

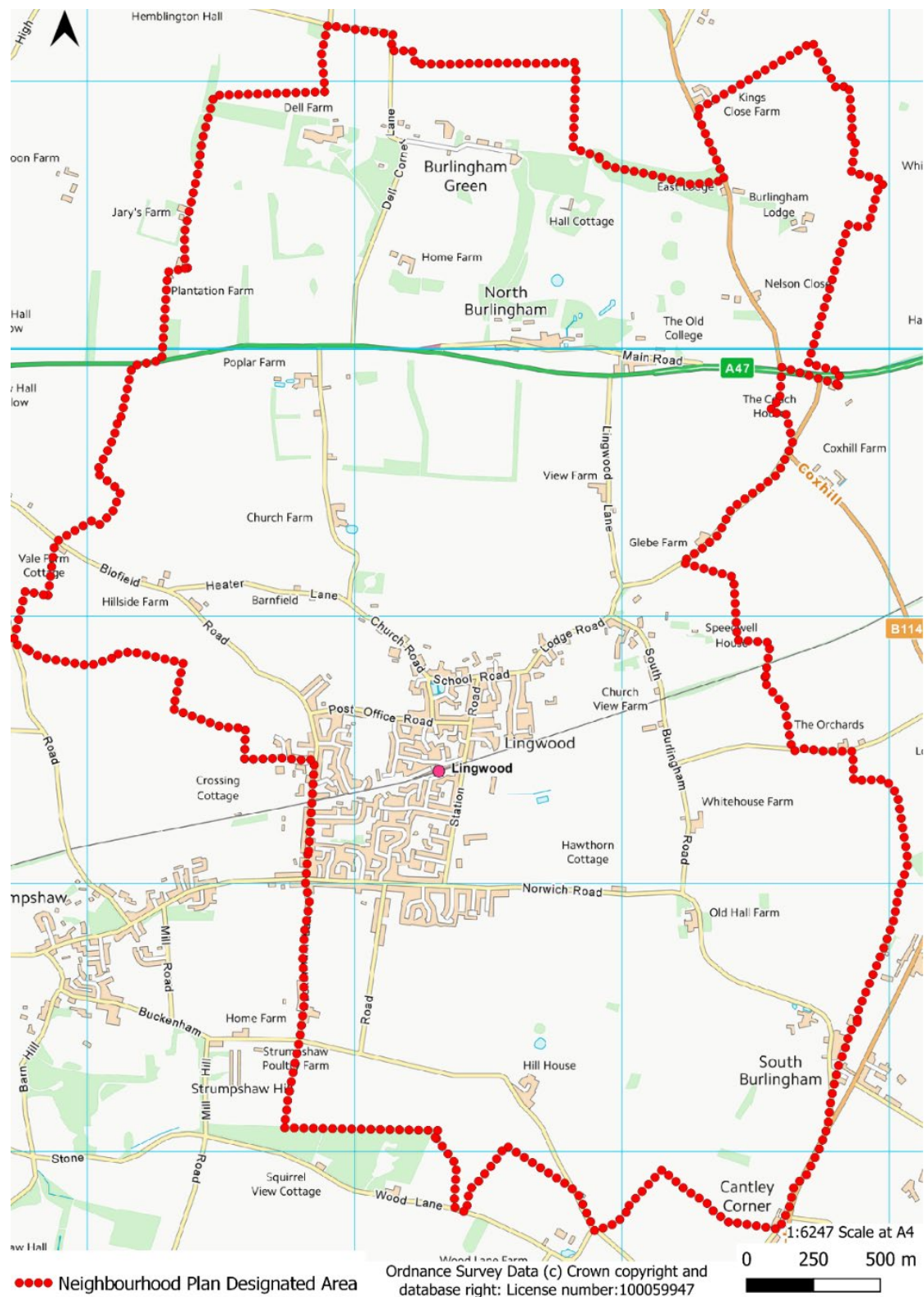
**Lingwood and Burlingham
Neighbourhood Development Plan
2022-2042
Statement of Basic Conditions**



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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 Lingwood and Burlingham Parish Council to accompany the Lingwood and Burlingham Neighbourhood Development Plan 2022-2042 (LBNDP).
2. The purpose of the statement is to demonstrate that LBNDP 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);
 - LBNDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - LBNDP contributes towards sustainable development (Section 4);
 - LBNDP is in general conformity with the strategic policies contained in the Broadland Local Plan.
 - LBNDP 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
 - LBNDP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. LBNDP 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. LBNDP is a neighbourhood plan for the parish of Lingwood and Burlingham within Broadland. No other neighbourhood plan has or is being made for this area. The qualifying body for LBNDP is the Parish Council. LBNDP includes a map of the designated area, see **Figure 1** of this report.
8. LBNDP 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. LBNDP covers the period 2022-2042 which is in general conformity with the timeframes for the strategic policies in the relevant emerging Local Plan for Broadland.
10. LBNDP 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.
11. Throughout the development process there has been due regard to The Equality Act 2010¹. The Equality Act 2010 legally protects people from discrimination in society or the workplace for the following characteristics: age, gender, disability, race, religion or belief, gender reassignment, marriage/civil partnership, sex, or sexual orientation. The LBNDP establishes a number of objectives and policies to improve sustainable development within Lingwood and Burlingham for all members of society regardless of their age, sex, religious beliefs and so forth. The LBNDP aims to support all community members and address community concerns which have been made apparent throughout the engagement process of developing this plan. One policy addresses the need for gypsy and traveller sites and campsites. The wording of this has been carefully considered, with advice taken from officers at the planning authority, to ensure that the specific group of people it relates to are treated with fairness and have the same opportunities as other members of the community. The policy is considered to be in conformity with the Equality Act (2010).

Section 3: Due Regard to the NPPF

12. National planning policy is set out in the NPPF. The most recent version was published in July 2021. LBNDP has been prepared with the policies and guidance contained within the

¹ [Equality Act 2010 \(legislation.gov.uk\)](https://legislation.gov.uk)

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.

13. **Figure 2** demonstrates how LBNDP 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

LBNDP 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>PPG:</p>	<p>LBNDP 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>LBNDP 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>LBNDP includes non-strategic policies for housing, design, conserving and enhancing the natural 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, Lingwood and Burlingham Design Guidance and Codes Document 2022, Local Green Space Assessment, Key Views Assessment. Key aspects of this evidence are presented in the supporting text of the policies.</p>

LBNDP Policy	NPPF (and PPG) Cross References	Comments
	<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, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 - Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 	<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. Policy 4 focuses on this and Appendix B is the AECOM Design Checklist which can be found in the main LBNDP submission document.</p>

LBNDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - 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 a certain mixture of housing in future proposals (such as 2 to 4 bedrooms). It is based on proportionate evidence presented in the Lingwood and Burlingham Housing Needs Assessment (HNA - 2022).</p> <p>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.</p>
Policy 2: Affordable Housing	<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 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>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 and ownership will need to have nearly equal consideration (55:45). This conforms with the NPPF by having a planning policy which specifies the affordable housing required and need for the community.</p>
Policy 3: Traveller Sites and Campsites	<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 	<p>This policy provides further local detail should sites be identified for gypsy and travellers or camping. The policy recognises the importance of boosting the supply of homes for different groups, and the need to consider the implications in relation to the Equality Act 2010 and ensure need and household projections for groups including travellers are addressed.</p>

LBNDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Planning Policy for Traveller Sites (PPTS²) and Annex 1 of the NPPF <p>The NPPF does not address specifically campsites or temporary use which would affect Lingwood and Burlingham.</p> <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>Policy 3 aims to ensure that should sites become available vehicle safety, capacity of Infrastructure, access to services and reduction of harm is considered for the landscape, environmental designations and so forth. This is to ensure that like other planning permissions within the rural landscape, local communities and new residents will be able to live sustainably and have safe access to services where capacity is there for health, schooling and the reduction in long distance travelling to facilities. Policy 3 criteria has had due regard to the factors in the PPTS such as Policy B: Planning for traveller sites.</p> <p>For temporary uses and placement of campsites the NPPF and PPG does not give specific references to conform to. However, as detailed In the LBNDP it is acknowledged in the Permitted Development Rights (England) Order 2015 that temporary uses for up to 28 days per calendar year is allowed for campsites. Beyond this planning permission is required and Policy 3 provides criteria for such.</p>
Policy 4: 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 Lingwood and Burlingham Design Guidance and Codes (2022). It sets out detailed clauses in line with the four-character areas in Lingwood and Burlingham 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>

² [Planning policy for traveller sites - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/planning-policy-for-traveller-sites)

LBNDP Policy	NPPF (and PPG) Cross References	Comments
		The policy conforms to the NPPF and PPG by setting out a clear design vision to meet local aspirations.
Policy 5: 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 aims to ensure appropriate parking standards are delivered for new development, in line with the design codes set out in the Lingwood and Burlingham Design Guidance and Codes (2022). This conforms to 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 should be established within development proposals.
Policy 6: Dark Skies	NPPF -Para 28 <ul style="list-style-type: none"> - Section 15 Conserving and enhancing the natural environment Para 174, 185 PPG Light Pollution Para 001, 003, 004, 006	Policy 6 requires development proposals to address light spillage and eliminate all unnecessary forms of artificial outdoor lighting. 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 6 does this with more specific criteria.
Policy 7: Biodiversity and Green Corridors	NPPF <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, 	This policy sets out that all development will need to demonstrate at least 10% net gain in biodiversity and sets out local aspirations for achieving this, including delivering significant improvements to green infrastructure across the LBNDP 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.

LBNDP Policy	NPPF (and PPG) Cross References	Comments
	<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, 029 Reference ID: 8-020-20190721</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>
Policy 8: Local Green Space	<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 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 LBNDP 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>

LBNDP Policy	NPPF (and PPG) Cross References	Comments
		Local Green Space policy should conform with that for Green Belt. Appendix C of the LBNDP sets out clear justification where Policy 8 diverts from Green Belt policy.
Policy 9: 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>Natural Environment 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>
Policy 10: Surface Water Flood Risk and 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, 154, 167 	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 10 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

LBNDP Policy	NPPF (and PPG) Cross References	Comments
	Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306	through suitable adaptation measures and incorporating sustainable drainage systems wherever possible and appropriate (Para 153, 154, 167).
Policy 11: Economic Development	NPPF - Para 28 Section 8 Promoting healthy and safe communities Para 93 Section 9 Promoting Sustainable Transport Para 106	<p>Policy 11 supports the promotion of jobs and boosting the economy in the parish such as small businesses within the development limits, new facilities that are within or well related to the development limits including cafés and farm shops or farm diversification where it is directly related to the existing business and can provide employment opportunities within the parish. As well as this business expansion in the parish to provide further jobs will also be seen as a significant benefit.</p> <p>As stated in the NPPF plans should address economic priorities for local people to shape their surroundings. Para 106 planning policies should support uses like employment which minimises the number and length of journeys needed. Supporting local employment can help parishioners to be able to travel preferably by walking or cycling and in close proximity to their homes.</p>
Policy 12: Improving walking and cycling routes	Section 8 Promoting healthy and safe communities Para 92 Section 9 Promoting sustainable transport Para 104	<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 such as walking and cycling. Also, para 92 says that planning policies should aim to achieve healthy, Inclusive, and safe communities including layouts that encourage walking and cycling.</p> <p>Policy 12 addresses such points raised in national policy by stating that new residential developments will be expected to encourage</p>

LBNDP Policy	NPPF (and PPG) Cross References	Comments
		and enhance walking and cycling where appropriate and demonstrate safe walking links to key local services and facilities. As well as this new development will be expected to Improve and/or extend public rights of way and footways and a map Is provided of such links the parish council would support seeing Improvements for.
Policy 13: Burlingham Country Park	NPPF - Section 2 Achieving sustainable development Para 8 - Section 6 Building a strong, competitive economy Para 81-82 Section 8 Promoting healthy and safe communities Para 92, 93 - Section 9 Promoting Sustainable Transport Para 106	Policy 13 focuses on criteria which the parish would like to see if a country park is established by the local authority. This includes supporting the enhancement of public access to the country park, creating local employment opportunities, delivering improved public facilities like visitor centre, café, visitor parking and welfare facilities and contributing to planting additional new trees to support Norfolk County Councils 1 million planted tree target within the county. The policy conforms to the NPPF: <ul style="list-style-type: none"> A. plans should address economic priorities for local people to shape their surroundings, support and encourage economic growth, (para 81-82) and support uses like employment which minimises the number and length of journeys needed (para 106). B. policies should aim to promote social interaction and opportunities for meeting places between people and enable healthy lifestyles through the provision of accessible green infrastructure and local facilities (para 92). C. policies should support the delivery of local strategies to improve health, social and cultural well-being for the community (para 93)

LBNDP Policy	NPPF (and PPG) Cross References	Comments
Policy 14: Community Parking Provision	<p>NPPF</p> <ul style="list-style-type: none"> - Section 9 Promoting sustainable transport Para 104, 110 - Section 12 Achieving well-designed places, para 127,130 - 	<p>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. Also, this is important for parking considerations to contribute to making high quality places. As stated in Para 110 clause C- the design of parking areas should reflect current national guidance and the national model design code. This policy and the Lingwood & Burlingham design code document (2022) has reference to this and provides further helpful detail to help parking provision in design code SP.02.</p> <p>Lingwood and Burlingham has issues on the current road networks with parking within the parish which the LBNDP and the community wish to be addressed. Policy 14 supports development proposals coming forward which will improve or expand parking facilities for services/community facilities in the parish. Promoters of such proposals should proactively work with the parish council and community on understanding current safety issues to overcome and businesses proposing to create additional off-road car parking will be supported in principle with consideration being given to the Lingwood and Burlingham design codes document (2022).</p>

Section 4: Sustainable Development

14. 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’³. 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.
15. 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 LBNDP that have due regard to these overarching objectives.
16. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that LBNDP is very consistent with the NPPF. It should therefore be the case that LBNDP will help to deliver sustainable development in Lingwood and Burlingham through delivering the economic, social, and environmental objectives.
17. LBNDP 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

18. It is a requirement that LBNDP 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;
 - 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.
19. The LBNDP area is located within Broadband District. The local plan for this area contains the strategic policies of relevance for this neighbourhood plan, these are:

³ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

- The Joint Core Strategy (JCS) for Broadland, Norwich, and South Norfolk (2014)
 - The Broadland Local Plan Development Management DPD (2015)
20. Broadland is working in conjunction with South Norfolk 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 Broadland, and Neighbourhood Plans, such as that for Lingwood and Burlingham once 'made'.
21. **Figure 3** reviews each policy in the submitted LBNDP 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)

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 1: Housing Mix	JCS (2014): <ul style="list-style-type: none"> Policy 4: Housing delivery 	<ul style="list-style-type: none"> Policy 5- Homes Policy 7.4- Village Clusters 	<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> <p>The emerging GNLP considers Lingwood & Burlingham to be a village cluster.</p>
Policy 2: Affordable Housing	JCS (2014): <ul style="list-style-type: none"> Policy 4: Housing delivery 	<ul style="list-style-type: none"> Policy 5- Homes 	<p>The LBNDP 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.</p>
Policy 3: Traveller Sites and Campsites	JCS (2014): <ul style="list-style-type: none"> Policy 4: Housing delivery DPD (2015) <ul style="list-style-type: none"> E3- Tourist Accommodation 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 5- Homes 	<p>This policy aims to give further criteria to the local plan, and emerging GNLP, if any pitches or sites are needed or become available through the LBNDP period. It is understood that for strategic plan making local authorities must consider the implications of their duties under the Equality Act 2010 and ensure need and household projections for groups including travellers are addressed.</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> H6- Sites for Gypsies and Travellers 		<p>Policy 3 aims to ensure that should sites become available then adequate consideration of vehicle safety, capacity of Infrastructure, access to services and reduction of harm is given. This is to ensure that like other planning permissions within the rural landscape local communities and new residents will be able to live sustainably and have safe access to services where capacity is there for health, schooling and the reduction in long distance travelling to facilities. Policy 3 adds local detail to the criteria set out in the GNLP Policy 5 for gypsies and travellers which identifies that proposals for development of gypsy and traveller sites will be acceptable where there is safe and sustainable access to schools and facilities, suitable vehicular access, provides for ancillary uses and landscaping and of a scale which is in keeping with its surroundings. The GNLP Policy 5 could be subject to change.</p> <p>The current Broadland local plan addresses gypsy and traveller sites In JCS Policy 4 where provision will be made for permanent residential pitches and sites may be varied depending on circumstances of the particular pitch and locations will have good access to services. Also, Policy H6 where outside of settlement limits proposals for permanent traveller</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
			<p>residential accommodation which meets an Identified need will be permitted on sites within a reasonable proximity of community facilities provided there is no adverse impact.</p> <p>For temporary uses and placement of campsites the local plans do not give specific references to conform to. However, as detailed in the LBNDP it is acknowledged in the Permitted Development Rights (England) Order 2015 that temporary uses for up to 28 days per calendar year is allowed for campsites. Beyond this, planning permission would be required. For this reason, the criteria which must be acknowledged for traveller sites is also used for campsites to ensure again capacity of services and infrastructure as well as landscape designations are all considered in determining applications.</p>
Policy 4: 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"> GC4- Design EN3- Green Infrastructure 	<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 Lingwood and Burlingham 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.</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
			The design guide provides more specific local detail with respect to what good design looks like in the LBNDP area.
Policy 5: Residential Parking Standards	DMPD (2015) <ul style="list-style-type: none"> GC4- Design TS4- Parking Guidelines 	<ul style="list-style-type: none"> 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. 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 6: Dark Skies	JCS (2014): <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design DMPD (2015) <ul style="list-style-type: none"> GC4- Design EN2- Landscape EN4- Pollution 	<ul style="list-style-type: none"> 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.
Policy 7: Biodiversity and Green Corridors	JCS (2014): Policy 1: Addressing climate change and protecting environmental assets.	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	This conforms with policy in the local plans, which requires the protection of environmental assets, enhance links between areas of biodiversity importance and creation of networks of habitats and green infrastructure.

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	DMPD (2015) <ul style="list-style-type: none"> EN1- Biodiversity and Habitats EN2- Landscape EN3- Green Infrastructure 		
Policy 8: Local Green Space	JCS (2014): <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 7: Supporting communities DMPD (2015) <ul style="list-style-type: none"> EN2- Landscape SCU2- Loss of community facilities or local services 	<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 environmental assets and existing green space provision.
Policy 9: Protection of Important Local Views	JCS (2014): <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 2: Promoting good design DMPD (2015) <ul style="list-style-type: none"> GC4- Design EN2- Landscape 	<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.

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
Policy 10: Surface Water Flood Risk and Management	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 1: Addressing climate change and protecting environmental assets Policy 3: Energy and water <p>DMPD (2015)</p> <ul style="list-style-type: none"> CU5- Surface water drainage 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	<p>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.</p>
Policy 11: Economic Development	<p>JCS (2014):</p> <ul style="list-style-type: none"> Policy 5: The Economy Policy 7: Supporting communities Policy 8: Culture, leisure, and entertainment 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 6- The Economy Policy 7.4- Village Clusters 	<p>Policy 11 supports the promotion of jobs and boosting the economy. Within or well related to the development limits, new facilities including cafés and farm shops or farm diversification is supported. Business expansion that will provide further jobs will also be seen as a significant benefit.</p> <p>The Broadland Local Plan JSC policy 5 promotes new or expanded businesses which provide for local employment activities. Policy 8 expects development to provide for local cultural and leisure activities including new or improved built facilities. As well as this policy 7 says provision will be made to ensure equitable access to new and improved community infrastructure such as community halls.</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
			Also, as stated in the GNLP Policy 2, Policy 10 of the LBNDP, 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 7.4 in the emerging GNLP takes forward existing undeveloped employment allocations of 2.3ha. As well as this Policy 7.4 accepts in principle other small scale employment development within village development boundaries or potential expansion of existing small/medium sized employment sites.
Policy 12: Improving walking and cycling routes	JCS (2014): <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 Policy 7: Supporting communities 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities Policy 3- Environmental Protection and Enhancement 	Policy 12 conforms with the local plan policies which seek to promote sustainable modes of travel and direct infrastructure improvements accordingly.
Policy 13: Burlingham Country Park	JCS (2014) <ul style="list-style-type: none"> Policy 5- The Economy 	<ul style="list-style-type: none"> Policy 2- Sustainable Communities 	Policy 13 focuses on criteria which the parish would like to see if a country park in Burlingham comes to fruition. This includes supporting the

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
	<ul style="list-style-type: none"> Policy 7- Supporting communities. Policy 8- Culture, leisure, and entertainment <p>DPD (2015)</p> <ul style="list-style-type: none"> Policy CSU1-Additional community facilities 	<ul style="list-style-type: none"> Policy 3- Environmental Protection and Enhancement 	<p>enhancement of public access to the country park, creating local employment opportunities, delivering improved public facilities like visitor centre, café, visitor parking and welfare facilities and contributing to tree planting.</p> <p>JCS Policy 5 promotes tourism, leisure, environmental and cultural Industries, and appropriate levels of employment opportunities. Policy 7 states that healthier lifestyles will be promoted by providing opportunities for social Interaction and greater access to greenspace and the countryside. JCS Policy 8 states that development will be expected to provide for local cultural and leisure activities, including performance space, access to green space, country parks and so forth.</p> <p>The GNLP Policy 2 states development proposals are required to ensure sustainable access to on site and local services, contribute to multi-functional green infrastructure links and create inclusive, resilient, and safe communities which all age groups can have good access to services and local job opportunities and can Interact socially. Policy 3 further addresses country parks and how development will deliver net biodiversity gain through the provision of new or enhanced green</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
			infrastructure networks to help achieve the local GI strategies. As stated in the GNLP HRA, a number of mitigation measures to alleviate recreational pressure could be brought forward such as providing suitable alternative natural green space known as SANGS. This could take form of a new country park containing woodland and waterbodies and one area which has been discussed recently is Burlingham Woods. Policy 13 provides additional local detail should such a policy come forward.
Policy 14: Community Parking Provision	DMPD (2015) <ul style="list-style-type: none"> • TS3- Highway safety • TS4- Parking guidelines 	<ul style="list-style-type: none"> • Policy 2- Sustainable Communities 	<p>Lingwood and Burlingham has issues on the current road networks with parking within the parish which the LBNDP and the community wish to be addressed. Policy 14 supports development proposals coming forward which will improve or expand parking facilities for services/community facilities in the parish. Promoters of such proposals should proactively work with the parish council and community on understanding current safety Issues to overcome and businesses proposing to create additional off-road car parking will be supported in principle with consideration being given to the Lingwood and Burlingham design codes document (2022).</p> <p>This policy conforms with the local plan because the Broadland Local Plan Policy TS4 states within</p>

LBNDP	Broadland Local Plan	Emerging Greater Norwich Local Plan (GNLP)	Comments
			<p>new developments appropriate parking and manoeuvring space should be provided to reflect the use and location as well as it's accessibility by non-car modes. Also, TS3 states development will not be permitted where it will result in any significant adverse impact upon the satisfactory functioning or safety of the highway network.</p> <p>In the GNLP Policy 2 parking provision is addressed by ensuring safe and suitable access for all users is addressed including integrating parking in a manner that does not dominate the streetscape and provides a high standard of amenity through planting and careful choice of materials. This would be similar to the detail given in the Lingwood and Burlingham Design Codes Document and Code SP.02.</p>

Section 6: EU Obligations

22. 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 LBN DP 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.
23. **Section 7** of this report considers the requirement for Appropriate Assessment.
24. LBN DP 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. LBN DP 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.
25. In conclusion, the LBN DP 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

26. 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)”.

27. 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.
28. 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.
29. A screening assessment was undertaken on LBNDP (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.