagement, the views were explored by the steering group and consulted upon again at Regulation 14.</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
Policy 8: Surface Water Management	<p>NPPF</p> <ul style="list-style-type: none"> - Para 28 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 153 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably with a focus on SuDS.</p>
Policy 9: Community Facilities	<p>NPPF</p> <ul style="list-style-type: none"> - Para 28 - Section 8 Promoting healthy and safe communities Para 93 	<p>This policy conforms with the NPPF Para 28 as non-strategic policies can set out provisions of community facilities at a local level.</p> <p>The policy protects a list of community facilities within the parish. The NPPF 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 convenience shop.</p> <p>As well as this, Policy 9 encourages in principle the need to provide further community facilities for wider use within the</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
		parish such as a community centre. Design codes and elements of design layout is addressed too. The policy plans positively in line with NPPF Para 93 to support/encourage in principle further community facilities which will enhance the sustainability of communities.
Policy 10: Sport and Leisure Facilities	NPPF - Para 28 Section 8 Promoting healthy and safe communities Para 93	Policy 10 encourages the expansion or provision of new active recreation and leisure facilities along Whitlingham Lane. This conforms with NPPF Para 93 which states planning policies should plan positively for the provision of community facilities such as sports venues to enhance the sustainability of communities.
Policy 11: Sustainable Transport	Section 9 Promoting sustainable transport Para 104	<p>Policy 11 addresses that developments must demonstrate safe and convenient access links to local facilities for sustainable transport mode users. This includes examples such as improved signage for newly proposed routes, promoting safety and improvement to the cycle network and promote and enhance the use of public transport.</p> <p>The NPPF Para 104 states transport issues should be considered at the earliest stages of plan making to ensure that opportunities from existing or proposed transport infrastructure and usage are realised and identified.</p>

TNP Policy	NPPF (and PPG) Cross References	Comments
Policy 12: Traffic Volumes and Speed	Section 9 Promoting sustainable transport Para 112-113	Policy 12 aims to ensure new development takes steps to reduce the number of vehicles travelling through the village and reinforce compliance with the speed limit. A construction management plan is required for major new developments to demonstrate how traffic will be minimised during the construction phase. As set out in the NPPF Para 113 all development that will generate significant amounts of traffic, such as major developments, should be required to provide a travel plan so likely impacts can be assessed.
Policy 13: Residential parking standards	NPPF <ul style="list-style-type: none"> - Section 9 Promoting sustainable transport Para 104, 105, 107 - Section 12 Achieving well-designed places, para 127,130 	This policy states that residential developments should consider the appropriate points made under the design codes document (2022) and the car parking standards in the prevailing guidance by the Norfolk County Council. It also promotes EV charging points, in conformity with NPPF since Para 107.
Policy 14: Non-designated heritage assets	NPPF <ul style="list-style-type: none"> - Section 16 Conserving and enhancing the historic environment Para 190, 197 Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723	The Non-Designated Heritage Assets identified were picked with the engagement of residents 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.

TNP Policy	NPPF (and PPG) Cross References	Comments
	Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040- 20190723	

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 TNP that have due regard to these overarching objectives.
15. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that TNP is very consistent with the NPPF. It should therefore be the case that TNP will help to deliver sustainable development in Trowse through delivering the economic, social, and environmental objectives.
16. TNP 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 TNP 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 or 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 TNP area is located within South Norfolk. However, falls within part of the Broads Authority Executive Area. The local plans for this area contain the strategic policies of relevance for this neighbourhood plan, these are:

- The Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (2014)
- The South Norfolk Local Plan (2015)
- The Local Plan for the Broads (2019)

19. South Norfolk is working in conjunction with Broadland and Norwich on an emerging joint local plan which will cover the time period 2018-2038. 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 South Norfolk, and Neighbourhood Plans, such as that for Trowse once 'made'.

20. **Figure 3** reviews each policy in the submitted TNP 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)

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 1: Housing Mix	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 4: Housing delivery <p>DMPD (2015):</p> <ul style="list-style-type: none"> DM1.1- Ensuring development management contributes to achieving sustainable development in South Norfolk DM1.2- Requirement for infrastructure through planning obligations 	<ul style="list-style-type: none"> SP15- residential development 	<ul style="list-style-type: none"> Policy 5- Homes Policy 7.1- The Norwich urban area including the fringe parishes³. 	<p>Policy 1 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.</p>

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

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> DM3.1- Meeting housing requirements and needs 			
Policy 2: Design	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 2: Promoting good design <p>DMPD (2015)</p> <ul style="list-style-type: none"> <ul style="list-style-type: none"> DM1.1- Ensuring development management contributes to achieving sustainable development in South Norfolk DM1.2- Requirement for infrastructure 	<ul style="list-style-type: none"> DM8- Green infrastructure DM13- Natural Environment DM21- Amenity DM23- Transport, highways, and access DM43- Design SP3- Climate Change 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	<p>This policy encourages new homes to be designed to a high standard, following the guidance set out in the Trowse Design Guidelines and Codes (2022). This conforms with the strategic policies of the local plans which also set out requirements for development to be of high-quality design considering the positive relations between existing and proposed buildings and the public realm. The policy also states that developments should strive for high levels of sustainable design which is also addressed in policy SP3.</p> <p>The design guide provides more specific local detail with respect to what good design looks like in the TNP area.</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<p>through planning obligations</p> <ul style="list-style-type: none"> • DM1.3- The sustainable location of new development • DM1.4- Environmental Quality and local distinctiveness • DM3.4- Residential extensions, conversions within settlements • DM3.5- Replacement dwellings and additional dwellings on sub-divided plots within development boundaries 			

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> DM3.6- House extensions and replacement dwellings in the countryside DM4.8- Protection of Trees and Hedgerows DM4.9- Incorporating landscape into design 			
Policy 3: Development of the former May Gurney Site	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design Policy 6: Access and transportation 	<p>The site is adjacent but falls outside of the BA area</p> <p>DM43- Design DM8- Green Infrastructure DM13- Natural Environment</p>	<ul style="list-style-type: none"> Policy 1 Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement Policy 7.1- The Norwich Urban 	<p>TNP recognises that Trowse plays a key role under the settlement hierarchy of the emerging GNLP as being an area with a focus for future homes, jobs, and service development, particularly on brownfield sites like the former May Gurney Site.</p> <p>Policy 3 adds further detail to strategic policies and plans being made in the Local Plan process to regenerate the May</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	DMPD (2015) <ul style="list-style-type: none"> DM1.4- Environmental Quality and local distinctiveness DM1.5- Existing commitments DM3.10- Promotion of sustainable development 		Area including the fringe parishes	<p>Gurney Site. Focus is enabling the community to influence the design principles of how this site is developed. It is recognised that the principles identified in this policy are out of alignment with the emerging Supplementary Planning Document and Masterplan for the wider East Norwich Regeneration Area. These documents, however, currently have no weight in the planning system.</p> <p>The key difference relates to the site edge adjacent the Broads, which is a particularly sensitive area. Policy 3 requires a lower density at this point, and for buildings to have an agricultural style.</p> <p>There are many ways in which this policy is in conformity with other policies in the local plans.</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				<p>As stated in Policy 7.1 of the GNLP there is an emphasis for fringe parishes to have a focus on public transport, walking, cycling and green infrastructure which Policy 3 has done so with relevant clauses.</p> <p>Local plans address the need to have high quality design and ensure that developments are appropriate in density to the local character, scale, form, massing, and height to the surrounding landscape character (DM43).</p> <p>Policy 3 is in general conformity with the local plan policies regarding supporting this site to provide green infrastructure and open green space where appropriate on site.</p> <p>As noted in the GNLP Policy 2 developments must be high quality, contribute to green infrastructure</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
				characteristics, respect the local character, and provide safe and suitable access for all uses including sustainable transport modes. GNLP Policy 2 also addresses the need to make efficient use of land with densities dependent on-site characteristics and higher densities in the most sustainably accessed locations in Norwich. Policy 3 aims to achieve lower densities at the sites edge adjacent the Broads. in the TNP does state it wants lower densities on the settlement edges, adjacent the Broads landscape. There is good reason for this, as this part of the site is particularly sensitive. However, this is because it wishes to consider the landscape characteristics of the adjacent rural character.
Policy 4: Biodiversity and Green Corridors	JCS (2014): Policy 1: Addressing climate change and	<ul style="list-style-type: none"> • SP6- Biodiversity • DM8- Green Infrastructure 	<ul style="list-style-type: none"> • Policy 2- Sustainable Communities 	This conforms with policy in the local plans, which requires the protection of environmental assets, enhance links between areas of biodiversity importance

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<p>protecting environmental assets.</p> <p>DMPD (2015)</p> <ul style="list-style-type: none"> DM1.2- Requirement for infrastructure through planning obligations DM1.4- Environmental Quality and local distinctiveness DM4.4- Natural environmental assets- designated and locally important open space DM4.8- Protection of Trees and Hedgerows 	<ul style="list-style-type: none"> DM13- Natural Environment 	<ul style="list-style-type: none"> Policy 3- Environmental Protection and Enhancement 	and creation of networks of habitats and green infrastructure.
Policy 5: Local Green Space	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets 	<ul style="list-style-type: none"> DM7- Open space on land, play space, sports fields and allotments DM8- Green Infrastructure 	<ul style="list-style-type: none"> 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

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> Policy 7: Supporting communities <p>DMPD (2015)</p> <ul style="list-style-type: none"> DM4.4- Natural environmental assets- designated and locally important open space 			environmental assets and existing green space provision.
Policy 6: Strategic Gap	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design 	<ul style="list-style-type: none"> SP7- Landscape character 	<ul style="list-style-type: none"> Policy 3- Environmental Protection and Enhancement 	This conforms with the local plans by putting in appropriate measures to protect the landscape character and setting.
Policy 7: Protection of Important Local Views	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design 	<ul style="list-style-type: none"> SP7- Landscape character DM16- Development and landscape DM20- Protection and enhancement of 	<ul style="list-style-type: none"> Policy 3- Environmental Protection and Enhancement 	The policy conforms with the local plans by protecting environmental assets and the landscape setting.

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	DMPD (2015) <ul style="list-style-type: none"> DM4.5- Landscape Character and River Valleys 	settlement fringe landscape character		
Policy 8: Surface Water Management	JCS (2014): <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 3: Energy and water DMPD (2015) <ul style="list-style-type: none"> DM1.4- Environmental Quality and local distinctiveness Policy DM4.2- Sustainable drainage and water management 	<ul style="list-style-type: none"> SP2- Strategic flood risk policy DM2- Water quality and foul drainage DM5- Development and flood risk DM6- Surface water run off DM43- Design 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	The policy ensures development is designed to reduce flood risk and 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.

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 9: Community Facilities	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 2: Promoting good design Policy 8: Culture, leisure, and entertainment <p>DMPD (2015)</p> <ul style="list-style-type: none"> DM2.1- Employment and business development DM3.16- Improving the level of community facilities 	<ul style="list-style-type: none"> DM26- Protecting general employment SP16- New community facilities DM44- Visitor and community facilities 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 6- The Economy 	<p>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. It is also ensuring that there is no unnecessary loss to a valued facility of the area where there is currently employment use listing specific facilities the Policy wants to protect such as the public houses, convenience store and sports hall.</p> <p>Also, as stated in the GNLP Policy 2, Policy 10 of the TNP, 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.</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 10: Sport and Leisure Facilities	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 2: Promoting good design Policy 8: Culture, leisure, and entertainment <p>DMPD (2015)</p> <ul style="list-style-type: none"> DM2.1- Employment and business development DM3.16- Improving the level of community facilities 	<ul style="list-style-type: none"> SP16- New community facilities DM44- Visitor and community facilities DM45- Designing places for healthy lives DM50- Leisure plots and mooring plots 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 6- The Economy 	<p>This supports the local plan policies by finding an appropriate location for leisure activities in the parish. It conforms with the local plans by supporting the need to encourage new high-quality development of such as leisure facilities. It supports healthy lifestyles and provision of safe and accessible facilities. Also, as stated in the GNLP Policy 2, Policy 10 of the TNP, 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.</p>
Policy 11: Sustainable Transport	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design 	<ul style="list-style-type: none"> SP3- Climate Change SP8- Getting to and around the Broads SP9- Recreational access around the Broads 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	<p>This conforms with the local plan policies which seek to promote sustainable modes of travel and direct infrastructure improvements accordingly. The policy is also welcoming the move towards a low carbon society which SP3 welcomes too.</p>

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> Policy 6: Access and transportation Policy 7: Supporting communities <p>DMDP (2015)</p> <ul style="list-style-type: none"> DM 1.2 Requirement for infrastructure through planning obligations DM3.10- Promotion of sustainable development DM3.11- Road safety and the free flow of traffic 			
Policy 12: Traffic Volumes and Speed	<p>JCS (2014)</p> <ul style="list-style-type: none"> Policy 2: Promoting good design Policy 6: Access and transportation 	<ul style="list-style-type: none"> DM23- Transport, highways, and access 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities 	Policy 12 aims to ensure that new development takes steps to reduce the number of vehicles travelling through the village and reinforces compliance with the speed limit. A construction management plan is required for major new

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	DMPD (2015) <ul style="list-style-type: none"> DM3.10- Promotion of sustainable development DM3.11- Road safety and the free flow of traffic 			developments to demonstrate how traffic will be minimised during the construction phase. As set out in Broads Local Plan DM23 development proposals that need to be accessed by land shall be assessed in terms of their impact on the highway network including traffic capacity, safety, and the environmental impact of generated traffic.
Policy 13: Residential parking standards	DMPD (2015) <ul style="list-style-type: none"> DM3.12- Provision of vehicle parking 	<ul style="list-style-type: none"> DM23- Transport, highways, and access 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities 	Reference to the addressing local parking standards is made in the Local Plans or published in the latest Norfolk County Council guidance. For example, Broads Local Plan DM23 clause c states that development shall provide parking in accordance with the relevant adopted standards.
Policy 14: Non-designated heritage assets	JCS (2014): <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting 	<ul style="list-style-type: none"> SP5- Historic Environment DM11- Heritage Assets DM12- Re-use of historic buildings 	<ul style="list-style-type: none"> 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

TNP	South Norfolk Local Plan	Broads Authority Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<p>environmental assets</p> <ul style="list-style-type: none"> • Policy 2: Promoting good design <p>DMPD (2015):</p> <ul style="list-style-type: none"> • DM1.4- Environmental Quality and local distinctiveness • DM4.10- Heritage Assets 			<p>enhance the historic environment and policy 1 states heritage assets will be conserved and enhanced through the protection of buildings and structures.</p> <p>This policy ensures 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 internal features which add to the character of the building.</p>

Section 6: EU Obligations

21. A Screening Opinion request was made to South Norfolk 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 TNP 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 South Norfolk 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. TNP 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. TNP 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 TNP 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 TNP (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.

Appendix A- Policies Map

