



New Buckenham Neighbourhood Plan 2017-36

Basic Conditions Statement

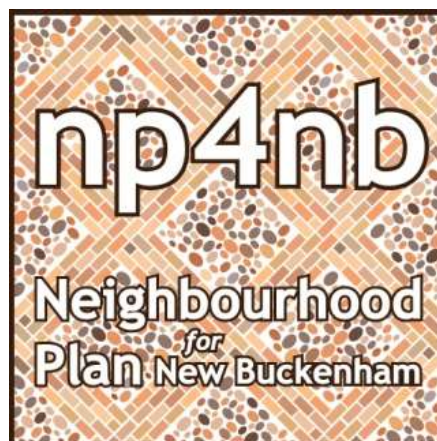


Table of contents

| | |
|----------------------------|----|
| 1. Introduction..... | 3 |
| 2. Legal requirements..... | 4 |
| 3. Basic conditions..... | 5 |
| 4. Conclusion..... | 21 |

Table of figures

| | |
|--|----|
| Table 1 Plan policies considered against NPPF 2019 and Breckland Local Plan 2019 | 6 |
| Table 2 Neighbourhood Plan considered against sustainable development | 18 |

Front cover photograph taken February 2002 by Mike Page, reproduced with permission.

1. Introduction

- 1.1. This statement has been prepared by the Neighbourhood Plan Working Group acting for New Buckenham Parish under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 as amended.
- 1.2. When the draft New Buckenham Neighbourhood Plan, hereinafter referred to as 'the Plan', is submitted for approval to the Local Authority (in this case Breckland Council), the Regulations require that the Plan is accompanied by a number of supporting documents. One of these is called the 'Basic Conditions Statement'¹. The Plan must meet each of the Basic Conditions before it can be put to referendum and, if successful, be used to assist in the determination of planning applications.
- 1.3. This statement sets out how the draft Plan meets the Basic Conditions as described in the Regulations.²
- 1.4. The local planning authority has to be satisfied that a basic condition statement has been submitted but it is not required to consider whether the draft plan meets the basic conditions. It is only after the independent examination has taken place and the examiner's report has been received that the local planning authority comes to its formal view on whether the draft neighbourhood plan or Order meets the basic conditions.³
- 1.5. The Plan reflects New Buckenham's exceptional historic and natural environment setting, indeed Breckland has designated the Parish as a 'rural settlement without a boundary'.⁴ The Plan has not specifically allocated land for development as this would not be consistent with the strategic Local Plan policy, although criteria are set out for small scale development that will occur during the life of the Plan.

¹ Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011, Schedule 10).

² Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011, Schedule 10).

³ Paragraph 8(1)(a) of Schedule 4B to the 1990 Act (amended by the Localism Act 2011).

⁴ Strategic Local Plan Policy HOU 5.

2. Legal Requirements

Legal compliance

- 2.1. The draft Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) as set out below:

Qualifying Body

- 2.2. The draft Plan is submitted by a qualifying body, namely New Buckenham Parish Council. New Buckenham Parish Council was confirmed as a qualifying body by Breckland Council on 30th March 2017 when the New Buckenham Neighbourhood Plan Area was designated.

Neighbourhood Development Plan

The draft 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 Regulations.⁵

Period covered by the Plan

- 2.3. The Plan states the time for which it is to have effect (from 2017–36) a period of 19 years.

Excluded Development

- 2.4. The Plan policies do not relate to excluded development. The Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in the Regulations.⁶

Area of the Neighbourhood Plan

- 2.5. The Plan relates to New Buckenham Council's designated Neighbourhood Plan Area, and to no other area. It does not overlap other neighbourhood plan areas.
- 2.6. The whole Parish of New Buckenham, with an adjacent part of Old Buckenham Parish, was designated as a Neighbourhood Plan Area by Breckland Council on 30th March 2017. This Plan Area has the kind endorsement of Old Buckenham Parish Council.
- 2.7. A map of the Designated Area is in the New Buckenham Neighbourhood Plan document, Figure 4, page 12.

⁵ Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

⁶ Section 61K of the Town and Country Planning Act 1990

3. Basic Conditions

- 3.1. When a draft neighbourhood plan is submitted to a planning authority, it must be accompanied by a statement explaining how the plan meets the Basic Conditions, as well as other statutory requirements.⁷

What are the Basic Conditions?

- 3.2. The Regulations⁸ provide that a neighbourhood 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],
(d) the making of [the plan] contributes to the achievement of sustainable development,
(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),
(f) the making of [the plan] does not breach, and is otherwise compatible with, EU obligations, and
(g) prescribed conditions are met in relation to [the plan] and prescribed matters have been complied with in connection with the proposal for [the plan].”⁹

- 3.3. The same paragraph in the Regulations has two further criteria, Basic Conditions (b) and (c), but these apply to a neighbourhood development order and are not considered further in this document.

- 3.4. A further basic condition has been prescribed under paragraph 8(2)(g):

“The making of the neighbourhood plan is not likely to have a significant effect on a European site ... or a European offshore marine site ... (either alone or in combination with other plans or projects).”¹⁰

Basic Condition a) Having regard to National Policies and Advice

Basic Condition e) Conformity with Strategic policies in the Development Plan

- 3.5. The following table demonstrates that the New Buckenham Neighbourhood Plan has had appropriate regard to and is in general conformity with, both national and local strategic policy.

⁷ Neighbourhood Planning (General) Regulations 2012, reg 15(1)(d)

⁸ Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011, Schedule 10.

⁹ Town and Country Planning Act 1990, Sched 4B, para 8(2), applied by PCPA 2004, ss 38A(3), 38C(5)(d)

¹⁰ Neighbourhood Planning (General) Regulations 2012, Sched 2, para 1

Table 1 Plan policies considered against NPPF 2019 and Breckland Local Plan 2019

| Draft New Buckenham Neighbourhood Plan Policies | Considered against NPPF | General conformity with strategic policies of Breckland Local Plan |
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| <p>Landscape and Heritage LH 1 Change of use and extensions to historic buildings</p> | <p>This policy is consistent with: Chapter 16: ‘Conserving and enhancing the historic environment’ referring to the need for positive strategies for conserving and enjoyment of the historic environment, including heritage assets’ and ‘the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’; Para 127(c), where developments required to be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting’; Para 189, that requires the consideration of all sources of relevant information to new building in the context of a historic setting. In this respect, Policy LH1 refers to a definitive New Buckenham Landscape and Heritage Assessment commissioned for the Plan.</p> | <p>This policy is consistent with: <i>Policy ENV 05 Protection and Enhancement of the Landscape:</i> which refers to protecting Breckland’s landscape where development should maintain the aesthetic and biodiversity qualities of natural and manmade landscape features; <i>Policy GEN 01 Sustainable Development:</i> in Breckland includes the wish to protect and enhance the natural, built and historic environment; <i>Policy GEN 02 Promoting high quality design:</i> where development of historic buildings should be done in a manner appropriate to their significance; <i>Policy ENV 07 Historic Environment:</i> which refer to protecting assets of heritage: ‘Development that will affect any designated heritage asset will be subject to comprehensive assessment and should conserve or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; including within the curtilage of a listed building that predates 1st July 1948.’</p> |
| <p>LH 2 New buildings</p> | <p>This policy is consistent with: Chapter 16: ‘Conserving and enhancing the historic environment’ referring to the need for positive strategies for conserving and enjoyment of the historic environment, including heritage assets’ and ‘the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’;</p> | <p>This policy is consistent with: <i>Policy ENV 05 Protection and Enhancement of the Landscape:</i> which refers to protecting Breckland’s landscape where development should maintain the aesthetic and biodiversity qualities of natural and manmade landscape features; <i>Policy GEN 01 Sustainable Development in Breckland:</i> includes the wish to protect and enhance the natural, built and historic environment;</p> |

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| | <p>Para 127(c) where developments are required to be 'sympathetic to local character and history, including the surrounding built environment and landscape setting';</p> <p>Para 189, where there is a requirement to consider all sources of relevant information to new building in the context of a historic setting. In this respect, Policy LH2 refers to a definitive New Buckenham Landscape and Heritage Assessment commissioned for the Plan.</p> | <p><i>Policy GEN 02 Promoting high quality design:</i> where all development is required to respect and be sensitive to the surrounding area's character, and add to the amenity value and quality of life;</p> <p><i>Policy ENV 07 Historic Environment:</i> refers to protecting assets of heritage: 'Development that will affect any designated heritage asset will be subject to comprehensive assessment and should conserve or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; including within the curtilage of a listed building that predates 1st July 1948.'</p> |
| <p>LH 3 New development and layout of the village</p> | <p>This policy is consistent with:</p> <p>Paras 117-123, that promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</p> <p>Para 127(c) and (d), where planning policies and decisions should ensure that developments are sympathetic to local character and history while not preventing or discouraging appropriate innovation and 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>Para 189, which requires the consideration of all sources of relevant information to new building in the context of a historic setting. In this respect, Policy LH3 refers to a definitive New Buckenham Landscape and Heritage Assessment commissioned for the Plan.</p> | <p>This policy is consistent with:</p> <p><i>Policy ENV 07 Historic Environment:</i> which refers to protecting assets of landscape and heritage interest;</p> <p><i>Policy GEN 02 Design:</i> which seeks the highest quality design and the integration of new developments into existing layouts.</p> |

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| <p>LH 4 New development and open countryside setting</p> | <p>This policy is consistent with: Para 109, where 'the planning system should contribute to and enhance the natural and local environment by, protecting and enhancing valued landscapes, geological conservation interests and soils; Para 122 (d), where 'Planning policies and decisions should support development that makes efficient use of land, taking into account [...] maintaining an area's prevailing character and setting; Para 127 (c), that ensures developments are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; Para 185, where 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account new development making a positive contribution to local character and distinctiveness and highlighting opportunities to draw on the contribution made by the historic environment to the character of a place; Para192 (c), where in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.</p> | <p>This policy is consistent with: <i>Policies ENV 05 Protection and Enhancement of the Landscape:</i> which refers to protecting the Breckland's landscape where development should maintain the aesthetic and biodiversity qualities of natural and manmade landscape features, have the highest design quality in terms of both architecture and landscape, fully considering its context and embracing opportunities to enhance the character and appearance of an area, and contributing to local distinctiveness; <i>Policy GEN 02 Design:</i> seeks the highest quality design and the integration of new developments into existing layouts.</p> |
| <p>Countryside and environment CE 1 Developments and natural environment</p> | <p>This policy is consistent with: Para 170 where there a requirement that planning decisions should contribute to and enhance the natural and local environment; Paras 124-132, ensuring that developments optimise site potential to accommodate and sustain an appropriate amount and mix of development (including green and other public space).</p> | <p>This policy is consistent with: <i>Policy ENV 05 Protection and Enhancement of the Landscape:</i> in the interests of protecting the rural character and biodiversity, geodiversity and historic conservation; <i>Policy ENV 01 Green Infrastructure where protection:</i> is given to local and strategically important green infrastructure and all new development to contribute to respond and support existing green infrastructure; <i>Policies ENV 02 and ENV03 Natural Environment:</i> refer to protecting the Breckland's landscape where development should maintain the aesthetic</p> |

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| | Para 170, 'contribute to and enhance the natural and local environment through minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' | and biodiversity qualities of natural and manmade landscape features, have the highest design quality in terms of both architecture and landscape, fully considering its context and embracing opportunities to enhance the character and appearance of an area, and contributing to local distinctiveness. |
| CE 2 Loss and restitution of important habitats | This Policy is consistent with: Chapter 15 Conserving and enhancing the natural environment and para 174 that require safeguarding of local wildlife to protect and enhance biodiversity and geodiversity, safeguarding components of local wildlife-rich habitats and wider ecological networks, wildlife corridors and stepping stones that connect them; and identify and pursue opportunities for securing measurable net gains for biodiversity; Para 175, where it says to protect, mitigate or as a last resort, be compensated for, planning permission should be refused where development is within or outside a SSSI likely to have an adverse impact or result in a loss or deterioration of irreplaceable habitat where there are wholly exceptional reasons and a suitable compensation strategy exists and supporting 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments .. especially where this can secure measurable net gains for biodiversity'. | This policy is consistent with: <i>Policy ENV 06 Trees, hedgerows and development</i> : which refers to protecting Breckland's landscape and protection of species, from harm and encouraging restoration, enhancement, expansion and linking of these areas to create ecological networks. |
| CE 3 Designation of local green spaces | This policy is consistent with: Para 99 where it sets out the reasons for designating Local Green Space and the qualities of land that comply with these requirements and, in particular, para 100 (b) where these spaces are 'demonstrably special to a local community and hold particular significance for example because of its beauty, historic significance, | This Policy is consistent with: <i>ENV 01 Green Infrastructure</i> : where protection is given to local and strategically important green infrastructure and all new development to contribute to respond and support existing green infrastructure. |

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| | recreational value (including as a playing field), tranquillity or richness of its wildlife.’ | |
| Dark Skies and Light Pollution DS 1 Keeping dark areas dark | This policy is consistent with: Chapter 15 Conserving and enhancing the natural and historic environment. There is a requirement for planning policies in para 180 (c) ‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’ | This Policy is consistent with: <i>Policy COM 03 Protection of Amenity:</i> where for all new development consideration will need to be given to general amenity impact issues, especially residential amenity where other forms of nuisance such as light pollution. |
| DS 2 Outside lighting within and away from built up area | This policy is consistent with: Chapter 15 Conserving and enhancing the natural and historic environment. There is a requirement for planning policies in para 180 (c) ‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’ | This Policy is consistent with: <i>Policy COM 03 Protection of Amenity:</i> where for all new development consideration will need to be given to general amenity impact issues, especially residential amenity where other forms of nuisance such as light pollution; <i>Policy ENV 05 Protection and Enhancement of the Landscape:</i> where development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. |
| Housing and Building HB 1 Housing types | This policy is consistent with: Para 77, where for rural areas ‘planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’; Chapter 16: ‘Conserving and enhancing the historic environment’ referring to the need for positive strategies for conserving and enjoyment of the historic environment, including heritage assets’ and ‘the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’. Para 127(c) where developments are required to be ‘sympathetic to local character and history, including | This policy is consistent with: <i>Policy HOU 06 Principle of New Housing:</i> that requires provision for all demographic groups in the community; <i>Policy HOU 07 Affordable Housing:</i> notes the need for affordable housing in perpetuity. |

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| | <p>the surrounding built environment and landscape setting’; Para 189, where there is a requirement to consider all sources of relevant information to new building in the context of a historic setting. In this respect, Policy LH2 refers to a definitive New Buckenham Landscape and Heritage Assessment commissioned for the Plan; Paras 124-132 ‘Achieving well-designed places’ in particular where para 124 states ‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’; Para 127, that sets out the basic requirements of good design relating to function, form, attractiveness and impacts on surroundings.</p> | |
| <p>HB 2 Housing design</p> | <p>This policy is consistent with: Para 77, where for rural areas ‘planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’; Chapter 16: ‘Conserving and enhancing the historic environment’ referring to the need for positive strategies for conserving and enjoyment of the historic environment, including heritage assets’ and ‘the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation’; Para 127(c) where developments are required to be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting’;</p> | <p>This Policy is consistent with: <i>Policy GEN 02 Promoting High Quality Design</i>: expects new development to achieve the highest standards of design including responding to and protecting local character, form and connectivity.</p> |

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| | <p>Para 189, where there is a requirement to consider all sources of relevant information to new building in the context of a historic setting. In this respect, Policy LH2 refers to a definitive New Buckenham Landscape and Heritage Assessment commissioned for the Plan;</p> <p>Paras 124-132 'Achieving well-designed places' in particular where para 124 states 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities;</p> <p>Para 127, that sets out the basic requirements of good design relating to function, form, attractiveness and impacts on surroundings.</p> | |
| <p>HB 3 Housing and local mobility</p> | <p>This policy is consistent with:</p> <p>Para 84, where planning policies and decisions should ensure development sensitive to its surroundings, without unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport);</p> <p>Para 102, where transport issues should be considered from the earliest stages of plan-making and development proposals to optimise patterns of movement, streets, parking and other transport considerations so they are integral to the design of schemes, and contribute to making high quality places.</p> | <p>This policy is consistent with:</p> <p><i>Policy GEN 02 Promoting High Quality Design:</i> which seek the highest standards of design for new development, particularly in terms of layout making the best use of features of the site in terms of appearance and function and its connectivity to places such as open space, shops and other facilities along routes that promote a choice of transport mode, being clearly legible so as to easily navigate from one place to another;</p> <p><i>Policy DC 19 Parking provision:</i> which provides for parking for residential developments, particularly for people and drivers with disabilities.</p> |
| <p>HB 4 Low impact access routes</p> | <p>This policy is consistent with:</p> <p>Para 108, that promotes the use sustainable transport and that a development's location can be safe and suitable for all users. Any significant impacts from the</p> | <p>This policy is consistent with:</p> <p><i>Policies COM 01 (e) Design and TR 01 (e) Sustainable Transport Network,</i> that seek development to be accompanied by appropriate infrastructure to meet site specific requirements and create sustainable, in particular any</p> |

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| | <p>development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree; Para 110, where applications for development should create places that are safe, secure and attractive, minimising scope for conflicts between pedestrians, cyclists and vehicles, avoiding unnecessary street clutter, and responding to local character and design standards, as well as allowing efficient delivery of goods, and access by service and emergency vehicles; and designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</p> | <p>improved transport facilities including walking and cycling facilities, green infrastructure.</p> |
| <p>HB 5 Green living plan requirement</p> | <p>This policy is consistent with: Paras 124-132, in particular para 127 where planning policies and decisions should ensure that developments function well over the lifetime of the development and optimise site's potential to accommodate and sustain an appropriate amount and mix of development (including green and other public space), support local facilities and transport networks; and create safe, inclusive and accessible places that promote health and well-being, with a high standard of amenity for existing and future users; and foster quality of life, community cohesion and resilience.</p> | <p>This policy is consistent with: <i>Policy COM 03 Protection of Amenity</i>, which seeks consideration of new development's impact upon amenity for current and future occupants of the site and neighbouring properties and contributing to the overall aims of sustainable development including living within environmental limits; <i>Policy COM 01 Design</i>, particularly (c) that incorporates sustainable design and construction, and best practice in energy efficiency and climate change mitigation.</p> |
| <p>HB 6 Boundaries</p> | <p>This policy is consistent with: Para 170 which encourage planning policies and decisions to contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and minimising impacts on and providing net gains for biodiversity, including by establishing</p> | <p>This policy is consistent with: <i>Policy GEN 02 Design</i>, that seeks the highest standards of design for new development, particularly in terms of layout making the best use of features of the site in terms of appearance and function, contribution to local character and public realm where there should be a natural demarcation of public and private spaces without the need for excessive or artificial barriers, and for landscaping, boundary treatments and enclosures to incorporate natural features on a site.</p> |

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| | <p>coherent ecological networks that are more resilient to current and future pressures;</p> <p>Para 174, which highlights the importance of protecting and enhancing biodiversity including safeguarding local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promoting conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and to identify and pursue opportunities for securing measurable net gains for biodiversity.</p> | |
| <p>HB 7 Utilities and signage</p> | <p>This policy is consistent with:</p> <p>Para 110 (c), encouraging the creation of safe, secure and attractive places that avoid unnecessary street clutter and respond to local character and design standards;</p> <p>Para 184, which requires heritage assets be conserved in a manner appropriate to their significance;</p> <p>Paras 185(c) and (d) where new development should make a positive contribution to local character and distinctiveness; and optimise opportunities to draw on the contribution made by the historic environment to the character of a place.</p> | <p>This policy is consistent with:</p> <p><i>Policy EC 08 Advertising and Signs</i>, where the design should give regard to the general characteristics of the locality and any adjacent buildings, especially historic buildings and within a conservation area.</p> |
| <p>Traffic and parking TP 1 Highway developments</p> | <p>This policy is consistent with:</p> <p>Para 108(c), where impacts from the transport network or highway safety can be cost effectively mitigated to an acceptable degree.</p> | <p>This policy is consistent with:</p> <p><i>Policy TR 01 Sustainable Transport Network (e)</i>, where there is a need to work in partnership to promote and improve safety, security and healthy lifestyles by encouraging walking and cycling</p> |

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| <p>TP 2 Impact of new buildings</p> | <p>This policy is consistent with: Para 110, that applications for development should give priority first to pedestrian and cycle movements pedestrian and cycle movements, both within the scheme and with neighbouring areas; Para 111, that requires all developments generating significant amounts of movement to provide a travel plan, and be supported by a transport statement or assessment so that the likely impacts of the proposal can be assessed.</p> | <p>This policy is consistent with: <i>Policy HOU 06 Parking provision</i>, which provides for parking for residential developments, particularly for people/ drivers with disabilities; <i>Policy TR 02 Transport Requirements</i>, where developments should provide safe, suitable and convenient access for all users including parking and avoid inappropriate traffic generation and not compromise highway safety; <i>Policy COM 01 Design</i>, where development should not compromise highway safety, enabling safe access for vehicles and for walking and cycling.</p> |
| <p>TP 3 Pedestrian safety</p> | <p>This policy is consistent with: Para 104 (d), that encourages provision of high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans); Para 127, that sets out the basic requirements of good design relating to function, form, attractiveness and impacts on surroundings.</p> | <p>This policy is consistent with: <i>Policy TR 02 Transport Requirements</i>, where developments should provide safe, suitable and convenient access for all users including parking and avoid inappropriate traffic generation and not compromise highway safety; <i>Policy COM 01 Design</i>, where development should not compromise highway safety, enabling safe access for vehicles and for walking and cycling.</p> |
| <p>Business and Tourism BT 1 Communications infrastructure</p> | <p>This policy is consistent with: Paras 112-116, in particular para 112, stating that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).'</p> | <p>This policy is consistent with: <i>Policy INF 01 Telecommunications</i>: which supports the provision and improvement of telecommunications infrastructure provided there are no unacceptable harmful impacts on visual and residential amenity, highway safety, the historic environment and the character and appearance of the area where it would be sited.</p> |

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| | <p>Para 127, setting out the basic requirements of good design relating to function, form, attractiveness and impacts on surroundings;</p> <p>Para 180, ensuring that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.'</p> | |
| <p>BT 2 Better communications for individual homes and business</p> | <p>This policy is consistent with:</p> <p>Para 80, where planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It requires significant weight be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future;</p> <p>Para 112, the need for advanced, high quality and reliable communications infrastructure for economic growth and social well-being and policies should prioritise full fibre connections to existing and new developments.</p> | <p>This policy is consistent with:</p> <p><i>Policy INF 01 Telecommunications</i>, where there is a Breckland expectation for residential and business development to include sufficient on-site Superfast and Ultrafast broadband infrastructure.</p> |
| <p>BT 3 Support for business and tourism development</p> | <p>This policy is consistent with:</p> <p>Para 83, where it encourages sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; development and diversification of agricultural and other land-based rural businesses; and sustainable rural tourism and leisure which respect the character of the countryside; and retaining local</p> | <p>This policy is consistent with:</p> <p><i>Policy EC 04 Employment Development Outside General Employment Areas</i>, where employment outside these areas will be permitted unless they would be detrimental to local amenity.</p> <p><i>Policy EC 07 Tourism Related Development</i>, where proposals for small scale tourist facilities are encouraged if the need can be justified.</p> |

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| | shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Paras 91 to 98 relating to protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. | |
| Recreation, health and culture RHC 1 Local facilities for community life | This policy is consistent with: Para 83(d), supporting a prosperous rural economy through retention and development of accessible of accessible local services and community services. | This policy is consistent with: <i>Policy COM 04 Community facilities, recreation and leisure</i> , which encourages appropriately scaled local facilities in order to sustain and enhance local community benefit. |
| RHC 2 Reducing impact of loss of facilities | This policy is consistent with: Para 92(c), guarding against the loss of facilities and services; Para 97(b), any such losses being replaced by equivalent or better provision; Para 175(b) applies as the rural habitat is a recreational facility; | This policy is consistent with: <i>Policy COM 04 Community facilities, recreation and leisure</i> , where the unwanted loss of community facilities could be mitigated. |

Basic Condition d) Achieving Sustainable Development

- 3.6. The National Planning Policy Framework (NPPF) 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF also states that policies in paragraphs 7-14 of the document, taken together as a whole, constitute the Government’s view on what sustainable development means in practice for the planning system. The appraisal of the New Buckenham Neighbourhood Plan policies against NPPF policies presented above demonstrate how polices in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 3.7. The NPPF states that there are three overarching objectives to sustainable development, namely economic, social and environmental.
- 3.8. 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.
- 3.9. Policies contained within the 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. Policy BT 3: Support for business and tourism, which contributes clearly to all three sustainable development objectives.

Table 2 Neighbourhood Plan considered against sustainable development

| NPPF Sustainable Development | Contribution through New Buckenham Neighbourhood Plan Policies |
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| <p>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</p> | <p><i>Policies BT 1 Communications infrastructure and BT 2 Better communications for individual homes and businesses: both policies support the village economy but promoting advanced telecoms infrastructure.</i></p> <p><i>Policy BT 3 Support for business and tourism: encourages joint initiatives between retail and hospitality businesses, tourism and the Parish Council, noting that the village’s biggest land assets are its historic buildings, layout and accessible countryside.</i></p> <p><i>Policy TP 1 Highway developments: supports mitigating the effect of heavy through traffic to benefit residents and visitors.</i></p> <p><i>Policy LH 1 Change of use and extensions to historic buildings: the policy supports such development providing they demonstrate a positive impact on individual buildings and their settings.</i></p> <p><i>Policy LH 2 New Buildings: the policy supports new buildings providing they demonstrate a positive impact on individual buildings and their settings.</i></p> |

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| <p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering 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><i>Policy RHC 1 Local facilities for community life:</i> good use is already made of public buildings and facilities and enhancements are welcomed.</p> <p><i>Policy RHC 2: Reducing impact of loss of facilities:</i> not happened yet, but aware that this might in the future and therefore a policy.</p> <p><i>Policy CE 4: Designation of local green spaces:</i> Two LGSs have been identified and implemented.</p> <p><i>Policy HB 1: Housing types:</i> support housing mix that reflects the demography that is largely similar to Breckland average.</p> <p><i>Policy HB 3: Housing and local mobility:</i> off-street parking will be supported as well as the needs of pedestrians, electric cars and assistance vehicles.</p> <p><i>Policy BT 3: Support for business and tourism:</i> Developing tourism will enhance the viability of local retail and hospitality businesses to the benefit of residents.</p> |
| <p>c) an environmental objective – 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><i>Policy LH 3 New development and layout of the village:</i> includes specific reference to the preservation of the village’s historic boundaries and street layout.</p> <p><i>Policy LH 4 New development and open countryside setting</i> draws the attention of developers to the countryside setting of the small village and the notable views surrounding it.</p> <p><i>Policy HB 2 Housing design:</i> The policy emphasises the use of good design and materials, and how a development should not adversely impact on the village character.</p> <p><i>Policy HB 4 Low impact access routes:</i> New areas of development should provide easy, safe walking and cycling access to the village centre.</p> <p><i>Policy HB 5: Green living plan requirement:</i> a checklist to help developers plan for future climate change.</p> <p><i>Policy HB 6 Boundaries:</i> supports wildlife friendly boundaries to enhance the natural environment.</p> <p><i>Policy HB 7 Utilities and signage:</i> helps avoid adverse visual impact in the historic village setting.</p> <p><i>Policy CE 1: Developments and natural environment:</i> emphasises the need to maintain biodiversity and habitat.</p> <p><i>Policy CE 2 Loss and restitution of important habitats:</i> loss should be avoided or, at the very least, remediated.</p> |

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| | <p><i>Policy BT 3 Support for business and tourism:</i> emphasises the development of ‘green tourism’ by preserving the countryside setting and footpaths around the village.</p> <p><i>Policy DS 1 Keeping dark areas dark and Policy DS 2 Outside lighting within and away from built up area:</i> emphasise the need to avoid intrusive lighting that impacts adversely on pedestrians, wildlife and the amenity of private properties.</p> <p><i>Policy TP 2 Impact of new building and Policy TP 3 Pedestrian safety:</i> emphasises the need for the increased safety of pedestrians and roadside property.</p> |
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Basic Condition f) Compatibility with EU Obligations

- 3.10. The statement below demonstrates how the Plan does not breach and is compatible with EU obligations.
- 3.11. Due to the national and international nature conservation designations in the area, it was recommended by Breckland Council that the Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening process be undertaken before the Submission stage.
- 3.12. Breckland Council undertook the SEA Screening assessment. The SEA screening determination dated March 2021 confirmed that SEA was not required.
- 3.13. The HRA screening determination dated March 2021, concluded that “there are likely to be no significant negative effects on the European Designated Sites resulting from the Policies detailed within the Plan. Therefore, based on the submitted draft, a full Appropriate Assessment (Habitat Regulations Assessment) is not required”.
- 3.14. The SEA and HRA assessments were carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within relative proximity of the New Buckenham Neighbourhood Plan Area.
- 3.15. The screening reports 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.
- 3.16. 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.

Basic Condition g) Prescribed matters

- 3.17. An additional basic condition is prescribed under the Regulations¹¹ as follows: “The making of the Neighbourhood 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)”.
- 3.18. Natural England has been consulted on the pre-submission version of the 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 New Buckenham however the Plan is not promoting additional development. The New Buckenham Parish Council therefore considers that the Plan meets the additional prescribed basic condition.

4. Conclusion

- 4.1. It is considered that the New Buckenham Neighbourhood Plan meets the Basic Conditions set out in Paragraph 8 of Schedule 4B of the 1990 Town and Country Planning Act 1990.

¹¹ Regulation 32 of the Neighbourhood Planning (General) Regulations 2012.