



# Sprowston



## Neighbourhood Plan

Basic Conditions Statement

August 2013

## **LEGAL REQUIREMENTS**

The draft Sprowston Neighbourhood Plan is being submitted by a qualifying body (Sprowston Town Council).

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

The draft Sprowston Neighbourhood Plan states the period for which it is to have effect (to 2026).

The draft Sprowston Neighbourhood Plan policies do not relate to excluded development.

The draft Sprowston 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.

The draft Sprowston Neighbourhood Plan does relate to Sprowston Town Council's Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

## **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:

(2) 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 matrix below provides an assessment of the draft Sprowston Neighbourhood Plan undertaken with assistance from Broadland District Council. It demonstrates that the draft plan has appropriate regard to national policy and is in general conformity with strategic local policy.

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with Joint Core Strategy
<p><b>Overall – By 2026 the community of Sprowston will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people’s needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.</b></p>	<p>The plan is considered to be in general conformity with NPPF, reflecting the objectives and policies within it.</p>	<p>The plan is considered to be in general conformity with the Joint Core Strategy, reflecting the objectives and policies within it.</p>
<p><b>Policy 1: The environmental assets of the area will be protected and opportunities taken for their maintenance and enhancement, and increasing the benefits for residents and wildlife.</b></p>	<p>This links to Policy 11 of the NPPF, which aims to enhance and maintain the natural landscape by protecting valued landscapes and geological interests. It also aims to minimise the disruption to ecosystems.</p> <p>This policy is also strongly linked with Policy 10 for proactively adopting strategies to mitigate and adapt to climate change.</p> <p>Policy 8 of the NPPF aims to create accessible green spaces that are friendly to all users and meets the community’s needs.</p>	<p>This policy is in general conformity with Policy 1 by protecting, maintaining and enhancing the environmental assets for the benefit of residents and visitors, and by also looking to create green networks and link areas of important biodiversity.</p> <p>The policy also conforms to Policy 2 by promoting good design which will respect the local distinctiveness of the landscape character and historic environment.</p>
<p><b>Policy 2: Development will be well designed to fit in with the local area and contribute to creating a strong sense of place.</b></p>	<p>Ensuring that new developments are well designed and fit in with the existing architectural style of the area supports Policy 7 of the NPPF.</p> <p>Meets with Policy 11 (Conserving the natural environment) &amp; 12 (Conserving the historic environment) of the NPPF by developing positive strategies to conserve and enhance existing assets.</p> <p>The prospect of good design by creating a cycling and walking friendly neighbourhood and the desire to avoid development dominated by cars conforms to Policy 4 of the NPPF by promoting sustainable transport and Policy 8 by promoting healthy communities.</p>	<p>Any development will need to reflect the local distinctiveness of the area and continue to create a sense of place, therefore conforming to Policy 2 of the JCS, which relates to good design.</p> <p>This policy displays general conformity with Policy 9 in the JCS, relating to growth in the Norwich Policy Area.</p> <p>The policy looks to create a strong sense of place, which links to Policy 7 of the 4 JCS (Supporting communities). There is also a requirement to consider things such as landscaping, public art, play areas and open space, as promoted in Policy 8 of the JCS..</p>

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<p><b>Policy 3: Housing development will be acceptable, in principle, within the settlement limits or on allocated sites, subject to meeting normal development criteria.</b></p>	<p>Policy 6 of the NPPF aims to provide a wide range of quality housing, including affordable housing. This Neighbourhood Plan policy is compatible with these ambitions.</p> <p>Ensuring that new developments are well designed and fit in with the existing architectural style of the area supports Policy 7 of the NPPF.</p>	<p>As Sprowston forms part of the Growth Triangle in the Broadland area, this policy conforms to Policies 9, 10 and 12 of the JCS, regarding residential development in the Norwich urban area. This is also in general conformity with Policy 4 of the JCS by providing a mixture of housing to meet community needs. By creating a balanced community, with housing that meets the needs of the area, this policy also links to Policy 7 of the JCS (Supporting communities) which looks to deliver thriving communities and meet diverse needs across the area.</p>
<p><b>Policy 4: Small scale businesses, including a bank or post office, will be encouraged in the proposed local centre on School Lane and the enhanced local centre on Wroxham Road, provided they are compatible with the surrounding uses and in keeping with the size and character of the area.</b></p>	<p>Investment in the local economy as well as supporting existing local businesses displays general conformity with Policy 1 of the NPPF, which seeks to build a strong, competitive economy. This policy is also in general conformity with Policy 2 of the NPPF, which aims to encourage a vibrant community and economic town centre providing consumers with choice.</p>	<p>This policy is in general conformity with Policy 5 of the JCS which states that the local economy will be developed in a sustainable way to support growth.</p> <p>It is also in general conformity with Policy 12, which deals with growth in the fringe parishes of Norwich, and Policy 19 which looks at the hierarchy of centres.</p>
<p><b>Policy 5: The adaptation and use of vacant buildings for start-up businesses and retail, including former corner shops, will be encouraged.</b></p>	<p>This is in general conformity with Policy 1 which aims to encourage and support economic growth and prosperity.</p> <p>This policy conforms also has regard to Policy 2 of the NPPF which ensures the vitality of town centres.</p>	<p>This policy links to JCS Policy 5 which aims to develop the economy in a sustainable way to support the creation of jobs and economic growth.</p> <p>The adaptation and redesign of existing buildings will also require thoughtful design processes which displays conformity with Policy 2.</p>
<p><b>Policy 6: Local Employment opportunities will be supported.</b></p>	<p>This is in general conformity with Policy 1 of the NPPF, which aims to encourage and support economic growth and prosperity.</p> <p>This policy also has regard to Policy 2 of the NPPF, which ensures the vitality of town centres.</p>	<p>This policy links to JCS Policy 5 which aims to develop the economy in a sustainable way to support the creation of jobs and economic growth.</p> <p>Encouraging employment also has regard to Policy 7 of the JCS, which aims to enhance quality of life.</p> <p>It is also in general conformity with Policy 12, which deals with growth in the fringe parishes of Norwich, and Policy 19 which looks at the hierarchy of centres.</p>
<p><b>Policy 7: Fast broadband connections will be promoted throughout the area. All new development should demonstrate how it contributes to this objective.</b></p>	<p>The promotion of communication networks such as telecommunications and high speed broadband relates to NPPF Policy 5, which looks to support high quality communications infrastructure.</p>	<p>This policy is in general conformity with Policy 6 of the JCS which states that fast broadband connections will be promoted throughout the area.</p> <p>This policy also links to Joint Core Strategy Policy 5 which aims to develop the economy in a</p>

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		sustainable way to support the creation of jobs and economic growth. By underpinning this with faster broadband connections more businesses will be attracted to the area.
<b>Policy 8: All development will be expected to maintain or enhance the quality of life and the wellbeing of the local community and will promote equality and diversity, and protect and strengthen community cohesion.</b>	<p>This policy has regard to Policy 8 of the NPPF which looks to promote healthy communities.</p> <p>Policy 6 of the NPPF aims to provide a wide range of quality housing, including affordable housing, in order to promote thriving, diverse communities.</p> <p>It also has regard to Policy 8 of the NPPF, which aims to create accessible green spaces that are friendly to all users and meets the community's needs.</p>	<p>This conforms to Policy 7 of the JCS (Supporting communities) which aims to enhance quality of life and strengthen community cohesion.</p> <p>This policy is also in general conformity with Policy 1 of the JCS through protecting, maintaining and enhancing environmental assets for the benefits for residents and visitors.</p>
<b>Policy 9: The existing health facilities on Aslake Close (part of the East Norwich Medical Partnership) will continue to be a focus for the provision of health services across the plan area, with additional provision elsewhere being focused on central and easily accessible locations such as local/district centres.</b>	<p>This is in conformity with Policy 8 of the NPPF which aims to promote healthy communities by delivering the facilities and services that the community needs.</p> <p>This policy also has regard to NPPF Policy 2 which seeks to ensure the vitality of town centres by encouraging a mix of different types of development in town centres to meet local needs.</p>	<p>This conforms to JCS Policy 7 (Supporting communities) which aims to enhance quality of life and strengthen community cohesion. It also seeks to provide facilities locally that are accessible by foot, cycle and public transport.</p>
<b>Policy 10: Development should seek to promote healthier lifestyles by maximising access by walking and cycling and providing opportunities for social interaction and greater access to green spaces and the country side.</b>	<p>This policy has regard to NPPF Policy 8 which aims to create accessible meeting areas for members of the community, such as enhanced open spaces and local green space.</p>	<p>This conforms to JCS Policy 7 of supporting communities which aims to enhance quality of life and strengthen community cohesion. It also seeks to provide facilities locally that are accessible by foot, cycle and public transport.</p> <p>The policy also conforms to Policy 8 which expects development to provide for a range of activities with access to green space, parks and the wider countryside.</p> <p>The policy is in general conformity with JCS Policy 1 which looks to link valuable open space and create accessible green networks.</p> <p>The use of good design principles as per Policy 2 will allow for development to reflect the local area and give consideration to the countryside.</p>

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<p><b>Policy 11: Wider community use of schools will be encouraged. This will enable greater accessible education and leisure opportunities for the community</b></p>	<p>This policy is in general conformity with NPPF Policy 2 which promotes the vitality of town centres by providing sites to meet cultural, community and leisure needs.</p> <p>The policy also adheres to NPPF Policy 8 by promoting sites which are safe and accessible for members of the community to utilise.</p>	<p>This conforms to JCS Policy 7 (Supporting communities) which aims to enhance quality of life and strengthen community cohesion. It also seeks to provide facilities locally that are accessible by foot, cycle and public transport.</p> <p>The policy also conforms to Policy 8 which expects development to maintain and enhance existing cultural and leisure facilities.</p>
<p><b>Policy 12: Cultural assets and leisure facilities should be retained and enhanced; the cultural heritage will be enriched through the use of innovative design and art in the public realm.</b></p>	<p>The enhancement of cultural assets, including locally valued buildings, meets the aims of Policy 12 of the NPPF, which seeks to conserve and enhance the historic environment.</p> <p>This also has regard to NPPF Policy 7 where good design is of great importance to the built environment.</p>	<p>The policy conforms to Policy 8 of the JCS, which expects development to maintain and enhance existing cultural and leisure facilities, including new or improved built facilities.</p> <p>This is also in general conformity with JCS Policy 1, which seeks to conserve heritage assets and the wider historic environment.</p>
<p><b>Policy 13: If the Park and Ride site on Wroxham Road is relocated in the future, the current site should be redeveloped for appropriate uses that complement the area.</b></p>	<p>The redevelopment of the site in a way that complements the area reflects policies relating to good design and so links to Policy 7 of the NPPF.</p> <p>This policy also has regard to the vibrancy of town centres, with sites being allocated for appropriate uses, and it therefore relates to NPPF Policy 2.</p> <p>The policy also has regard to NPPF Policy 6 – Delivering a wide choice of high quality homes.</p>	<p>This policy primarily conforms with the appropriate JCS ‘Policies for places’, in particular Policies 9, 10 and 12, which set out the growth expected to take place in Sprowston.</p> <p>The policy also conforms to JCS Policy 2 by promoting good design which will respect the local distinctiveness of the landscape character and historic environment.</p>
<p><b>Policy 14: In order to create a stronger and more attractive neighbourhood and commercial centre, the transformation of a section of Wroxham Road into a local centre, with an improved public realm at the heart of the existing community, will be promoted.</b></p>	<p>This has regard to NPPF Policy 1 which aims to encourage and support local economies, as well as supporting new businesses.</p> <p>By creating a competitive town centre environment, this policy also has regard to Policy 2 of the NPPF.</p>	<p>The promotion of a neighbourhood commercial centre conforms to JCS Policy 5 by looking to support jobs and economic growth.</p> <p>This also conforms to JCS Policy 7 (Supporting communities) which looks to enhance the quality of life for residents.</p>
<p><b>Policy 15: Introduction of tree planting in the local centre and on Wroxham Road</b></p>	<p>This is in general conformity with Policy 11 of the NPPF, which aims to enhance the local environment.</p>	<p>This policy is in general conformity with JCS Policy 1 which looks to enhance the local environment for the benefits for residents and visitors.</p>
<p><b>Policy 16: An area at Harrison’s Plantation, off Blue Boar Lane, is identified for a woodland activity park.</b></p>	<p>This policy is in conformity with NPPF Policy 8 which aims to create local green spaces for the community to access.</p> <p>It is also in conformity with NPPF Policy 11, which aims to protect and enhance the local environment and</p>	<p>This policy is in general conformity with JCS Policy 1 which aims to protect, maintain and enhance the environmental assets for the benefits for residents and visitors and which also looks to create green networks and link areas of important biodiversity.</p>

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	biodiversity.	
<b>Policy 17: The Woodland Park would be made accessible by creating additional cycling/walking facilities throughout the woodlands and a new connection from Plantation Drive through Cottage Plantation and across Blue Boar Lane. This could include a new puffin crossing on Blue Boar Lane.</b>	This policy is in conformity with Policy 8 of the NPPF, which aims to create local green spaces for the community to access. By providing cycling and walking facilities, the policy adheres to Policy 4 of the NPPF which promotes sustainable transport methods.	This conforms to JCS Policy 7 (Supporting communities) which aims to enhance quality of life and provide facilities locally that are accessible by foot, cycle and public transport.
<b>Policy 18: An area of approximately 2.4 hectares (6 acres) at School Lane is identified for redevelopment for residential, community and other uses appropriate to the area.</b>	This is in general conformity with NPPF Policy 6 which aims to provide a wide range of quality housing, creating sustainable, inclusive and mixed communities. The provision of facilities and services that the community needs adheres to NPPF Policy 8 (Promoting healthy communities).	This is in general conformity with Policy 4 of the JCS, which seeks to promote a mixture of housing to provide balanced communities and meet community needs.  Potential employment opportunities may arise from the identified area, which would conform to JCS Policy 5 for developing a sustainable economy.  The policy also adheres to JCS Policies 9 and 12 with reference to locations for growth in the Norwich Policy Area.
<b>Policy 19: A community hub building for the south side of Sprowston Parish at the Sprowston Diamond Centre on School Lane.</b>	This is in general conformity with NPPF Policy 8 which promotes healthy communities and which promotes the provision of safe accessible meeting areas for members of the community.	This policy conforms to JCS Policy 8 which seeks to maintain and enhance existing cultural and leisure facilities. It also promotes the development of new or improved facilities.
<b>Policy 20: Traffic management measures at School Lane to improve the environment for pedestrians and cyclists. Planting should be used as part of this approach, to enhance the aesthetic look of the area; and on-street parking Reviewed to increase safety.</b>	Supporting sustainable forms of travel e.g. bike lanes complies with the aims of Policy 4 of the NPPF.  Using planting to enhance the natural environment complies with NPPF Policy 11.	The easing of traffic and the promotion of walking and cycling, as per this policy, conforms to JCS Policy 7 which looks to promote sustainable access to facilities and services.  The use of planting also links to JCS Policy 2 in terms of promoting good design.
<b>Policy 21: Open areas at or near to Barkers Lane/Church Lane will be retained and enhanced as an integrated network of green and open spaces to create a 'Green Heart'</b>	This is in general conformity with NPPF Policy 8 which aims to create and enhance local green spaces for the community to access.  By conserving and enhancing the natural environment this adheres to NPPF Policy 11 which aims to	This policy is in general conformity with JCS Policy 1 which aims to protect, maintain and enhance environmental assets for the benefit of residents and visitors and which also looks to create green networks and link areas of important biodiversity.

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for the community.	enhance the local environment and biodiversity.	
<b>Policy 22: An area of 2.4 hectares is allocated as an extension to the existing burial ground at Church Lane.</b>	By planning positively to deliver facilities and services that the community needs, this policy conforms to Policy 8 of the NPPF.	<p>This conforms to JCS Policy 7 (Supporting communities) which promotes the wellbeing of communities.</p> <p>The policy also conforms to JCS Policy 8 which looks to maintain and enhance cultural assets.</p>

**(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 Sprowston 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. We have highlighted policies contained within the draft Sprowston Neighbourhood Plan that contribute towards each of these three roles and cumulatively contribute towards the achievement of sustainable development.

**An economic role:** Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

- **Policy 4:** Small scale businesses, including a bank or post office, will be encouraged in the proposed local centre on School Lane and the enhanced local centre on Wroxham Road, provided they are compatible with the surrounding uses and in keeping with the size and character of the area
- **Policy 5:** The adaptation and use of vacant buildings for start-up businesses and retail, including former corner shops, will be encouraged
- **Policy 6:** Local employment opportunities will be supported
- **Policy 7:** Fast broadband connections will be promoted throughout the area. All new development should demonstrate how it contributes to this objective.

**A social role:** Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- **Policy 3:** Housing development will be acceptable, in principle, within the settlement limits or on allocated sites, subject to meeting normal development criteria
- **Policy 8:** All new development will be expected to maintain or enhance the quality of life and the wellbeing of the local community and will promote equality and diversity, and protect and strengthen community cohesion
- **Policy 9:** The existing health facility on Aslake Close will continue to be the focus for the provision of health services across the plan area, with

additional provision elsewhere being focussed on central and easily accessible locations such as the local / district centres

- **Policy 10:** Developments should seek to promote healthier lifestyles by maximising access by walking and cycling and providing opportunities for social interaction and greater access to green space and the countryside
- **Policy 11:** Wider community use of schools will be encouraged. This will enable greater accessible education and leisure opportunities for the community
- **Policy 12:** Cultural assets and leisure facilities should be retained and enhanced, and the cultural heritage will be enriched through use of innovative design and art in the public realm
- **Policy 14:** In order to create a stronger and more attractive neighbourhood and commercial centre, the transformation of a section of Wroxham Road into a local centre, with an improved public realm at the heart of the existing community will be promoted
- **Policy 18:** An area of approximately 2.4 hectares (6 acres) at School Lane is identified for redevelopment for residential, community and other uses appropriate to the area
- **Policy 19:** A community hub building for the south side of Sprowston Parish at the Sprowston Diamond Centre on School Lane.

**An environmental role:** Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- **Policy 1:** The environmental assets of the area will be protected and opportunities taken for their maintenance and enhancement and increasing the benefits for residents and wildlife
- **Policy 2:** Development will be well designed to fit in the local area and contribute to creating a strong sense of place
- **Policy 15:** Introduction of tree planting in the local centre and on Wroxham Road
- **Policy 16:** An area at Harrison's Plantation, off Blue Boar Lane, is identified for a woodland activity park
- **Policy 17:** The woodland activity park would be made accessible by creating additional cycling / walking facilities throughout the woodlands and a new connection from Plantation Drive through Cottage Plantation and across Blue Boar Lane. This could include a new puffin crossing on Blue Boar Lane
- **Policy 21:** Open areas at or near Barkers Lane / Church Lane will be retained and enhanced as an integrated network of green and open spaces to create a 'Green Heart' for the community.

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

The statement below prepared with assistance from Broadland District Council demonstrates how the draft Sprowston Neighbourhood Plan does not breach and is compatible with EU obligations.

As the Sprowston Neighbourhood Plan includes policies and proposals relating to land use and development, it was felt by Broadland District Council and Sprowston Town 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 Report is featured alongside this Basic Conditions Statement as **Submission Document 3**.

A Habitat Regulations Assessment (HRA) screening report has been developed (see **Submission Document 5**) in order to confirm whether a full HRA is required to support the 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 Sprowston Neighbourhood Area. Details of these sites are identified within the 'Appropriate Assessment –Task 1' report, produced to support the Joint Core Strategy for Broadland, Norwich and South Norfolk.

The screening report showed that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan and that a full Appropriate Assessment is therefore not required.

Sprowston Town Council has received a response from Natural England (attached as **Submission Document 6**) which states that this body does not consider that the Sprowston Neighbourhood Plan will lead to a likely significant effect on any European Sites.

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.