

# Swaffham Neighbourhood Plan Basic Conditions Statement

November 2018



To accompany Version 2: Neighbourhood Plan submission draft for examination



Basic Conditions Statement November 2018

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## 1. Introduction

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1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case Breckland District Council), it is a requirement that the Plan is accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.

1.2 This Basic Conditions Statement is prepared for use by Breckland District Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

## 2. Legal Requirements

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

**Qualifying Body:** The Swaffham Neighbourhood Plan being submitted by a qualifying body – Swaffham Town Council. Swaffham Town Council was confirmed as a qualifying body by Breckland District Council on 4<sup>th</sup> April 2016 when the Swaffham Neighbourhood Plan Area was designated.

**A Neighbourhood Development Plan:** The Swaffham Neighbourhood Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

**The time-period covered:** The Swaffham Neighbourhood Plan states the time-period for which it is to have effect (from 2019-2039) a period of 20 years.

**Excluded Development:** The Swaffham Neighbourhood Plan policies do not relate to excluded development. The Swaffham Neighbourhood Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.



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**Area of the Neighbourhood Plan:** The Swaffham Neighbourhood Plan relates to the Swaffham Town Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

## 3. Basic Conditions

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3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

3.2 A draft Plan meets the basic conditions if –

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see below).
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Swaffham Neighbourhood Plan)).
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of the Swaffham Neighbourhood Plan)
- (d) The making of the Plan contributes to the achievement of sustainable development (see below)
- (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see below)
- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,



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(g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below)

3.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Swaffham Neighbourhood Plan and refer to 'Neighbourhood Orders' only.

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

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- 4.1 The following table provides an appraisal of the extent to which the Swaffham Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 Early versions of the Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in March 2012. However, during the Pre-Submission Consultation on the Swaffham Neighbourhood Plan, a revised NPPF was issued by the Secretary of State in July 2018. Whilst the guidance contained in Annex 1 Implementation, of the NPPF 2018, advises at para 214 that "policies in the previous framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019", it has been considered pragmatic to revise the Neighbourhood Plan policies in light of the revised NPPF 2018 as it will form the context for the implementation of the Plan policies. Therefore the table assess the degree of regard that the Swaffham Neighbourhood Plan policies have had to both versions of the NPPF as follows NPPF 2012 (Column A) and NPPF 2018 (Column B)
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision. The Breckland Core Strategy was adopted in 2009 and its replacement, the emerging Breckland Local Plan was submitted in November 2017. It underwent Examination with hearings taking place in April 2018 and September 2018. At the time of writing this Basic Conditions Statement, the publication of proposed modifications to the Breckland Local Plan are expected to take place in November/December although to date no modifications have yet been made available to the Neighbourhood Planning body. Therefore the Policies contained within the



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Swaffham Neighbourhood Plan have been assessed for their conformity against the existing Development Plan – the Breckland Core Strategy 2009 (Column C) and the Emerging Breckland Local Plan Submission Version November 2017) (Column D). If the modifications to the Breckland Local Plan are published before the Swaffham Neighbourhood Plan is submitted then amendments to this Basic Condition Statement will be made where modifications to a strategic policy has implications for a Swaffham Neighbourhood Plan policy.

- 4.4 In summary, the appraisal demonstrates that the Swaffham Neighbourhood Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

Swaffham Neighbourhood Plan Policy	NPPF 2012	NPPF 2018	Breckland Core Strategy 2009 (BCS)	Emerging Breckland Local Plan Submission Version 2017 (BLP)
<b>HBE1 Location of Development</b>	This policy reflects NPPF para 17 which states that “Plans should...set out a clear strategy for allocating sufficient land which is suitable for development in their area taking account of the needs of the residential and business communities.”	This policy is consistent with NPPF para 103 which advocates the focussing of significant development in locations that “ are or can be made sustainable through limiting the need to travel...help to reduce congestion and emissions and improve air quality and public health.” Whilst the Neighbourhood Plan does not specifically allocate sites for development it sets out broad locations for future growth.	This policy is consistent with BCS Policy SS1 which identifies Swaffham as a market town with a good range of services but with congestion and traffic pollution issues in the town centre.	This policy is consistent with BLP paras 3.148 to 3.177 and Policies Swaffham Allocations 1-6 which set out the proposed housing allocations for the town.
<b>HBE 2 Mixed Housing</b>	This policy reflects NPPF para 50, to deliver a wider choice of high quality homes, widen	This policy reflects NPPF para 61 which advises that planning policies should reflect	This policy reflects BCS Policy DC2- Principles of New Housing which encourages a mix of	This policy reflects BLP Policy HOU06 – Principles of new housing, which recognises the need to



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	<p>opportunities for home ownership and create sustainable, inclusive and mixed communities.</p> <p>In particular, to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>	<p>the needs of “those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p>	<p>housing tenure and density.</p>	<p>provide housing for local needs, “These needs include appropriate provision for all groups in the community such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own home”.</p>
<p><b>HBE3 Well-designed developments</b></p>	<p>This policy reflects NPPF para 57 which encourages positive planning for the achievement of high quality design for all development as well as para 58 which emphasises the need “to respond to local character, reflect the identity of local surroundings and</p>	<p>This policy reflects NPPF para 127 which sets out the design criteria that development should meet for example “sympathetic to local character and history, ... not preventing or discouraging appropriate innovation or change (such as increased densities)”.</p>	<p>This policy reflect BCS Policy DC16 – Design which requires all new development to achieve the highest standards of design. It sets out the key criteria for assessing a proposal and the importance of local character, and reinforcing local distinctiveness, complimenting existing</p>	<p>This policy reflects BLP Policy COM01 Design which requires the design of new development to be of the highest possible standards and outlines the key design considerations as character, layout, scale, massing, density, materials, street patterns, landscaping, “. Also GEN02 – Promoting High Quality Design which</p>





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	materials; whilst not preventing or discouraging appropriate innovation”		buildings, support for contemporary design, the importance of public realm, connectivity, crime prevention measures, density, height, massing and scale, layout, siting and grouping, landscaping, boundary treatments and enclosure, building detailing and materials	refers to context, character, innovation and contemporary design.
<b>HBE4 Attractive Town Centre and Conservation Area</b>	This policy reflects NPPF para23, promoting competitive town centre environments, also recognising that residential development can play an important role in ensuring the vitality of centres. Also NPPF para 126, planning positively for local character and distinctiveness. This	This policy reflects NPPF para 85 which supports the roles that town centres play at the heart of local communities, recognising that residential development often plays an important role in ensuring the vitality of centres. The policy also reflects NPPF para	This policy reflects BCS Policy DC16 – Design which talks about the importance of the quality of the public realm in the market town centres . Also Policy SS1 which refers to the Conservation Area within Swaffham Town Centre and how the town centre has limited capacity for	This policy is consistent with GEN02 High Quality Design which refers to the need for development to “contribute positively to the public realm and public spaces making Breckland an attractive, successful and vibrant place for residents, workers and visitors; to create high quality, safe and



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	<p>policy also reflects NPPF para 58, establishing “a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”.</p>	<p>127, “ establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.</p>	<p>expansion and Policy DC17 – Historic Environment which requires new development to preserve and enhance the character, appearance and setting of Conservation Areas.</p>	<p>sustainably designed buildings, places and streets; and maximises connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.” In addition Policy ENV07 Designated Heritage Assets which expects development to “conserve and, wherever possible, enhance the character, appearance and setting of Conservation Areas”</p>
<p><b>HBE 5 Non-designated heritage assets</b></p>	<p>This policy reflects NPPF para 135 which refers to the importance of taking into account the effects of a proposal on the significance of a non-designated heritage asset and employing a</p>	<p>This policy reflects NPPF para 197 which outlines the approach to assessing the impact of applications on non-designated heritage assets. “In weighing applications that</p>	<p>This policy is consistent with para 4.94 of the BCS which refers to the wealth of other important non-designated buildings in the District.</p>	<p>This policy reflects BLP Policy ENV 08 Non-designated heritage assets which seeks to “ conserve and wherever possible enhance the character, appearance and the setting of non-</p>



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	balanced judgement as to the scale of any harm.	directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”		designated historic assets.”
<b>HBE6 Entrances and Gateways to Swaffham</b>	This policy reflects NPPF para 109 “ the planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes”	This policy reflects NPPF para 170 which advocates “protecting and enhancing valued landscapes “	This policy conforms with BCS Policy CP11, which indicates that the landscape of the District will be protected for its own intrinsic beauty and its benefit to the rural character.	This policy reflects BLP Policy ENV05 Protection and Enhancement of Landscape which seeks to protect the landscape of the district for its own intrinsic beauty. In addition para 3.151 which refers to the key gateways of the town and the sensitivity of the surrounding Brecks landscape. Also Swaffham Allocations 1, 2, 5 and 6 which refer to the respective site’s proximity to a key gateway to the



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				town.
<b>HBE7 Community Safety</b>	This policy reflects NPPF para 69 which promotes “safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life...safe and accessible developments containing clear and legible pedestrian routes....encourage the active and continual use of public areas”	This policy reflects NPPF para 91 which promotes “safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life...safe and accessible developments containing clear and legible pedestrian routes....encourage the active and continual use of public areas”	This policy is consistent with BCS Policy DC16 which states “Crime prevention should be a fundamental part of the design process, the physical structure of new development will be expected to integrate crime prevention measures with the other principles of good design”.	This policy is consistent with BLP Policy COM01 which requires development to “reduce opportunities for crime and antisocial behaviour, creating safe, secure and accessible environments”
<b>TRA1 Traffic Volume</b>	This policy reflects NPPF para 30 which gives encouragement to solutions which “support reductions in greenhouse gas emissions and reduce congestion”	This policy is consistent with NPPF para 181 which encourages “Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management”, Also	This policy is consistent with BCS Policy SS1 which identifies Swaffham as having congestion and traffic pollution issues in the town centre.	This policy is consistent with BLP Policy TR01 and Policy TR02 – Transport Requirements which refers to the need for transport assessments. Also Policy COM01 Design which refers to the need to “reduce the impact on local air quality,



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		<p>para 111 which refers to traffic that will “generate significant amounts of movement should be required to produce travel plan, and the application supported by a transport statement so that the likely implications of the proposal can be assessed”.</p>		<p>particularly from road traffic, especially in those areas in or likely to impact on, areas identified as ‘at risk’ of exceeding air quality objectives.” Also para 7.16 which states “Breckland currently has 1 Air Quality Management Area (AQMA) designated on the 1st of May 2017: Swaffham: A1065 running through Swaffham between Whitecross Road to the south and Sporle Road to the north “.Also Policy COM02 Healthy Lifestyles which states “ Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air</p>
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				Quality Management Area, should be consistent with the local air quality action plan.
<b>TRA2 Traffic Flow</b>	This policy reflects NPPF paras 29-41 which promote sustainable transport, particularly paragraph 35, giving priority to pedestrian and cycle movements, and having access to high quality public transport facilities, plus creating safe and secure layouts which minimise conflicts between cyclists or pedestrians.	This policy reflects NPPF paras 102 – 111 which promote sustainable transport. In particular, paragraph 102 e) which encourages “patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places”	This policy is consistent with BCS Policy SS1 which identifies Swaffham as having congestion and traffic pollution issues in the town centre. Also Policy DC16 – Design which recognises the importance of connectivity “...locations, such as town centres and transport interchanges...should be well connected along routes that promote a choice of transport mode. These routes should be clearly legible so that it is easy to navigate from one	This policy reflects BLP Policy TR02 Transport requirements which seeks to “provide safe, suitable and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design and layout; and avoid inappropriate traffic generation and compromising highway safety”



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			place to another”.	
<b>TRA3 Walking and Cycling</b>	This policy reflects NPPF paragraph 35, giving priority to pedestrian and cycle movements.	This policy reflects NPPF para 104 d) which provides for “high quality walking and cycling networks and supporting facilities”	This policy is consistent with BCS Policy CP5 Developer Obligations which refers to site specific infrastructure requirements that should be addressed. In addition BCS Policy CP13 states “in the market towns, cycleway and pathway networks will be developed to improve choice of travel and to ensure safe access to developments on foot and by bicycle”	This policy is consistent with BLP Policy TRO1 Sustainable Transport Network which seeks to “promoting and improving safety, security and healthy lifestyles by encouraging walking and cycling, creating and improving links to existing routes and, for new developments, ensuring the provision of facilities such as secure, accessible bicycle parking with changing facilities on site.”. Also Swaffham Allocations 4,5 and 6 which require specific pedestrian and cycle measures”.
<b>TRA4 Private Parking</b>	This policy reflects NPPF paragraph 39, parking standards for residential and non-residential development. In	This policy is consistent with NPPF para 105 which sets out the issues that parking policies should take	This policy reflects BCS Policy CP13 Accessibility which requires “suitable provision for the private car as a reflection of its	This policy reflects BLP para 3.38 which states that “the provision of car parking can also affect the appearance of a



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	particular taking into account the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport and local car ownership levels	into account, including provision of spaces for charging plug-in and other ultra-low emission vehicles.	important position as a method of transport for those residing or working in isolated rural areas. This provision should take the form of adequate parking provision for residential and commercial developments throughout the District”. In addition BCS Policy DC19 sets out specific parking standards for the District.	development... It is considered essential that an appropriate amount of parking is provided in new developments given the rural nature of Breckland and the current level of public transport provision within the District” Also BLP Policy HOU06 Principles of New Housing which states “Development should provide sufficient parking spaces to avoid inappropriate on street parking, highway safety problems and to protect living and working conditions locally.
<b>TRA5 Public Parking</b>	This policy reflects NPPF paragraph 40, improving the quality of parking in town centres so that it is convenient, safe and secure.	This policy reflects NPPF paragraphs 105 and 106 aimed at including provision of spaces for charging plug-in and	The policy reflects BCS para 3.55 which recognises “The vitality and viability of town centres will be further enhanced by	This policy is consistent with Policy EC05 Town Centre and Retail Strategy which seeks to “Promote better accessibility through improvements in





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		other ultra-low emission vehicles and “to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists”	environmental improvements and by the reduction in the dominance of the car through measures ... which enable the car parking requirements of town centre users to be met efficiently”.	pedestrian and cycle environment and the designation and management of car parking where it is demonstrated it will bring a positive improvement.”
<b>ENV1 Air pollution</b>	This policy reflects NPPF paragraph 124 which advises that planning policies should take into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas and ensure that development is consistent with the local air quality action plan.	This reflects NPPF paragraph 181 which states that “Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative	This policy is consistent with BCS Policy SS1 which identifies Swaffham as a market town with a good range of services but with congestion and traffic pollution issues in the town centre. Also BCS Policy CP8 – Natural Resources which states “Development should minimise any unavoidable adverse effects on air quality” .In addition BCS Policy	This policy is in conformity with Policy COM01 Design which refers to the need to “reduce the impact on local air quality, particularly from road traffic, especially in those areas in or likely to impact on, areas identified as ‘at risk’ of exceeding air quality objectives.” Also para 7.16 which states “Breckland currently has 1 Air Quality Management Area



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		impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement”.	CP9 - Pollution and Waste states that” Mitigation against all forms of pollution, including air, noise, water, light and land, will be a fundamental consideration in the design process. A development's design should actively seek to minimise or mitigate against forms of pollution”	(AQMA) designated on the 1st of May 2017: Swaffham: A1065 running through Swaffham between Whitecross Road to the south and Sporle Road to the North” and Policy COM02 Healthy Lifestyles which states “ Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan.”
<b>ENV2 Climate Change</b>	This policy is consistent with the NPPF section 10 relating to climate change particularly para 95 which advocates actively supporting energy efficiency	This policy is consistent with the NPPF Section 14 relating to climate change particularly para 153 b) in relation to new development “ take account of	This policy is consistent with BCS Policy CP9 – Pollution and Waste which states that “Appropriate construction technologies and design	This policy is consistent with BLP Policy GEN1 Sustainable Development which refers to the need to mitigate against and adapt to climate change. Also Policy ENV10



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	<p>improvements and para 96 which encourages new developments to take account of landform, layout, orientation and massing to minimise energy consumption.</p>	<p>landform, layout, building orientation, massing and landscaping to minimise energy consumption “.</p>	<p>principles are required to minimise waste generation. In fulfilling the development needs of the District, development and service provision must make all opportunities to utilise sustainable construction technologies. Development should strive to maximise the re-use and recycling of waste materials and minimise the environmental consequences of waste production”. In addition BCS Policy DC15 Renewable Energy which allows for renewable energy developments subject to criteria including impact on landscape character.</p>	<p>Renewable Energy which supports renewable energy developments subject to criteria including impact on landscape.</p>
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<p><b>ENV3 Localised flooding areas</b></p>	<p>This policy reflects NPPF Para 100 which encourages development to be directed away from areas of Floodrisk and should not increase Floodrisk elsewhere .</p>	<p>This policy reflects para 155 which encourages development to be directed away from areas of Floodrisk and should not increase Floodrisk elsewhere.</p>	<p>This policy reflects BCS Policy DC13 Floodrisk, which seeks to prevent development from taking place in areas at risk of flooding.</p>	<p>This policy is in conformity with BLP Policy ENV09 Flood Risk and Surface Water Drainage which seeks to minimise the risk of flooding from new development without exacerbating existing flood or drainage problems.</p>
<p><b>ENV4 Important views and vistas</b></p>	<p>This policy reflects NPPF para 109, which states that “the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils”.</p>	<p>This policy reflects NPPF para 170 which states that planning “should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils “</p>	<p>This policy conforms with BCS Policy CP11, which indicates that the landscape of the District will be protected for its own intrinsic beauty and its benefit to the rural character.</p>	<p>This policy is consistent with BLP Policy GEN02 Promoting High Quality Design which requires development to “respect and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location” In addition Policy COM01 Design which states that “Development should preserve key and</p>



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				important views, as illustrated in the Breckland Historic Characterisation Study (2017)".
<b>ENV5 Dark Skies</b>	This policy is consistent with NPPF para 125 which supports policies that "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	This policy is consistent with NPPF para 180 c) which seeks to "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	This policy is consistent with BCS Policy DC Amenity which seeks to reduce the impacts of "Other forms of pollution (including contaminated land, light pollution or the emission of particulates). There is no specific Dark Skies policy in the BCS.	The policy is consistent with BLP Policy COM03 Protection of Amenity which refer to "Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc)". There is no specific Dark Skies policy in the BLP.
<b>ENV6 Designated Local Green Space</b>	This policy reflects NPPF para 74, where existing open space, sports and recreational buildings and land, including playing fields, should not be built on. Also paragraph 76, the identification of special protection green areas	This policy reflects NPPF paras 99-101 which advocates "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect	There is no specific Local Green Spaces policy in the BCS. However this policy is consistent with BCS Policy DC1 Amenity which seeks to protect "Important features or characteristics of the area". In addition BCS	The policy is consistent with para 5.42 which refers to areas of Local Green Space and the criteria for designation.



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	that are important to the local community by designating land as Local Green Space.	green areas of particular importance to them”.	Policy CP6 Green Infrastructure includes a wide definition of spaces that should be protected and enhanced and these include spaces that fall within the Local Green Spaces definition.	
<b>BUS1 Green Credentials</b>	This policy is consistent with NPPF Section 10 which refers to the challenges of meeting climate change. In particular para 97 which supports community-led initiatives for renewable and low carbon energy.	This policy is consistent with NPPF section 14 and para 152 which supports community-led initiatives for renewable and low carbon energy.	This policy reflects BCS Policy SS1 which refers to allocating land around the Eco-Tech centre in Swaffham for future employment development.	This policy is consistent with BLP Policy TR01 Sustainable Transport Network which refers to the need for all development to “support the transition to a low carbon future”.
<b>BUS2 New Business</b>	This policy reflects NPPF para 28, supporting economic growth in rural areas in order to create jobs and prosperity – supporting the sustainable growth and expansion of all types of business and enterprise	This policy reflects NPPF para 83a which allows for” the sustainable growth and expansion of all types of business in rural areas “.	This policy reflects BCS Policy SS1 which allows for new employment land allocations in Swaffham and BCS Policy CP3 which sets out expected jobs growth in the town.	This policy reflects BLP Policy EC01 which allocates 9ha of employment land in Swaffham. Also Policies SW2 and 3 which allocate land to the north and west of the Eco-Tech Centre.



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	in rural areas.			
<b>BUS3 Shops in new development areas</b>	This policy is consistent with NPPF para 17 which refers to the need to “deliver sufficient community and cultural facilities and services to meet local needs”	This policy is consistent with NPPF para 83 d) which emphasises “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.	This policy is consistent with Policy SS1 which recognises that Swaffham has congestion issues in the town centre and that the town centre has limited capacity for expansion due to its historical core. Also BCS Policy CP14 – Sustainable Rural Communities which recognises that “key local services for the rural communities include: convenience stores for the supply of day-to-day goods...Such services will be supported and their enhancement or the provision of new services encouraged.”	This policy is consistent with BLP Policy COM04 which seeks to locate community facilities in close proximity to the communities they serve.
<b>BUS4 Town Centre Retail</b>	This policy is consistent with NPPF section 2	This policy is consistent with NPPF section 7	This policy reflects BCS Policy DC9 – Proposals	This policy reflects BLP Policy EC05 which



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	<p>which encourages the vitality and viability of town centres, in particular, para 23 which encourages policies that make clear which uses will be permitted in town centres.</p>	<p>which encourages the vitality and viability of town centres, in particular, para 85 b) which encourages policies that “define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy...”</p>	<p>for Town Centre Uses which seeks a mix of retail opportunities in town centres.</p>	<p>identifies Swaffham as a Medium Town Centre and defines the Primary Shopping Area.</p>
<p><b>BUS5 Attractive town centre</b></p>	<p>This policy reflects NPPF para 23, promoting competitive town centre environments, Also NPPF paragraph 126, planning positively for local character and distinctiveness. This policy also reflects NPPF para 58 requiring good design, establishing a strong sense of place,</p>	<p>This policy reflects NPPF para 85 which supports the roles that town centres play at the heart of local communities. This policy is consistent with NPPF section 7 which encourages the vitality and viability of town centres and the policy also reflects</p>	<p>This policy reflects BCS Policy DC16 – Design which talks about the importance of the quality of the public realm in the market town centres .</p>	<p>This policy is consistent with GEN02 High Quality Design which refers to the need for development to “contribute positively to the public realm and public spaces making Breckland an attractive, successful and vibrant place for residents, workers and visitors; to create high</p>





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	using streetscapes and buildings to create attractive and comfortable places to live, work	NPPF para 127, which seeks to “establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.		quality, safe and sustainably designed buildings, places and streets; and maximises connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.”
<b>BUS6 Telecommunications</b>	This policy is consistent with NPPF Section 5 which supports high quality communications infrastructure. In particular para 43 which advocates planning policies to “support the expansion of electronic communications networks, including telecommunications and high speed broadband”	This policy reflects NPPF Section 10 which supports high quality communications infrastructure. In particular para 112 which states “Planning policies and decisions should support the expansion of electronic communications networks”	This policy is consistent with BCS Policy DC10 Telecommunications which supports measures to improve mobile phone coverage. The BCS has no policy or para that refers to broadband.	This policy reflects BLP Policy INF01 Telecommunications which supports “proposals for the provision and improvement of telecommunications infrastructure...and expects proposals for residential and business development to include sufficient on-site Super Fast and Ultra Fast broadband infrastructure to enable connectivity to



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				wider networks”
<p><b>COM1 Sports and Leisure Facilities</b></p>	<p>This policy is consistent with NPPF para 70 which urges planning policies to “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”</p>	<p>This policy is consistent with NPPF para 92 which states “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;”</p>	<p>This policy is consistent with BCS Policy CP4 Infrastructure which supports the provision of new indoor sports and other community facilities. In addition, Policy DC18 Community Facilities, Recreation and Leisure which supports the provision of new facilities in the market towns.</p>	<p>This policy is consistent with BLP Policy COM02 Healthy Lifestyles which seeks to retain existing sports facilities and ENV04 Open space, Sport and Recreation which requires developments of a certain size to contribute towards sport and recreational facilities.</p>



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<p><b>COM2 Informal meeting places, play spaces and parks</b></p>	<p>This policy reflects NPPF para 73, the provision of high quality open spaces.</p>	<p>This policy reflects NPPF para 96 which states:          “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities “</p>	<p>This policy is consistent with BCS Policy CP13 – Accessibility which requires spaces to be “integrated within developments as a preference to ensure easy access by foot and .... Design should promote the use of these areas through the use of appropriate lighting and natural surveillance. Also BCS Policy DC 16 Design, which states “Public spaces should be designed to ensure that access routes are attractive, maintainable, well lit and well surveyed, easily accessible to all members of the community and free from unnecessary</p>	<p>This policy is consistent with BLP Policy COM01 Design which refers to secure and accessible environments, access to usable open space, and ENV04 Open Space, Sport and Recreation which outlines the standard of new play and space provision in new developments. In addition appropriate LEAPS or LAPS are identified in the Swaffham Housing allocations as appropriate.</p>
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			screens, barriers, signage or other street paraphernalia”	
<b>COM3 Community Buildings</b>	This policy is consistent with NPPF para 70 which urges planning policies to “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”	This policy is consistent with NPPF para 92 which states “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and	This policy is consistent with BCS Policy CP4 Infrastructure which supports the provision of new community facilities. In addition BCS Policy DC18 which protects existing key services and facilities from development that would result in their loss.	This policy is consistent with BLP Policy COM04 Community Facilities which seeks to protect existing community facilities and encourage the provision of new community facilities.



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		residential environments;”		
<b>COM4 Health care and social care</b>	This policy reflects NPPF, para 156, the provision of health, security, community and cultural infrastructure and other local facilities.	This policy is consistent with NPPF para 20 c) which refers to the need for sufficient provision to be made community facilities such as health provision .	This policy is consistent with BCS Policy CP4 – Infrastructure, which supports the provision of new and improved health and social care facilities in the market towns.	This policy is consistent with BLP Policy INF02 Developer Contributions which requires new developments to contribute to the provision of new health care facilities.
<b>COM5 School and pre-school provision</b>	This policy reflects NPPF para 72, taking a proactive, positive and collaborative approach to meeting school places – ‘give great weight to the need to create, expand or alter schools’ and ‘work with schools’ promoters to identify and resolve key planning issues before applications	This policy reflects NPPF para 94 which states “It is important that a sufficient choice of school places is available to meet the needs of existing and new communities” In addition, para 94 a) which outlines the need to “give great weight to the need to create, expand or alter	This policy is consistent with BCS Policy CP4 – Infrastructure, which seeks to secure: “ the physical infrastructure to support the requirements of education, skills and lifelong learning strategies, particularly capacity enhancements ... at Hamonds High School (Swaffham) as a result of new growth”	This policy is consistent with BLP Policy INF02 Developer Contributions which requires new developments to contribute to the provision of new education facilities.



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		schools through the preparation of plans		
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## 5 d) Achieving Sustainable Development

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- 5.1 The NPPF 2018 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that policies in paragraphs 18-219 of the document, taken together as a whole, constitute the Government’s view on what sustainable development means in practice for the planning system (para 6 of NPPF 2012 and Para 3 of NPPF2018) . The appraisal of the Swaffham Neighbourhood Plan policies against NPPF policies in both documents (2012 and 2018) presented above demonstrate how polices in the Neighbourhood Plan comply with the NPPFs and therefore deliver sustainable development.
- 5.2. The NPPFs both state that there are three dimensions to sustainable development:
- Economic, social and environmental
- 5.3 These dimensions give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 Policies contained within the Swaffham Neighbourhood Plan that contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development are summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. BUS1: Green Credentials which contributes clearly to all three sustainable development objectives.
- 5.5 This further helps demonstrate the plan’s comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through Swaffham Neighbourhood Plan Policies
<p><b>NPPF 2012</b>  <b>An economic role:</b>            Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type, is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements,</p>	<p><b>HBE 1: Location of Development.</b> This policy seeks to coordinate development in the town and identifies future development and infrastructure requirements by supporting the development of a future north-south relief road.</p> <p><b>TRA2: Traffic Flow.</b> This policy contributes to the economy of the town through the supporting of initiatives that improve traffic flow and reduce congestion.</p> <p><b>TRA5: Public Parking.</b> The policy contributes to a competitive economy by supporting parking measures that underpin town centre uses and provides for</p>

<p>including the provision of infrastructure.</p>	<p>commuters.</p> <p><b>BUS1: Green Credentials.</b> This policy contributes to building a responsive economy and supports growth and innovation through promoting businesses in the town that have an environmental focus.</p> <p><b>BUS2: New Business.</b> This policy supports the creation of a strong, responsive and competitive economy through its encouragement of new business in the town to meet the needs of the population.</p> <p><b>BUS3: Shops in New Development Areas.</b> The policy supports a strong and competitive economy by encouraging retail in new housing development areas.</p> <p><b>BUS4: Town Centre Retail.</b> This policy supports economic growth through its promotion of a viable and attractive retail offer to meet local needs and encouragement for a mix of retail opportunities.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy supports new business development which contributes to the vitality and viability of the town centre and seeks the creation of a high quality built environment for residents, businesses and visitors.</p> <p><b>BUS6: Telecommunications.</b> This policy supports the provision of infrastructure to support business growth.</p>
<p><b>NPPF 2018</b></p> <p><b>An economic objective:</b> to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p><b>HBE 1: Location of Development.</b> This policy seeks to co-ordinate development in the town and identifies future development and infrastructure requirements by supporting the development of a future north-south relief road.</p> <p><b>TRA2: Traffic Flow.</b> This policy contributes to the economy of the town through the supporting of initiatives that improve traffic flow and reduce congestion.</p> <p><b>TRA5: Public Parking</b> The policy contributes to a competitive economy by supporting parking measures that underpin town centre uses and provides for commuters.</p> <p><b>BUS1: Green Credentials.</b> This policy contributes to building a responsive economy and supports growth and innovation through promoting businesses in the town that have an environmental focus.</p> <p><b>BUS2: New Business.</b> This policy supports the creation of a strong, responsive and competitive economy through its encouragement of new business in the town to meet</p>



	<p>the needs of the population.</p> <p><b>BUS3: Shops in New Development Areas</b> This policy supports the creation of a strong, responsive and competitive economy through its encouragement of new business in the town to meet the needs of the population.</p> <p><b>BUS4: Town Centre Retail.</b> This policy supports economic growth through its promotion of a viable and attractive retail offer to meet local needs and encouragement for a mix of retail opportunities.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy supports new business development which contributes to the vitality and viability of town centres and seeks the creation of a high quality built environment for residents, businesses and visitors.</p> <p><b>BUS6: Telecommunications.</b> This policy supports the provision of infrastructure to support business growth.</p>
<p><b>NPPF 2012</b>  <b>A social role:</b> Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p>	<p><b>HBE2: Mixed Housing.</b> This policy supports the provision of housing and seeks to ensure that appropriate housing is provided to meet the needs of current and future generations</p> <p><b>HBE3: Well-designed developments.</b> This policy supports the creation of a high quality built environment by setting out design quality criteria.</p> <p><b>HBE4: Attractive Town Centre and Conservation Area.</b> This policy seeks to create an attractive town centre for Swaffham and to safeguard the existing high quality built environment of the Conservation Area.</p> <p><b>TRA1:Traffic Volume.</b> This policy supports the health and wellbeing of the community by seeking to reduce traffic volumes and associated air pollution in the town centre.</p> <p><b>TRA2: Traffic Flow.</b> This policy supports the health and wellbeing of the community by promoting measures that improve the safety of pedestrian and cyclists and improving the design of new public transport infrastructure in the town centre.</p> <p><b>TRA3: Walking and cycling.</b> The policy supports the health and well-being of the community through the provision of safe walking and cycling routes in the town.</p> <p><b>TRA4: Private Parking.</b> The policy contributes to creating a high quality environment through improving the design of private parking areas, reducing their visual dominance and contributes to the health and wellbeing of</p>

	<p>communities through minimising highway safety concerns.</p> <p><b>ENV1: Air pollution.</b> This policy supports the health of the community through giving high priority to addressing the issue of poor air quality in the town.</p> <p><b>ENV6: Designated Local Green Space.</b> This policy contributes to the creation of a high quality built environment and the health and well- being of the community by identifying and protecting areas of local green space that have value to the community.</p> <p><b>BUS1: Green Credentials</b> This policy contributes to the health and social wellbeing of the community through promoting businesses in the town that have an environmental focus.</p> <p><b>BUS3: Shops in new development areas.</b> This policy supports the need for community accessibility to local services through its encouragement of new business in the town to meet the needs of the population.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy supports new business development which contributes to the vitality and viability of the town centre and seeks the creation of a high quality built environment for residents, businesses and visitors through its positive promotion of the town centre , the protection of the townscape and encouragement of visual enhancements.</p> <p><b>COM1: Sports and Leisure Facilities.</b> This policy supports the health and wellbeing of the community through its encouragement for new sport and leisure facilities in the town.</p> <p><b>COM2: Informal meeting spaces, play spaces and parks.</b> The policy supports the development of strong, healthy and vibrant communities through the encouragement of a range of public spaces to best meet local needs.</p> <p><b>COM3: Community Buildings.</b> The policy supports the provision of community buildings to increase the number and range of services and activities that can be accessed by the local community.</p> <p><b>COM4: Health care and social care.</b> This policy promotes the provision of accessible services available to support the health, social and cultural wellbeing of the community.</p> <p><b>COM5: School and preschool provision.</b> This policy supports the provision of education services available to support meet local needs and improve the cultural</p>
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	wellbeing of the community.
<p><b>NNPF 2018</b>  <b>A social objective:</b> to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p><b>HBE2: Mixed Housing.</b> This policy supports the provision of housing and seeks to ensure that appropriate housing is provided to meet the needs of current and future generations</p> <p><b>HBE3: Well-designed developments.</b> This policy supports the creation of a high quality built environment by setting out design quality criteria.</p> <p><b>HBE4: Attractive Town Centre and Conservation Area.</b> This policy seeks to create an attractive town centre for Swaffham and to safeguard the existing high quality built environment of the Conservation Area.</p> <p><b>HBE7: Community Safety.</b> This policy contributes to the built environment by promoting the creation of a safe environment and the designing out of crime</p> <p><b>TRA1:Traffic Volume.</b> This policy supports the health and wellbeing of the community by seeking to reduce traffic volumes and associated air pollution in the town centre.</p> <p><b>TRA2: Traffic Flow</b> This policy supports the health and wellbeing of the community by promoting measures that improve the safety of pedestrian and cyclists and improving the design of new public transport infrastructure in the town.</p> <p><b>TRA3: Walking and cycling.</b> The policy supports the health and well-being of the community through the provision of safe walking and cycling routes in the town.</p> <p><b>TRA4: Private Parking.</b> The policy contributes to creating a high quality environment through improving the design of private parking areas, reducing their visual dominance and contributes to the health and wellbeing of communities through minimising highway safety concerns.</p> <p><b>ENV1: Air Pollution:</b> This policy supports the health of the community through giving high priority to addressing the issue of poor air quality in the town.</p> <p><b>ENV6: Designated Local Green Space.</b> This policy contributes to the creation of a high quality built environment and the health and well-being of the community by identifying and protecting areas of local green space that have value to the community.</p> <p><b>BUS1: Green Credentials.</b> This policy contributes to the health and social wellbeing of the community through promoting businesses in the town that have an</p>

	<p>environmental focus.</p> <p><b>BUS3: Shops in new development areas.</b> This policy supports the need for community accessibility to local services through its encouragement of new business in the town to meet the needs of the population.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy supports new business development which contributes to the vitality and viability of the town centre and seeks the creation of a high quality built environment for residents, businesses and visitors through its positive promotion of the town centre, the protection of the townscape and encouragement of visual enhancements.</p> <p><b>COM1: Sports and Leisure Facilities.</b> This policy supports the health and wellbeing of the community through its encouragement for new sport and leisure facilities in the town.</p> <p><b>COM2: Informal meeting spaces, play spaces and parks.</b> The policy supports the development of strong, healthy and vibrant communities through the encouragement of a range of public spaces to best meet local needs</p> <p><b>COM3: Community Buildings.</b> The policy supports the provision of community buildings to increase the number and range of services and activities that can be accessed by the local community.</p> <p><b>COM4: Health care and social care.</b> This policy promotes the provision of accessible services available to support the health, social and cultural wellbeing of the community.</p> <p><b>COM5: School and preschool provision.</b> This policy supports the provision of education services available to support meet local needs and improve the cultural wellbeing of the community.</p>
<p><b>NPPF 2012</b>  <b>An environmental role:</b>          Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to</p>	<p><b>HBE3: Well-designed developments.</b> This policy seeks to enhance our built environment through supporting the creation of a high quality built environment by setting out design quality criteria.</p> <p><b>HBE4: Attractive town centre and Conservation Area.</b> This policy seeks to enhance the attractive town centre for Swaffham and to safeguard the existing high quality built environment of the Conservation Area.</p> <p><b>HBE5: Non-designated heritage assets.</b> The policy contributes to the protection and enhancement of the</p>

<p>climate change including moving to a low carbon economy.</p>	<p>built and historic environment through the identification Important local buildings for additional protection.</p> <p><b>HBE6: Entrances and gateways to Swaffham.</b> This policy contributes to the protection and enhancement of the natural environment by encouraging the enhancement of the entrances and gateways to Swaffham,.</p> <p><b>HBE7: Community Safety.</b> This policy contributes to protecting and enhancing the built environment by promoting the creation of a safe environments and the designing out of crime.</p> <p><b>ENV1: Air pollution.</b> This policy seeks to minimise air pollution through giving high priority to addressing the issue of poor air quality in the town.</p> <p><b>ENV2: Climate Change.</b> This policy seeks to aid in the mitigation and adaptation to climate change through promoting the minimum use of resources in both construction and operation of buildings and support for measures that re-use water and incorporate solar gain.</p> <p><b>ENV3: Localised flooding areas.</b> This policy seeks to minimise pollution through the promotion of modern drainage measures to reduce pollution and flooding.</p> <p><b>ENV4: Important Local views and vistas.</b> This policy contributes to protecting our natural environment by protecting important local views and vistas from in appropriate development.</p> <p><b>ENV5: Dark skies.</b> This policy contributes to the protection of our natural environment through the promotion of environmentally efficient and the sympathetic design of lighting.</p> <p><b>ENV6: Designated Local Green Space.</b> This policy contributes to the protection and enhancement of our natural and built environment by identifying and protecting areas of local green space that have value to the community.</p> <p><b>BUS1: Green credentials</b> This policy supports the prudent use of resources and the protection of the environment through promoting businesses in the town that have an environmental focus.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy seeks the creation of a high quality built environment for residents, businesses and visitors through its positive promotion of the town centre , the protection of the townscape and encouragement of visual enhancements.</p> <p><b>COM2: informal meeting places, play spaces and parks.</b></p>
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	<p>The policy supports enhancement of our built environment through the encouragement of a range of high quality public spaces.</p>
<p><b>NPPF 2018</b>  <b>An environmental role:</b> to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p><b>HBE3: Well-designed developments.</b> This policy seeks to enhance our built environment through supporting the creation of a high quality built environment by setting out design quality criteria.</p> <p><b>HBE4: Attractive town centre and Conservation Area.</b> This policy seeks to enhance the attractive town centre for Swaffham and to safeguard the existing high quality built environment of the Conservation Area.</p> <p><b>HBE5: Non-designated heritage assets.</b> The policy contributes to the protection and enhancement of the built and historic environment through the identification Important local buildings for additional protection.</p> <p><b>HBE6: Entrances and gateways to Swaffham.</b> This policy contributes to the protection and enhancement of the natural environment by encouraging the enhancement of the entrances and gateways to Swaffham</p> <p><b>HBE7: Community Safety.</b> This policy contributes to protecting and enhancing the built environment by promoting the creation of a safe environments and the designing out of crime.</p> <p><b>ENV1: Air pollution.</b> This policy seeks to minimise air pollution through giving high priority to addressing the issue of poor air quality in the town.</p> <p><b>ENV2: Climate Change.</b> This policy seeks to aid in the mitigation and adaptation to climate change through promoting the minimum use of resources in both construction and operation of buildings and support for measures that re-use water and incorporate solar gain.</p> <p><b>ENV3: Localised flooding areas.</b> This policy seeks to minimise pollution through the promotion of modern drainage measures to reduce pollution and flooding.</p> <p><b>ENV4: Important Local views and vistas.</b> This policy contributes to protecting our natural environment by protecting important local views and vistas from in appropriate development.</p> <p><b>ENV5: Dark skies.</b> This policy contributes to the protection of our natural environment through the promotion of environmentally efficient and the sympathetic design of lighting.</p> <p><b>ENV6: Designated Local Green Space.</b> his policy contributes to the protection and enhancement of our</p>



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	<p>natural and built environment by identifying and protecting areas of local green space that have value to the community.</p> <p><b>BUS1: Green credentials.</b> This policy supports the prudent use of resources and the protection of the environment through promoting businesses in the town that have an environmental focus.</p> <p><b>BUS5: Attractive and Viable Town Centre.</b> The policy seeks the creation of a high quality built environment for residents, businesses and visitors through its positive promotion of the town centre , the protection of the townscape and encouragement of visual enhancements.</p> <p><b>COM2: informal meeting places, play spaces and parks.</b> The policy supports enhancement of our built environment through the encouragement of a range of high quality public spaces.</p>
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## 6. f) Compatibility with EU Obligations

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- 6.1 The statement below demonstrates how the Swaffham Neighbourhood Plan does not breach and is compatible with EU obligations.
- 6.2 Due to the national and international nature conservation designations in the area, it was recommended by Breckland District Council that the SEA and HRA Screening process be undertaken at Pre-Submission stage. In addition, the Neighbourhood Plan Steering Group resolved to undertake a Sustainability Appraisal (which itself is a process that takes full account of the SEA legislation, whilst also considering social and economic issues). The Sustainability Appraisal and Sustainability Appraisal Scoping Report are featured alongside this Basic Conditions Statement as Submission Documents. The Swaffham Neighbourhood Area sits to the north of an area known as the 'Brecks' which is known for its international and national nature conservation designations as well as covering an area of high landscape value.
- 6.3 Breckland District Council undertook the SEA Screening Process in September and October 2018. The SEA screening determination dated October 2018 confirmed that SEA was not required. The HRA screening determination dated October 2018, concluded that "there are likely to be no significant negative effects on the European Designated Sites resulting from the Policies detailed within the Swaffham Neighbourhood Plan. Therefore, based on the submitted draft, a full Appropriate Assessment (Habitat Regulations Assessment) is not required". The SEA and HRA assessments were carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Swaffham Neighbourhood Plan Area.
- 6.4 The screening reports and the Sustainability Appraisal indicate that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and this was confirmed in a response provided by Natural England who were consulted on the screening reports.
- 6.5 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement.





## 7. g) Prescribed matters

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

“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.

- 7.2 Natural England has been consulted on the pre-submission version of the Swaffham Neighbourhood Plan and has contributed to the SEA and HRA Screening Opinions. As stated above there are a range of national and international designations within close proximity to Swaffham however the Neighbourhood Plan is not promoting additional development. The Swaffham Town Council therefore considers that the Neighbourhood Plan meets the additional prescribed basic condition.