

Belton with Browston, Burgh Castle, and Fritton with St Olaves Neighbourhood Development Plan 2022- 2038

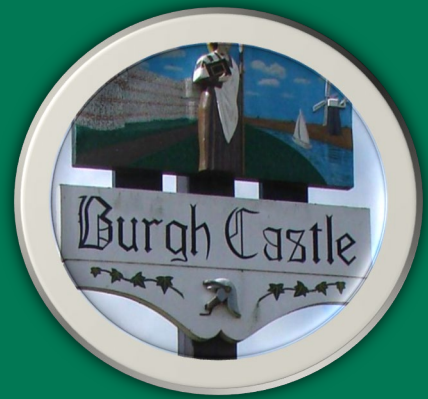


Table of Contents

SECTION 1: INTRODUCTION2

SECTION 2: LEGAL AND REGULATORY COMPLIANCE.....3

SECTION 3: DUE REGARD TO THE NPPF.....4

SECTION 4: SUSTAINABLE DEVELOPMENT 14

SECTION 5: GENERAL CONFORMITY WITH LOCAL STRATEGIC POLICIES 14

SECTION 6: EU OBLIGATIONS23

SECTION 7: PRESCRIBED CONDITIONS24

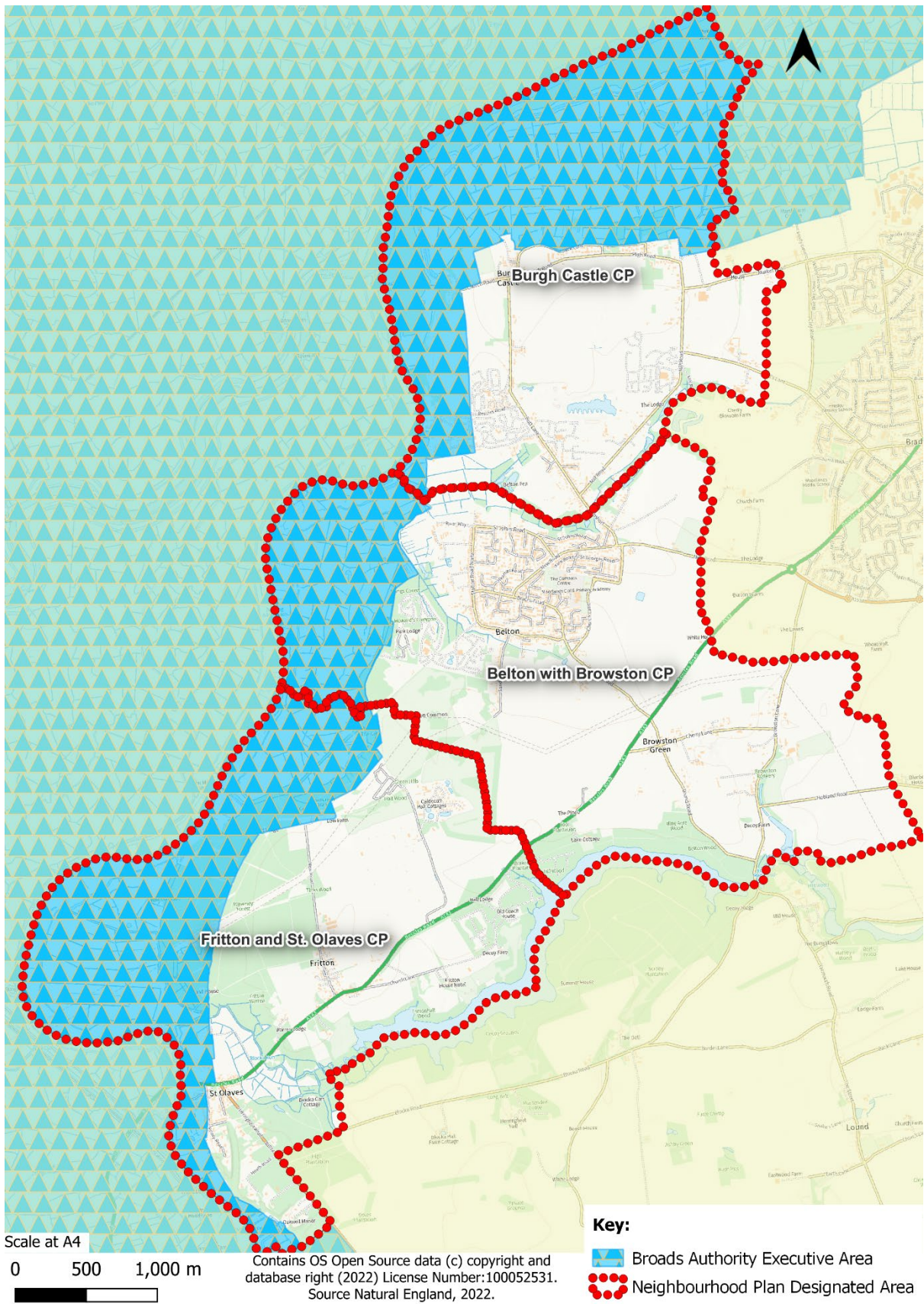


Figure 1: Designated Area

Section 1: Introduction

1. This Basic Conditions Statement has been prepared by Collective Community Planning on behalf of the parishes of Belton with Browston, Burgh Castle and Fritton with St Olaves to accompany the Belton with Browston, Burgh Castle and Fritton with St Olaves Neighbourhood Development Plan 2022-38 (BBBCFSONDP).
2. The purpose of the statement is to demonstrate that BBBCFSONDP meets the legal requirements for a Neighbourhood Development Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.
3. The five basic conditions that a Neighbourhood Development Plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
4. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
5. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - BBBCFSONDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - BBBCFSONDP contributes towards sustainable development (Section 4);

- BBBCFSONDP is in general conformity with the strategic policies contained in the local plan for Great Yarmouth and the Broads Authority Executive Area (Section 5).
- BBBCFSONDP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
- BBBCFSONDP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

6. BBBCFSONDP has been prepared in accordance with The Neighbourhood Development Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
7. BBBCFSONDP is a Neighbourhood Development Plan for the parishes of Belton with Browston, Burgh Castle and Fritton with St Olaves within Great Yarmouth Borough and the Broads Authority Executive Area. No other Neighbourhood Development Plan has or is being made for this area. The qualifying bodies for BBBCFSONDP is Belton Parish Council, Burgh Castle Parish Council and Fritton with St Olaves Parish Council. BBBCFSONDP includes a map of the designated area, see **Figure 1** of this report.
8. BBBCFSONDP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
9. BBBCFSONDP covers the period 2022-2038 which is in general conformity with the timeframes for the strategic policies in the relevant local plans including the Great Yarmouth Local Plan (2013-2030) and the Broads Local Plan (2019-2036). Both Local Planning Authorities are now in the process of undergoing reviews.
10. BBBCFSONDP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure

projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in December 2023. BBBCFSONDP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on Neighbourhood Development Plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.

12. **Figure 2** demonstrates how BBBCFSONDP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15-16, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 96, Para 104-107 - Section 9 (Promoting sustainable transport) Para 108-110, - Section 12 (Achieving well-designed places) Para 131-132, 136, 139 - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 157, 158, 165 - Section 15 (Conserving and enhancing the natural environment) Para 180-182 	<p>BBBCFSONDP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plan. It supports these strategic policies as shown in Figure 3.</p> <p>BBBCFSONDP provides a framework for addressing housing and design needs and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community in different ways and other consultees, as set out in the Consultation Statement.</p> <p>BBBCFSONDP includes non-strategic policies for housing, design codes and principles, conserving and enhancing the natural and historic environment, community facilities and sustainable transport related matters.</p> <p>The Neighbourhood Development Plan does not allocate any sites for development.</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 16 (Conserving and enhancing the historic environment) Para 195-196 PPG: - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009- 	<p>BBBCFSONDP is supported by a proportionate evidence base which includes the Evidence Base Paper, Housing Needs Assessment 2023, Design Guidance and Codes Document 2023, Local Green Space Assessment, Key Views Assessment, and a Non-Designated Heritage Assessment 2023. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations and codes, with emphasis on achieving high quality design that is in keeping with local character and a push for more environmentally friendly approaches. Policy 6 is the main policy for design.</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<p>20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017</p> <ul style="list-style-type: none"> - Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 - Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723 	
<p>Policy 1: Gaps Between Settlements</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 12 Achieving well-designed and beautiful places- Para 135 	<p>The NPPF Para 135 states that <i>“planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”</i>.</p> <p>Protecting gaps between settlements is in general conformity with the NPPF since gaps can ensure that settlements remain separate, avoid coalescence, respect their previous historical growth and local character as being different built environments.</p>
<p>Policy 2: Housing Mix</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, 	<p>This policy will help ensure future development meets the needs of the community, including the need to provide smaller unit</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>housing. It is based on proportionate evidence presented in the BBBCFSO Housing Needs Assessment (2023).</p> <p>The policy conforms with the NPPF Para 60 and 63 which sets out how planning policies should reflect the different needs regarding size and type in the community.</p>
Policy 3: Affordable Housing	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>This policy will help to ensure a sufficient range of homes will be available to meet the needs of the community. It positively seeks to provide for the community, especially those needing affordable housing. The policy reflects local need as evidenced in the latest local HNA (2023), stating that affordable rented housing (especially home ownership) will need to be a significant consideration. This conforms with the NPPF by having a planning policy which specifies the affordable housing required and need for the community.</p>
Policy 4: Community Led Development	<p>NPPF</p> <ul style="list-style-type: none"> - Section 5 Delivering a sufficient supply of homes- Para 60, Para 73 	<p>This policy sets out criteria that should be followed in line with affordable housing which may be permitted outside development limits within the NDP area that is community led development.</p>
Policy 5: Design	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3- Plan making Para 28 	<p>This policy encourages all development to be designed to high quality standards and be in conformity with the BBBCFSO Design Guidance and Codes (2023). It provides flexibility but sets clear</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 12 Achieving well-designed places, para 131-134 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 157, 158 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>guidance for the design of new development including materials, roofline, boundary treatments, built form and green infrastructure.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the BBBCFSONDP and the expectation applications are to follow.</p> <p>This policy also addresses SuDS and is in general conformity with the NPPF as plans should take a proactive approach to mitigating and adapting to climate change and the long-term implications for flood risk and water supply. This includes new development being managed through suitable adaptation measures and incorporating sustainable drainage systems wherever possible and appropriate (Para 157, 158).</p>
Policy 6: Biodiversity	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, - Section 11 Making effective use of land Para 123 - Section 12 Achieving well-designed places, para 136 - Section 15 Conserving and enhancing the natural environment Para 180, 185 	<p>This policy sets out that all development proposals that result in an increase in developed floor space will need to demonstrate at least a 10% net gain in biodiversity. Criteria has been set to help enhance and support the function of biodiversity movement and reduce barriers for wildlife. This includes detailing useful wildlife features, enhancements and expectations when achieving biodiversity net gain as well as the important given to native species. The policy also ensures proposals have an arboricultural</p>

BBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>impact assessment submitted to support planning applications with trees.</p> <p>The NPPF Para 180 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Promoting the enhancement or restoration of priority habitats, ecological networks and species also allows opportunities for securing measurable net gain for biodiversity (Para 185b). The PPG states how plans can be used to set out a suitable approach to delivering biodiversity net gain at a local level. The policy conforms with the NPPF and PPG for having suitable criteria to help deliver suitable BNG at a local level.</p> <p>This policy will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.</p>
Policy 7: Local Green Spaces	<p>NPPF - Section 2 Achieving sustainable development Para 8</p>	<p>This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 8 Promoting healthy and safe communities Paras 105-107 - Section 13 Protecting Green Belt land <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306,</p>	<p>spaces designated will help protect and enhance the natural and built environment.</p> <p>Local Green Space policy should conform with that for Green Belt. A robust process was undertaken to designate the areas, following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents in initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.</p>
Policy 8: Protection of Important Local Views	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 Plan-making - Section 12 Achieving well-designed places Para 131-132, 135 - Section 15 Conserving and enhancing the natural environment Para 180 	<p>NPPF and PPG both recognise the intrinsic character and beauty of the countryside and settlements, and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are</p>

BBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
	PPG Paragraph: 036 Reference ID: 8-036-20190721	<p>designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p> <p>Plans and design policies should be developed with local communities so they reflect local aspirations and Neighbourhood Development Plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 132). The community chose these local views as part of initial engagement, they were assessed by the steering group and consulted upon again at Regulation 14. Some views were removed after Regulation 14 when reflecting upon consultee responses.</p>
Policy 9: Dark Skies	NPPF -Para 28 Section 15 Conserving and enhancing the natural environment Para 180, 191	<p>Policy 9 requires development proposals to address light spillage and eliminate all unnecessary forms of artificial outdoor lighting in line with the wording of the Broads Local Plan and specified criteria which should also be considered in the Great Yarmouth area. There is also specific detailing in the policy for bats which was added in after consideration of Norfolk Wildlife Trusts Regulation 14 representation.</p> <p>As set out in the NPPF, planning policies should contribute to the enhancement of the natural environment. This includes as set out in Para 191 ensuring policies are appropriate for its location and</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
		<p>taking account of sensitive issues such as dark landscapes and nature conservation. Para 191 states that policies should limit the impact of light pollution from artificial light on local amenity. Policy 9 does this with more specific criteria.</p>
<p>Policy 10: Community Facilities</p>	<p>NPPF - Section 3 Plan-making Para 28 Section 8 Promoting healthy and safe communities Para 97</p>	<p>Policy 10 conforms with the NPPF Para 28 which sets out that non-strategic policies can identify provisions of community facilities at a local level.</p> <p>The policy supports proposals which assist with the delivery of new or enhanced facilities that benefit the community as long as they conform with national and local policy. NPPF Para 97 states that planning policies should plan positively for the provision of community facilities and other local services that enhance the sustainability of communities. The NDP has mapped where community facilities are located in the area.</p>
<p>Policy 11: Walking and Cycling Improvements</p>	<p>- Section 8 Promoting healthy and safe communities Para 96 - Section 9 Promoting sustainable transport Para 108, 110</p>	<p>Policy 11 promotes walking and cycling as natural travel choices and states all new development sites should have good connectivity to the existing walking/cycling network that is safe and convenient for users. As well as this proposals will need to demonstrate how they will promote cycling for new users and include the provision for a well-designed cycle parking area.</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
		<p>Proposals must demonstrate safe walking links to local services and the wider countryside with opportunities taken to create a green walking and cycling network through planting.</p> <p>The policy conforms with the NPPF by promoting walking and cycling which enables and supports healthy lifestyles and helps promote sustainable transport. It also supports the opportunity to create a more attractive walking and cycling network which could bring in green infrastructure/design principles and boost biodiversity at the same time.</p>
<p>Policy 12: Historic Buildings and Heritage</p>	<p>NPPF - Section 16 Conserving and enhancing the historic environment Para 195, 197</p> <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</p>	<p>Policy 12 sets out that development proposals should have due regard to the Heritage Code in the local design guidance and heritage value in the relevant character areas. As well as this development must be sensitive to the historic vernacular and new development are encouraged to take the opportunity to enhance the setting of heritage assets.</p> <p>The policy generally conforms with the NPPF which sets out in Para 196 that plans should set out a positive strategy or the conservation and enjoyment of the historic environment including heritage assets, enhancement and new development making a positive contribution to local character.</p>

BBBCFSONDP Policy	NPPF (and PPG) Cross References	Comments
<p>Policy 13: Non-Designated Heritage Assets</p>	<p>NPPF - Section 16 Conserving and enhancing the historic environment Para 209</p> <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</p>	<p>The Non-Designated Heritage Assets identified were picked with the engagement of residents for their local significance. The policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance heritage assets and their appearance.</p>

Section 4: Sustainable Development

13. A widely accepted definition of sustainable development is ‘development that meets the needs of the present without compromising the ability of future generations to meet their own need’¹. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental, and economic issues and challenges should be considered in an integrated and balanced way.
14. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in BBBCFSONDP that have due regard to these overarching objectives.
15. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that BBBCFSONDP is very consistent with the NPPF. It should therefore be the case that BBBCFSONDP will help to deliver sustainable development in the area through delivering the economic, social, and environmental objectives.
16. BBBCFSONDP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are considered.

Section 5: General Conformity with Local Strategic Policies

17. It is a requirement that BBBCFSONDP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Development Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:
 - Whether the Neighbourhood Development Plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;

¹ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

- The degree, if any, of conflict between the draft Neighbourhood Development Plan policy or development proposal and the strategic policy;
- Whether the draft Neighbourhood Development Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- The rationale for the approach taken in the draft Neighbourhood Development Plan or Order and the evidence to justify that approach.

18. The BBBCFSONDP area is located within Great Yarmouth and the Broads Authority Executive Area. The local plans for this area contain the strategic and non-strategic policies of relevance for this Neighbourhood Development Plan, these are:

- The Great Yarmouth Local Plan Part 1 Core Strategy 2013-2030 (2015)
- The Great Yarmouth Local Plan Part 2 (2021)
- The Local Plan for the Broads 2015-2036 (2019)

19. The local authorities are working separately on preparing a review of their current local plans. These are both at the early stages; the Issues and Options consultation in The Broads took place in December 2022 and the first draft consultation of the emerging Local Plan for Great Yarmouth is at Regulation 18 with a deadline of responses by 8th May 2024.

20. **Figure 3** reviews each policy in the submitted BBBCFSONDP with respect to the current strategic and non-strategic local plan policies in the adopted local plans.

Figure 3: General Conformity with Local Strategic Policies (and non-strategic)

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
<p>Policy 1: Gaps between Settlements</p>	<p>GYLP Part 2 (2021)</p> <ul style="list-style-type: none"> - Policy GSP1 - Policy GSP3 	<p>N/A</p>	<p>Policy 1 of BBBCFSONDP sets out areas which will be retained and protected from all types of built development that reduces the size of the gap, general openness, or rural character. The policy is in general conformity with GYLP since Policy GSP1 identifies development limits where development outside of these will generally not be supported. Also, Policy GSP3 goes further to specifically protect the gap between Bradwell and Belton from development which significantly reduces either its physical size or general openness or, where relevant, its rural character. Policy 1 in this NP identifies further gaps between settlements which are important to protect in the NDP.</p> <p>This Policy is not in the Broads Authority Executive Area.</p>
<p>Policy 2: Housing Mix</p>	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS2 - Policy CS3 	<ul style="list-style-type: none"> - SP15- residential development DM47- Planning obligation and developer contributions 	<p>Policy 2 provides additional local detail that will help ensure housing development meets the needs of the community based on the proportionate evidence base produced for the Neighbourhood Development Plan. This is in conformity with the</p>

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
			<p>local plan policies which require that the mix, type, and size of new housing should reflect the needs of the area, based on the most up to date needs assessment and to contribute to the requirements of different households.</p>
<p>Policy 3: Affordable Housing</p>	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS2 - Policy CS3 - Policy CS4 	<ul style="list-style-type: none"> - SP15- residential development - DM34- Affordable Housing - DM47- Planning obligation and developer contributions 	<p>The BBBCFSONDP Housing Needs Assessment identifies a high need for affordable rented housing. The policy sets requirements based on this evidence, which generally conforms with the local plan policies for affordable housing. Para 3.14 of the SNDC DPD (2015) states: <i>“The precise mix required will be agreed with the Council, based on the latest available evidence for the Greater Norwich Area as the starting point, taking account of relevant locally specific requirements and the characteristics of the site and surroundings.”</i></p> <p>Additionally, the local plans state that all housing proposals should help contribute to a range of dwelling types and bed spaces and for the BBBCFSONDP local specific tenure splits/needs have been detailed.</p>

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
Policy 4: Community led development	GYLP Core Strategy Part 1 (2015) <ul style="list-style-type: none"> - Policy CS1 - Policy CS3 - Policy CS4 	<ul style="list-style-type: none"> - SP15- residential development - DM34- Affordable Housing 	This policy sets out criteria that should be followed in line with affordable housing which may be permitted outside development limits within the NDP area that is community led development. The policy is there to help add detail to any housing coming forward in line with the aspirations of the local community and ensuring affordable housing development will be in a sustainable location.
Policy 5: Design	GYLP Core Strategy Part 1 (2015) <ul style="list-style-type: none"> - Policy CS3 - Policy CS4 - Policy CS9 GYLP Part 2 (2021) <ul style="list-style-type: none"> - Policy A2 - Policy H3 - Policy GSP6 	<ul style="list-style-type: none"> - DM5- Development and flood risk - DM6- Surface water run off - DM8- Green infrastructure - DM13- Natural Environment - DM21- Amenity - DM43- Design - SP3- Climate Change 	This policy encourages new homes to be designed to a high standard, following the guidance set out in the BBBCFSO Design Guidelines and Codes (2023). This conforms with the strategic and some non-strategic policies of the local plans which also require development to be of high-quality design. The design guide provides more specific local detail with respect to what good design looks like in the BBBCFSONDP area. The policy gives details on SuDS and conforms with local plan policies which require flood mitigation measures to be incorporated into development proposals, and to appropriately contribute to the

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
			use of SuDS and protecting the area's natural resources.
Policy 6: Biodiversity	GYLP Core Strategy Part 1 (2015) <ul style="list-style-type: none"> - Policy CS11 GYLP Part 2 (2021) <ul style="list-style-type: none"> - Policy GSP6 - Policy E3 - Policy E4 	<ul style="list-style-type: none"> - SP6- Biodiversity - DM8- Green Infrastructure - DM13- Natural Environment - DM47- Planning obligation and developer contributions 	Policy 6 conforms with policies in the local plans by requiring the protection and enhancement of biodiversity (including a net gain for the nature), habitats, trees/hedgerows, and environmental assets.
Policy 7: Local Green Spaces	GYLP Core Strategy Part 1 (2015) <ul style="list-style-type: none"> - Policy CS11 GYLP Part 2 (2021) <ul style="list-style-type: none"> - Policy GSP6 - Policy E3 - 	<ul style="list-style-type: none"> - DM7- Open space on land, play space, sports fields, and allotments - DM8- Green Infrastructure 	Policy 7 designates Local Green Spaces. This is in conformity with the different local plan policies which seek to protect environmental assets and existing green space provision.
Policy 8: Protection of Important Local Views	GYLP Core Strategy Part 1 (2015) <ul style="list-style-type: none"> - Policy CS11 GYLP Part 2 (2021) <ul style="list-style-type: none"> - Policy E3 - Policy E4 	<ul style="list-style-type: none"> - SP7- Landscape character - DM16- Development and landscape - DM20- Protection and enhancement of settlement fringe landscape character 	Policy 8 sets out a number of important local views which have been identified in the parish. Proposals that would adversely affect these views will not be supported. Proposals are expected to demonstrate that they are sited and designed to be of a

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
			<p>form/scale that avoids harm to the views and setting of the Broads and within the NDP area.</p> <p>The policy conforms with the local plans by protecting environmental assets and the landscape setting.</p>
Policy 9: Dark Skies	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS11 <p>GYLP Part 2 (2021)</p> <ul style="list-style-type: none"> - Policy E4 - Policy E6 	<ul style="list-style-type: none"> - SP7- Landscape character - DM16- Development and landscape - DM22- Light pollution and dark skies 	<p>The policy has regard to light pollution from developments. It conforms with the local plans regarding being visually sensitive to skylines and using appropriate design elements. It has specific reference to the detail in the Broads Local Plan DM22.</p>
Policy 10: Community Facilities	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS15 <p>GYLP Part 2 (2021)</p> <ul style="list-style-type: none"> - Policy C1 	<ul style="list-style-type: none"> - DM26- Protecting general employment. - DM44: Visitor and community facilities and services. 	<p>Policy 10 conforms with the local plans by supporting proposals which assist with the delivery of new or enhanced facilities that benefit the community.</p>
Policy 11: Walking and Cycling Improvements	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS1 <p>GYLP Part 2 (2021)</p>	<ul style="list-style-type: none"> - SP8- Getting to and around the Broads - SP9- Recreational access around the Broads 	<p>Policy 11 promotes walking and cycling as natural travel choices and states all new development sites should have good connectivity to the existing walking/cycling network that is safe and convenient</p>

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
	<ul style="list-style-type: none"> - Policy GSP7 		<p>for users. Proposals will need to demonstrate how they will promote cycling for new users and include the provision for a well-designed cycle parking area.</p> <p>It conforms with the local plan policies by supporting the need for sustainable transport/active travel opportunities and to integrate networks with safe and effective design to help boost new users to move away from the car and have safe access to local services.</p>
Policy 12: Historic Buildings and Heritage	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS10 <p>GYLP Part 2 (2021)</p> <ul style="list-style-type: none"> - Policy E5 	<ul style="list-style-type: none"> - SP5- Historic Environment - DM11- Heritage Assets 	<p>Policy 12 generally conforms with the Local Plans. Policy E5 sets out that proposals should seek to conserve and enhance the significance of heritage assets in accordance with Policy CS10 and national policy. The Broads Local Plan SP5 and DM11 states all development will respect, maintain, (protect or preserve) and enhance the historic environment.</p>
Policy 13: Non-designated heritage assets	<p>GYLP Core Strategy Part 1 (2015)</p> <ul style="list-style-type: none"> - Policy CS10 <p>GYLP Part 2 (2021)</p> <ul style="list-style-type: none"> - Policy E5 	<ul style="list-style-type: none"> - SP5- Historic Environment - DM11- Heritage Assets - DM12- Re-use of historic buildings 	<p>The policy generally conforms with the local plan policies. For example, Broads Local Plan SP5 and DM11 states all development will respect, maintain, (protect or preserve) and enhance the historic environment. The policy aims to ensure that new development relates well to the built and historic</p>

BBBCFSONDP	Great Yarmouth Local Plan (GYLP)	Broads Authority Local Plan (BALP)	Comments
			<p>environment, providing additional local detail to the local plans, by identifying non-designated heritage assets. DM12 of the Broads Local Plan provides criteria for the re use, conversion or change of use of non-designated heritage assets including retaining external and internal features which add to the character of the building.</p>

Section 6: EU Obligations

21. A Screening Opinion request was made to Great Yarmouth Borough Council as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the BBBCFSONDP was assessed in October 2023 for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA and HRA appropriate assessment would not be required. This was supported by Great Yarmouth Borough Council (as the lead planning authority) in consultation with the Statutory Environmental Bodies (SEBs). Whilst the Environment Agency did not respond to the consultation, Historic England and Natural England responded agreeing that an **SEA was not required**.
22. **Section 7** of this report considers the requirement for Appropriate Assessment.
23. BBBCFSONDP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. BBBCFSONDP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.
24. In conclusion, the BBBCFSONDP does not breach and is compatible with EU Regulations including:
- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
 - Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
 - Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both Neighbourhood Development Plans or Orders; and
 - Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework

Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Development Plan or Order.

Section 7: Prescribed Conditions

25. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Development Planning (General) Regulations 2012:

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

26. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved, or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.

27. HRA is a step-by-step decision-making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.

28. A screening assessment was undertaken on BBBCFSONDP in October 2023 to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. This was **screened out** as not having any likely significant effects.