

# Wroxham Neighbourhood Plan

## Basic Conditions Statement

November 2018



To accompany Version 2: Neighbourhood Plan submission draft for examination

# 1. Introduction

---

When submitting the Neighbourhood Plan to the Local Authorities (Broadland District Council and the Broads Authority), it is required that a number of supporting documents accompany it. One of these is commonly known as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to a referendum and, if successful, be used to assist in the determination of planning applications. The Basic Conditions Statement is prepared for use by Broadland District Council, the Broads Authority and the independent planning examiner.

# 2. Legal requirements

---

**The qualifying body:** The draft Wroxham Neighbourhood Plan is being submitted by Wroxham Parish Council. It was recognised as a qualifying body following a public consultation organised by Broadland District Council and was approved at Broadland District Council on 26th May 2017 when the Wroxham Neighbourhood Area was designated.

**A Neighbourhood Development Plan:** The draft Wroxham Neighbourhood Plan is a Neighbourhood Development Plan and relates to development of land in the civil parish of Wroxham in the County of Norfolk. 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 draft Wroxham Neighbourhood Plan states the period for which it is to have effect (from 2019 to 2039), a time period of 20 years.

**Excluded development:** The draft Wroxham Neighbourhood Plan policies do not relate to excluded development. The draft Wroxham 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.

**Area of the Neighbourhood Plan:** The draft Wroxham Neighbourhood Plan relates to Wroxham Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place in this neighbourhood area.

### 3. Basic conditions

---

Schedule 10 paragraph 8 (2) of the Localism Act sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

A draft order 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 order (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 in so far as the order grants planning permission for development that affects the building or its setting (not applicable))
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or land in the area (not applicable))
- (d) The making of the order contributes to the achievement of sustainable development (see below)
- (e) The making of the order 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 order does not breach and is otherwise compatible with EU obligations (see below), and
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Where applicable each of these basic conditions is addressed below.

**(a) Having regard to national policy and (e) be in general conformity with strategic local policy**

The table below provides an appraisal of the extent to which the draft Wroxham Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy. It appraises the draft Neighbourhood Plan policies against policies contained within the

- National Planning Policy Framework, March 2012 (old NPPF). Most of the development policies were under the old NPPF.
- Revised National Planning Policy Framework, July 2018 (revised NPPF).
- Joint Core Strategy for Broadland, South Norfolk and Norwich, January 2014 (JCS).
- Broads Authority Core Strategy Development Plan 2017 (BA CSDP).
- Emerging Local Plan for the Broads, publication version for pre-submission consultation, November 2017 to January 2018 version (emerging BA LP).

Evidence informing the emerging Greater Norwich Local Plan (GNLP) has been considered in the preparation of the Wroxham Neighbourhood Plan. However, at the time of writing the policies have not been developed sufficiently to test conformity.

In summary, the appraisal demonstrates that the draft plan has appropriate regard and is in general conformity with national and local strategic policy. In addition, regard has been given to other strategic policies identified by the local planning authority (which themselves accord with the national policies and Joint Core Strategy), and no conflicts have been identified.

<b>Wroxham Neighbourhood Plan policy</b>	<b>Regard to previous NPPF</b>	<b>Regard to revised NPPF</b>	<b>General conformity with the JCS</b>	<b>General conformity with BA CSDP</b>	<b>General conformity with emerging BA LP</b>
<b>HBE1: Type, size and location of developments</b>	This policy reflects previous NPPF policy 6, paragraph 50, to deliver a wider choice of high quality homes, widen opportunities for home ownership and create	This policy reflects revised NPPF policy 15, paragraph 172, great weight should be given to conserving and enhancing landscape and scenic beauty in National	This policy conforms with JCS policy 4: Housing delivery, in particular reference to housing mix, meeting the needs of the area. Also, mixed tenure housing with	This policy conforms with policy CS11, tourism and recreational development will be directed to appropriate locations which have the	This policy conforms with emerging BA LP policy PUBSP15: Residential development, including policy PUBDM33: Affordable housing. And policy

	<p>sustainable, inclusive and mixed communities. In particular, to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>	<p>Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development.</p>	<p>care, in highly accessible locations.</p>	<p>necessary infrastructure and facilities to support such development. Also policy CS18 and CS24, development located to protect the countryside from inappropriate development.</p>	<p>PUBDM40: Elderly and specialist needs housing.</p>
<p><b>HBE2: Housing for older people</b></p>	<p>This policy reflects previous NPPF policy 6, paragraph 50, to deliver a wider choice of high quality homes,</p>	<p>This policy reflects revised NPPF policy 5, paragraph 21, the type of housing needed for different</p>	<p>This policy conforms with JCS policy 4: Housing delivery, in particular reference to housing mix,</p>	<p>Paragraph 3.22 states that there is a slightly older population in the Broads than in the surrounding area and</p>	<p>This policy conforms with emerging BA LP policy PUBDM40: Elderly and specialist needs housing.</p>

	widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In particular, to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.	groups in the community, including older people. Also paragraph 77, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.	meeting the needs of the area. Also, mixed tenure housing with care, in highly accessible locations.	a higher percentage of residents providing unpaid care.	
<b>HBE3: High quality design</b>	This policy reflects previous NPPF policy 7, requiring good design, particularly paragraph 58, establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Also, responding to local character and history, and reflect the identity of local surroundings and	This policy reflects revised NPPF policy 12, achieving well-designed places, paragraph 125, design policies should be development with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plan can play an important	This policy conforms with JCS policy 2: Promoting good design. Reference is made to development proposals respecting the townscape of villages.	This policy conforms with policy CS4 (ii) improve the quality of the built environment. Also policy CS5, contributing to the Broads' character and distinctiveness.	This policy conforms with emerging BA LP policy PUBDM42: Design. All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. Innovative designs will be

	materials, while not preventing or discouraging appropriate innovation.	role in identifying the special qualities of each area and explaining how this should be reflected in development.			encouraged where appropriate.
<b>HBE4: Conservation Area and Listed Buildings</b>	This policy reflects previous NPPF policy 12, paragraph 126, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	This policy reflects revised NPPF policy 12, paragraph 130, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Also, policy 16, conserving and enhancing the historic environment, paragraph 185 (c), the	This policy conforms with JCS policy 2: Promoting good design, in particular development proposals respecting local distinctiveness including the landscape character and historic environment.	This policy conforms with policy CS4 (ii) improve the quality of the built environment. Also policy CS5, contributing to the Broads' character and distinctiveness.	This policy conforms with the emerging BA LP policy PUBSP5: Historic Environment. Particularly key buildings, structures and features which contribute to the Broads' character and distinctiveness will be protected from inappropriate development or change. Also, policy PUBDM42: Design. All development will be expected to be of a high design quality. Development should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character

		desirability of new development making a positive contribution to local character and distinctiveness			and preserve or enhance cultural heritage. Innovative designs will be encouraged where appropriate.
<b>HBE5: Gaps between settlements</b>	This policy reflects previous NPPF policy 11, paragraph 122, maintaining an area's prevailing character and setting. And paragraph 127, developments that are sympathises to local character and landscape setting	This policy reflects revised NPPF 13, preventing urban sprawl by keeping land permanently open. Whilst this NPPF policy is about 'Green Belt', the same principles apply.	There is no policy in the JCS that this policy conforms with, but paragraph 3.2 states that, 'outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous village are spread through attractive countryside'. Paragraph 3.3 states that, 'there is a variety of landscape types which gives a distinctive character to individual parts of the area'.	This policy conforms with CS19, development will be located to protect the countryside from inappropriate uses to achieve sustainable patterns of development	This policy conforms with the emerging BA LP policy PUBSP7: Landscape character. Development proposals will ensure that the location or intensity of the use or activity is appropriate to the character and appearance of the Broads and pay particular attention to the defining and distinctive qualities of the varied positive landscape character areas and the character, appearance and integrity of the historic and cultural environment.
<b>BUS1: Retail</b>	This policy reflects previous NPPF policy	This policy reflects revised NPPF policy 7,	This policy conforms with JCS Policy 5: The	This policy conforms with policy CS22,	This policy is in conformity with



	<p>3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Also, this policy reflects previous NPPF policy 8, paragraph 70, ensuring that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.</p>	<p>paragraph 85, meeting anticipated needs for retail. Also policy 6 paragraph 83 (c), enabling sustainable rural tourism and leisure developments which respect the character of the countryside. Also policy 12, paragraph 127 (c), developments that are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</p>	<p>economy. In particular reference is made to promoting and development of appropriate new and expanded businesses which provide local employment opportunities. This policy also conforms with JCS Policy 14: Key Service Centres. In particular reference is made to established retail and services being protected and enhanced where appropriate and local employment opportunities being promoted. Also Policy 15: Service Villages, it states that ‘existing local shops and services will be protected’.</p>	<p>supporting diversification.</p>	<p>emerging BA LP policy PUBSP10: A prosperous local economy. Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported, subject to other policies in this local plan, there being no adverse impacts on the special qualities of the Broads, and there being sufficient infrastructure to accommodate proposals.</p>
<b>BUS2: New</b>	This policy reflects	This policy reflects	This policy conforms	This policy conforms	This policy is in

<b>businesses</b>	previous NPPF policy 3, paragraph 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 in rural areas.	revised NPPF policy 6, paragraph 82, planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations	with JCS policy 5: The economy. In particular reference is made to providing for a rising population and meeting the needs of small, medium and start-up businesses through the allocation of sites.	with policy CS22, supporting diversification.	conformity with emerging BA LP policy PUBSP10: A prosperous local economy. Proposals that contribute towards sustainable economic growth, prosperity and employment will be supported, subject to other policies in this local plan, there being no adverse impacts on the special qualities of the Broads, and there being sufficient infrastructure to accommodate proposals.
<b>BUS3: Sustainable tourism</b>	This policy reflects previous NPPF policy 6, paragraph 86, sustainable rural tourism and leisure developments which respect the character of the countryside	This policy reflects revised NPPF policy 6, paragraph 83 (c), supporting sustainable rural tourism and leisure developments which respect the character of the countryside	This policy conforms with JCS policy 5: The economy. In particular promoting the development of appropriate new and expanded businesses, which provide either tourism or other local	This policy conforms with CS9, encouraging a network of tourism and recreational facilities, supporting diversification of tourism where economically and environmentally	This policy is in conformity with emerging BA LP policy PUBSP12: Sustainable tourism. In particular ii) Ensuring proposals will enhance the existing tourism offer, benefit the local

			employment opportunities. Also policy 17: Smaller rural communities and the countryside. In particular limited leisure and tourism facilities to maintain and enhance the rural economy	sustainable, promoting low-impact tourism.	economy and are of a suitable scale and type for the proposed location.
<b>COM1: Approaches to Wroxham</b>	This policy reflects previous NPPF policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.	This policy reflects revised NPPF policy 16, conserving and enhancing the historic environment, paragraph 185 (c), the desirability of new development making a positive contribution to local character and distinctiveness	There is no policy in the JCS that this policy conforms with, but paragraph 3.2 states that, 'outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous village are spread through attractive countryside'. Paragraph 3.3 states that, 'there is a variety of landscape types which gives a distinctive character to individual parts of	This policy conforms with CS10, gateways and entrances between the Broads and settlements will be created and those already existing will be enhanced.	This policy conforms with the emerging BA LP policy PUBSP7: Landscape character. Particularly attention given to the defining and defining and distinctive qualities of the varied positive landscape character areas and the character, appearance and integrity of the historic and cultural environment.

			the area'. This policy conforms with JCS policy 2: Promoting good design, in particular the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways'.		
<b>COM2: Community amenities</b>	This policy reflects previous NPPF policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Also old NPPF policy	This policy reflects revised NPPF policy 6, paragraph 83 (d), supporting the retention and development of accessible local services and community facilities. Also policy 8, paragraph 92, planning positively for the provision of community facilities.	This policy conforms with JCS policy 7: Supporting communities. Also ensuring equitable access to new and improved community halls, including new provision on major developments. This policy also conforms with JCS policy 8: Cultural, leisure and entertainment. Particular reference is made to development being expected to provide for local cultural and leisure	This policy conforms with CS25, new community facilities will be supported where there is a proven need identified and location within the Broads is fully justified.	This policy conforms with emerging BA LP policy PUBSP16: New community facilities. Supporting the retention of existing community facilities and services. New community facilities will be supported where there is a proven need identified and location within the Broads is fully justified.

	8, paragraph 70, delivery of social, recreational and cultural facilities and services the community needs.		activities, including new or improved built facilities.		
<b>COM3: New public open space</b>	This policy reflects previous NPPF policy 8, paragraph 73, the provision of high quality open spaces and opportunities for sport and recreation.	This policy reflects revised NPPF policy 6, paragraph 83 (d), the retention and development of open space. Also policy 8, paragraph 96, access to a network of high quality open spaces. And paragraph 97, existing open space should not be built on.	This policy broadly conforms with JCS policy 7: Supporting communities, regarding healthier lifestyles and the provision of community infrastructure, also greater access to green space and the countryside. Also with JCS policy 8: Cultural, leisure and entertainment. Particular reference is made to providing for a range of activities including performance space, and/or green space, including formal recreation, country parks and the wider	This policy conforms with CS25, new community facilities will be supported where there is a proven need identified and location within the Broads is fully justified.	This policy conforms with the emerging BA LP policy PUBDM6: Open space on land, play, sports fields and allotments, particularly new provision. Also policy PUBDM7: Green infrastructure, enhancing and creating a new green infrastructure

			countryside.		
<b>TRA1: Traffic volume and congestion</b>	This policy reflects previous NPPF policy 9, paragraph 102, considering the environmental impact of traffic and transport infrastructure. Also policy 15, paragraph 181, opportunities to improve air quality through traffic and travel management, considered at the plan-making stage	This policy reflects revised NPPF policy 6, paragraph 84, sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an 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).	This policy broadly conforms with JCS policy 6: Access and transportation. In particular protection of the function of strategic transport routes (corridors of movement)	This policy confirms with policy CS9. Paragraph 6.9 states that Ninety-four per cent of visitors to the Broads arrive by private car, causing seasonal congestion during the summer travel period, particularly in and around towns acting as a focus for attractions and which provide easy access to the rivers or broads. The result is increased pressure on the area in terms of demands for visitor attractions, accommodation, road space and parking. This creates a contradictory impression to visitors who expect the Broads to be tranquil and not an area of dense traffic and	This policy is in conformity with the emerging BA LP policy PUBSP8: Getting to and around the Broads. Improvements to transportation to access facilities, services and settlements within the Broads will be sought in a manner and at a level which is compatible with sustainability objectives and the special qualities of the Broads. In particular iii) the creation of links to/from settlements.

				congestion.	
<b>TRA2: Parking provision</b>	This policy reflects previous NPPF policy 4, paragraph 39, parking standards for residential and non-residential development. In 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. Also, paragraph 4, seeking to improve the quality of parking in [town] centres so that it is convenient, safe and secure.	This policy reflects revised NPPF policy 8, paragraph 105, the setting of local parking standards for residential and non-residential development	This policy conforms with JCS policy 6: Access and transportation. Particular reference is made to the continuing recognition that in the most rural areas the private car will remain an important means of travel. Also, this policy conforms with JCS policy 2: Promoting good design.	N/A	This policy is in broad conformity with emerging BA LP policy PUBDM23: Recreational facilities parking areas.
<b>TRA3: Walking and cycling</b>	This policy reflects previous NPPF policy 4, paragraph 35, giving priority to pedestrian and cycle	This policy reflects revised NPPF policy 8, paragraph 91 (c), health lifestyles through layouts that	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets.	This policy conforms with policy CS16, improvements to transportation to, and to access facilities	This policy conforms with emerging BA LP PUBDM44: Designing places for healthy lives. Development

	<p>movement. Also, paragraph 38, for larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large- scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.</p>	<p>encourage walking and cycling. Also policy 9, paragraph 102 (c), opportunities to promote walking and cycling. And paragraph 104, provision of high quality walking and cycling networks</p>	<p>In particular reference is made to minimising the need to travel and give priority to low impact modes of travel. This policy also conforms with JCS policy 6: Access and transportation. Particular reference is made to concentrating development close to essential services and facilities to encourage walking and cycling as the primary means of travel. This policy also conforms with JCS Policy 7: Supporting communities. Particular reference is made to healthier lifestyles being promoted by maximising access by walking and cycling.</p>	<p>within the Broads will be sought, in particular through additional footpaths and cycle ways. Also, this policy conforms with CS8, minimising climate change.</p>	<p>proposals that support healthy choices, healthy behaviours and reduce health inequalities will be supported.</p>
<p><b>ENV1: Public access to the river and</b></p>	<p>This policy reflects previous NPPF policy 8, paragraph 96,</p>	<p>This policy reflects revised NPPF policy 6, paragraph 96, access</p>	<p>This policy conforms with JCS policy 1: Addressing climate</p>	<p>This policy conforms with policy CS4, opportunities to</p>	<p>This policy conforms with the emerging BA LP policy PUBSP9:</p>



<p><b>broads</b></p>	<p>access to a network of high quality open spaces</p>	<p>to a network of high quality open spaces, and paragraph 98, protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users</p>	<p>change and protecting environmental assets. Reference is made to development and investment seeking to expand and link valuable open space and areas of biodiversity importance to create green networks.</p>	<p>create new environmental and cultural assets. Also CS17, safe recreational access to both land and water, in particular (vii) protecting and creating waterside spaces for informal recreation.</p>	<p>Recreational access around the Broads. Safer recreational access to both land and water and between the water's edge. In particular through developing the Public Rights of Way network, developing and/or improving access to other areas of the Broads</p>
<p><b>ENV2: Local Green Space</b></p>	<p>This policy reflects previous NPPF policy 8, paragraph 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 that are important to the local community by designating land as</p>	<p>This policy reflects revised NPPF policy 8, paragraph 91 (c), health lifestyles through the provision of safe and accessible green infrastructure. Also paragraph 99-101, designation of land as Local Green Space through neighbourhood plans</p>	<p>This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. Reference is made to development and investment seeking to expand and link valuable open space and areas of biodiversity importance to create green networks.</p>	<p>This policy conforms with policy CS1. Protecting, enhancing and restoring environmental and cultural assets.</p>	<p>This policy conforms with the emerging BA LP policy PUBDM7: Green infrastructure. Particularly not allowing development that will have a detrimental effect on the quantity, quality or function of existing green infrastructure</p>

	Local Green Space.				
<b>ENV3: Bio-diversity</b>	This policy reflects previous NPPF policy 11, paragraph 118, opportunities to incorporate biodiversity in and around developments should be encouraged.	This policy reflects revised NPPF policy 15, paragraph 170 (a), protecting and enhancing valued landscapes, sites of biodiversity, and (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. Reference is made to development and investment seeking to expand and link valuable open space and areas of biodiversity importance to create green networks.	This policy conforms with policy CS4 (iv) Protect, maintain and enhance the nature conservation value of the Broads, paying attention to habitats and species	This policy conforms with the emerging BA LP policy PUBSPG: Climate Change. Positive action from development which enables a move to a low carbon economy and society and helps biodiversity to adapt to climate change. Also policy PUBSP6: Biodiversity. Biodiversity gains.
<b>ENV4: Important local views and vistas</b>	This policy reflects previous NPPF policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.	This policy reflects revised NPPF policy 15, paragraph 172, Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in	There is no policy in the JCS that this policy conforms with, but paragraph 3.2 states that, 'outside Norwich the area retains a largely rural character and high environmental quality. Small towns and numerous village are spread through attractive	This policy conforms with policy CS1. Protecting, enhancing and restoring environmental and cultural assets. In particular, (iv) the character, appearance and integrity of the historic and cultural environment.	This policy conforms with the emerging BA LP policy PUBDM7: Green infrastructure. Particularly c) being locally distinctive through reflecting and enhancing landscape character.

		<p>relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development.</p>	<p>countryside'. Paragraph 3.3 states that, 'there is a variety of landscape types which gives a distinctive character to individual parts of the area'.</p>		
<b>ENV5: Dark skies</b>	<p>This policy reflects previous NPPF policy 11, paragraph 125, 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local</p>	<p>This policy reflects revised NPPF policy 180, paragraph 180 (c), limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</p>	<p>This policy conforms with JCS Policy 2: Promoting good design, in particular local distinctiveness, landscape settings and rural townscape.</p>	<p>This policy conforms with policy CS1, all aspects of the environment are protected. Paragraph 5.28 states, light pollution is another aspect of tranquillity, and detailed policies will be brought</p>	<p>This policy conforms with the emerging BA LP policy PUBDM21: Light pollution and dark skies. The tranquillity and dark sky experience of the Broads will be conserved and enhanced.</p>

	amenity, intrinsically dark landscapes and nature conservation’.			forward to provide guidance on best practice and on criteria for areas where lighting will be controlled more strictly. Future development should seek to enhance development and facilities, and protect key characteristics such as tranquillity and dark night skies	
<b>ENV6: Climate change</b>	This policy reflects previous NPPF policy 10, in particularly paragraph 95, actively supporting energy efficiency improvements to existing buildings. Also paragraph 96, taking account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.	This policy reflects revised NPPF policy 14, meeting the challenge of climate change, flooding and coastal change, in particular paragraph 149, that plans should take a proactive approach to mitigating and adapting to climate change	This policy conforms with JCS policy 1: Addressing climate change and protecting environmental assets. In particular reference is made to development being energy efficient, and the provision of recycled materials.	This policy conforms with CS8, minimising climate change.	This policy conforms with the emerging BA LP policy PUBSPG: Climate Change. Positive action from development which enables a move to a low carbon economy.

The local planning authority has identified other strategic policies, listed below, that have also been considered. These are in general conformity with the Joint Core Strategy policies and have regard to the NPPF policies. No conflict with these has been identified.

**i. Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011 with amendments adopted January 2014)**

- Policy 1: Addressing climate change and protecting environmental assets
- Policy 2: Promoting good design
- Policy 3: Energy and water
- Policy 4: Housing delivery
- Policy 5: The economy
- Policy 6: Access and transportation
- Policy 7: Supporting communities
- Policy 8: Culture, leisure and entertainment
- Policy 9: Strategy for growth in the Norwich Policy Area
- Policy 10: Locations for major new or expanded communities in the Norwich Policy Area
- Policy 11: Norwich City Centre
- Policy 12: The remainder of the Norwich urban area, including the fringe parishes
- Policy 13: Main Towns
- Policy 14: Key Service Centres
- Policy 15: Service Villages
- Policy 16: Other Villages
- Policy 17: Smaller rural communities and the countryside
- Policy 18: The Broads
- Policy 19: The hierarchy of centres
- Policy 20: Implementation
- Policy 21: Implementation of proposals in the Broadland part of the Norwich Policy Area
- Policy 22: Action to ensure the delivery of housing land in the Broadland part of the Norwich Policy Area

**ii. Site Allocations Development Plan Document (DPD) 2016**

- WRO1 – Land west of Salhouse Rd, Wroxham

**iii. BDC Development Management DPD 2015**

- GC1 – Presumption in favour of sustainable development GC2 – Location of new development
- GC2 – Location of new development
- GC4 - Design
- GC5 – Renewable energy
- EN1 – Biodiversity and habitats EN2 – Landscape
- EN2 - Landscape
- EN3 – Green infrastructure
- EN4 – Pollution
- H1 – Dwellings connected with rural enterprises
- H6 – Sites for Gypsies and Travellers
- E1 – Existing strategic employment sites
- E2 – Retention of employment sites
- E3 – Tourist accommodation
- R1 – District, commercial and local centres
- R2 – Sprowston and Sweetbriar retail parks
- RL1 – Provision of formal recreational space
- TS1 – Protection of land for transport improvements
- TS3 – Highway safety
- TS4 – Parking guidelines
- TS6 – Public safety zones
- CSU1 – Additional community facilities
- CSU2 – Loss of community facilities or local services
- CSU3 – Provision of community facilities or local services within large-scale residential development CSU4 – Provision of waste collection and recycling facilities within major development
- CSU4 – Provision of waste collection and recycling facilities within major development
- CSU5 – Surface water drainage

**(d) The making of the order contributes to the achievement of sustainable development**

The NPPF states that policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government’s view on what sustainable development means in practice for the planning system. The appraisal of the draft Wroxham Neighbourhood Plan policies against the NPPF policies presented above demonstrates how policies in the draft plan comply with the NPPF and therefore deliver sustainable development.

The NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF set out below. Policies contained within the draft Wroxham Neighbourhood Plan that contribute towards each of these three roles and cumulatively contribute towards the achievement of sustainable development are summarised below.

In addition, the Neighbourhood Plan is accompanied by a Sustainability Appraisal in which emerging Neighbourhood Plan policies were assessed in order to arrive at the most sustainable options. This helps to further demonstrate the plan’s contribution to sustainable development (three dimensions to sustainable development taken from page 5 of the revised NPPF).

Sustainable development	Contribution through Wroxham Neighbourhood Plan policies
<p><b>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 coordinating the provision of infrastructure</p>	<ul style="list-style-type: none"> <li>• <b>BUS1: Retail.</b> This policy supports the right business in the right places, and growth.</li> <li>• <b>BUS2: New businesses.</b> This policy supports growth and innovation.</li> <li>• <b>BUS3: Sustainable tourism.</b> This policy supports the building of a strong, responsive and competitive economy.</li> <li>• <b>TRA1: Traffic volume and congestion; and TRA2: Parking provision.</b> These policies support the provision of appropriate infrastructure.</li> </ul>
<p><b>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</p>	<ul style="list-style-type: none"> <li>• <b>HBE1: Type, size and location of development.</b> This policy outlines a preference for certain development that will meet local needs of present and future generations.</li> <li>• <b>HBE2: Housing for older people.</b> This policy outlines a preference for housing for older people that will meet local needs of present and future generations.</li> </ul>

<p>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</p>	<ul style="list-style-type: none"> <li>• <b>HBE3: High quality design; HBE4: Conservation Area and Listed Building; and COM1: Approaches to Wroxham.</b> This policy contributes to ensuring that the built environment is well designed.</li> <li>• <b>COM2: Community amenities.</b> This policy contributes to accessible services, social and cultural well-being.</li> <li>• <b>COM3: New public open space; ENV1: Public access to the river and broad; and ENV2: Local Green Space.</b> These policies are about enabling and protecting access to open spaces.</li> </ul>
<p><b>Environmental objective</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>	<ul style="list-style-type: none"> <li>• <b>HBE5: Gaps between settlements.</b> This policy contributes to protecting the natural environment and character of the parish.</li> <li>• <b>TRA3: Walking and cycling.</b> This policy contributes to minimising pollution and adapting to climate change, including moving to a low carbon economy.</li> <li>• <b>ENV3: Bio-diversity.</b> This policy contributes to helping to improve biodiversity.</li> <li>• <b>ENV4: Important views and vistas; and ENV5: Dark skies.</b> These policies are to protect and enhance the natural built and historic environment.</li> <li>• <b>ENV6: Climate change.</b> This policy is to mitigate and adapt to climate change, including moving to a low carbon economy.</li> </ul>

**(f) The making of the order does not breach and is otherwise compatible with EU obligations**

The statement below demonstrates how the draft Wroxham Neighbourhood Plan does not breach and is compatible with EU obligations.

As the Wroxham Neighbourhood Plan includes policies and proposals relating to land use and development, it was recommended by Broadland District Council that it would be necessary 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.



A Habitat Regulations Assessment (HRA) screening report was prepared in order to confirm whether a full HRA is required to support the draft Neighbourhood Plan. The assessment was carried out with regard to the Conservation Objectives of those European Sites deemed to be within relative proximity of the Wroxham Neighbourhood Area.

The screening report indicated that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and this was confirmed in a screening opinion provided by Natural England, which was consulted on the screening report.

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.