

The Tivetshalls
Neighbourhood Plan
Basic Conditions Statement

To accompany the Tivetshalls Neighbourhood Plan
submission version, for examination

January 2022

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1. Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case South Norfolk District Council), it is a requirement that the Plan is accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement. Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by South Norfolk District Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2. Legal requirements

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

Qualifying Body: The Tivetshalls Neighbourhood Development Plan is being submitted by a qualifying body – Tivetshall Parish Council. Tivetshall Parish Council was confirmed as a qualifying body by South Norfolk District Council in July 2020 when the Tivetshalls Neighbourhood Plan Area was designated.

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

The time period covered: The Tivetshalls Neighbourhood Development Plan states the time-period for which it is to have effect (from 2022-2042) a period of 20 years.

Excluded Development: The Tivetshalls Neighbourhood Development Plan policies do not relate to excluded development. The Tivetshalls Neighbourhood Development 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 Tivetshalls Neighbourhood Development Plan relates to the Tivetshall Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

3. Basic Conditions

- 1.3 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:
- 1.4 A draft Plan meets the basic conditions if:
- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see Section 4 below).
 - (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only) insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Tivetshalls Neighbourhood Plan).
 - (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of Tivetshalls Neighbourhood Development Plan).
 - (d) The making of the Plan contributes to the achievement of sustainable development (see Section 5 below).
 - (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see Section 4 below).

- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see Section 6 below) and,
- (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see Section 7 below).

1.5 Where applicable each of these basic conditions is addressed in the following sections. For clarification it should be noted that b) and c) above are not applicable to the Tivetshalls Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

4. (a) Regard to National Policies and Advice, and (e) Conformity with Strategic Policies in the Development Plan

- 4.1 The following table provides an appraisal of the extent to which the Tivetshalls Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in July 2018 and revised in February 2019 and July 2021. The table below assesses the degree of regard that the Tivetshalls Neighbourhood Development Plan policies have had to NPPF 2021 (Column B).
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision. The Greater Norwich Joint Core Strategy (JCS) was adopted in 2014 and its plan period extends to 2026. The JCS is in the process of being replaced by the Greater Norwich Local Plan (GNLP), which looks to 2038. In addition, South Norfolk District Council has an

adopted Development Management Policies Document (DMPD 2015) and a Site-Specific Allocations and Policies Document (SSAPD 2015).

- 4.4 The policies in the Tivetshalls Neighbourhood Plan have been assessed against the strategic policies in the Adopted JCS, DMPD and SSAPD.
- 4.5 Therefore the Policies contained within the Tivetshalls Neighbourhood Plan have been assessed for their conformity against the existing Development Plan – the Greater Norwich Joint Core Strategy 2014 (Column C), the South Norfolk Development Management Policies 2015 (Column D), the South Norfolk Site-Specific Allocations and Policies Document (Column E).
- 4.6 At the time of submitting this Neighbourhood Development Plan, the policies of the emerging Greater Norwich Local Plan were being examined (November and December 2021). It has therefore been necessary to also assess the policies of the Neighbourhood Plan against the emerging GNLP which was submitted for Examination in July 2021. The previous consultations on the GNLP (Regulation 19) had been undertaken in February and March 2021. South Norfolk Council are also producing a South Norfolk Village Clusters Housing Allocations Plan (SNVCHAP), the Regulation 18 draft of which was published for public consultation between June and August 2021. The next version of this plan is anticipated to be published in Summer 2022. The policy assessment against the emerging policies, (the GNLP and the SNVCHAP), is shown in a separate table.
- 4.7 In summary, it is the view of the Tivetshalls Parish Council (as the relevant Qualifying Body) that the appraisal demonstrates that the Tivetshalls Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

Adopted Policy Documents

Column A The Tivetshalls Neighbourhood Development Plan Policy	Column B NPPF 2021	Column C Greater Norwich Joint Core Strategy 2014 (JCS)	Column D South Norfolk Development Management Policies 2015 (DMPD)	Column E South Norfolk Site Specific Allocations and Policies Document 2015 (SSAPD)
<p>TIV1: Pattern and quantity of development</p>	<p>This policy is consistent with NPPF paragraph 29 which advises that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine them.</p> <p>Policy TIV1 indicates that new housing growth in the parish will meet the local housing requirement identifies in the strategic policies and consistent with its position in the settlement hierarchy.</p>	<p>This policy is consistent with Policy 16 of the Adopted JCS which identifies Tivetshall St Mary and Tivetshall St Margaret as 'other villages' in the settlement hierarchy which indicates they will have defined settlement boundaries and will accommodate infill or small groups of dwellings and small- scale business or services, subject to form and character considerations.</p>	<p>This policy is consistent with DMPD Policy 1.3 The sustainable location of new development which indicates that development in smaller settlements will be proportionate to the role and function and location of that settlement.</p>	<p>This policy is consistent with pages 294 and 295 of the SSAPD which describes the form and character of the parish and defines the settlement boundary.</p>

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		Policy TIV1 identifies form, character and setting as the primary consideration.		
TIV2: Housing, size, type, and tenure	<p>This policy reflects NPPF para 62, which advises that planning policies should reflect the needs of 'those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes'.</p> <p>The policy is based on consultation, carried out with local residents and the Housing Needs Assessment carried out by AECOM. The policy specifically refers to housing for</p>	This policy is consistent with JCS Policy 4 – Housing Delivery which requires proposals for housing to contribute to the mix of housing required to provide balanced communities and meet the needs of the area	This policy is consistent with Policy DM 3.1 and 3.2 of the DMPD which seek to ensure that new housing should contribute to a range of dwelling types and meet the needs of different households including affordable housing.	The SSAPD does not contain an equivalent or corresponding policy.

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	downsizing, affordable housing, and accessible and adaptable housing.		Policy TIV2 makes provision for a mix of housing types.	
TIV3: Design Guidelines and Codes	<p>This policy reflects NPPF Section 12 which indicates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to planning.</p> <p>Policy TIV3 is supported by a specific design code for the Tivetshalls which is consistent with the emphasis in NPPF paragraphs 127 and 128. The policy seeks to ensure that all new development should reflect the parish's local distinctiveness and character and seek to enhance its quality.</p>	<p>This policy is consistent with JCS Policy 2- Promoting Good Design, which seeks to ensure that all development will be designed to the highest possible standards, creating a strong sense of place. In particular development proposals will respect local distinctiveness including the landscape character and historic environment, the varied character of villages, designing out crime, the use</p>	<p>This policy is consistent with Policy DM 1.4 of the DMPD which seeks to promote high quality design and local distinctiveness and Policy DM 3.8 which sets out the design principles that all development is subject to.</p> <p>Policy TIV3 adds a more locally distinct</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

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	The design code which supports the policy contains clear guidance relating to density, scale and layout, landscaping, wildlife, layout, amenity, trees, and hedgerows, parking, and sustainability.	of sustainable and traditional materials. Policy TIV3 is informed by both a Character Appraisal and the Design Guidelines and Code.	dimension and is supported by the Design Guidelines and Code which covers the same issues in detail.	
TIV4: Non-Designated Heritage Assets	This policy reflects NPPF paragraph 203 which outlines the approach to assessing the impact of applications on non-designated heritage assets. 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.	This policy is in accordance with Policy 1 of the JCS which identifies that the built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the	This policy is in conformity with Policy DM 4.10 of the DMPD – Heritage Assets, which ensures that new development must have appropriate regard to the significance and setting of heritage assets	The SSAPD does not contain an equivalent or corresponding policy.

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	Policy TIV4 identifies 10 Non-Designated Heritage Assets, which have been assessed using the Historic England Listing Criteria.	encouragement of high-quality maintenance and repair and the enhancement of public spaces. The scope of the policy includes designated and non-designated heritage assets.	including Listed Buildings and Conservation Areas. Design. The policy refers to 'heritage assets' which also includes non-designated heritage assets (para 4.81 of the DMPD).	
TIV5: Employment	This policy reflects NPPF para 84, supports the sustainable growth and expansion of all types of business in rural areas. Policy TIV5 supports opportunities for new business subject to criteria	This policy is consistent with Policy 5 of the Adopted JCS which seeks to ensure that sufficient land is allocated to meet identified employment needs.	This policy is consistent with Policy 2.2 of the DMPD which seeks to safeguard all existing employment sites	The SSAPD does not contain an equivalent or corresponding policy.

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	relating to size and design. It also supports opportunities for homeworking.	Policy TIV5 supports opportunities for new business subject to criteria relating to size and design. It also supports opportunities for homeworking.	for employment uses.	
TIV6: Potential employment sites	<p>This policy reflects NPPF para 84, supports the sustainable growth and expansion of all types of business in rural areas.</p> <p>Policy TIV6 identifies a specific location for a potential employment site and supports proposals that would provide an environmental or visual enhancement.</p>	This policy is consistent with Policy 5 of the Adopted JCS which seeks to ensure that sufficient land is allocated to meet identified employment needs.	This policy is consistent with Policy 2.2 of the DMPD which seeks to safeguard all existing employment sites for employment uses.	The SSAPD does not contain an equivalent or corresponding policy.

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TIV7: Walking, cycling and horse riding	<p>This policy is consistent with paragraph 92 (c) of the NPPF which supports healthy lifestyles through encouraging walking and cycling and paragraph 104 (c) which promotes walking and cycling as a preferred transport option.</p> <p>Policy TIV7 promotes a network of joined up routes for a range of users. It protects existing rights of way and encourages new developments to contain new connections.</p>	This policy is consistent with Policy 1 of the Adopted JCS which indicates that development will minimise the need to travel and give priority to low impact modes of travel.	There is no specific equivalent or corresponding policy in the Adopted DMPD.	The SSAPD does not contain an equivalent or corresponding policy.
TIV8: Traffic and road safety	This policy is consistent with NPPF paragraph 112 which indicates that proposals for new development should address issues of highway safety, congestion and the needs of pedestrians, and cyclists.	This policy is consistent with Policy 1 of the Adopted JCS which indicates that development will minimise the need to travel and give priority to low impact modes of travel.	There is no specific equivalent or corresponding policy in the Adopted DMPD.	The SSAPD does not contain an equivalent or corresponding policy.

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	Policy TIV8 requires development proposals to identify the level of additional traffic that is likely to be generated, and the impact this traffic will have on the safety of road users and pedestrians.			
TIV9: Parking	<p>This policy is consistent with paragraph 107 of the NPPF which indicates that parking standards should take account of the accessibility of the development, the type and mix, the availability of public transport and local car ownership levels.</p> <p>Policy TIV9 refers to the Norfolk County Council parking standards and provides guidance on the design of new parking areas.</p>	There is no specific equivalent or corresponding policy in the Adopted JCS.	This policy is consistent with Policy 3.12 of the DMPD which refers to the Norfolk County Council parking standards and seeks to ensure that parking provision should be sufficient to meet the needs of the	The SSAPD does not contain an equivalent or corresponding policy.

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			<p>proposed development.</p> <p>Policy TIV9 requires that parking provision should be made in accordance with Norfolk County Council standards.</p>	
<p>TIV10: Landscape setting and views of community importance</p>	<p>This policy reflects NPPF paragraph 174, which recognises the intrinsic character and beauty of the countryside.</p> <p>The policy identifies a number of important views that it is considered should be protected from development that would have an adverse impact upon the identified</p>	<p>This policy is consistent with Policy 1 of the Adopted JCS which seeks to protect the environmental assets of the area.</p>	<p>This policy is consistent with Policy DM 4.5 of the DMPD which requires that development should respect, conserve and where possible, enhance the landscape</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

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	view. Justification for the identified views is included in the supporting text to the policy.		character of its immediate and wider environment. Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused. The wording of Policy TIV10 is consistent with the wording of the DMPD policy.	
TIV11: Natural Assets	This policy is consistent with paragraph 174 (d) of the NPPF which	This policy is consistent with Policy 1 of the Adopted JCS	This policy is consistent with	The SSAPD does not

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	<p>requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition paragraph 179 (b) of the NPPF refers to the pursuit of opportunities for biodiversity net gains.</p> <p>Policy TIV11 identifies eight natural features which should be positively conserved. The policy also requires development to create new habitats, repair and connect existing networks and provide a biodiversity net gain in accordance with the Environment Act 2021.</p>	<p>which seeks to minimise fragmentation of habitats and seek to conserve and enhance existing environmental assets of acknowledged regional or local importance. Where harm is unavoidable, it will provide for appropriate mitigation or replacement with the objective of achieving a long term maintenance or enhancement of the local biodiversity baseline.</p>	<p>Policy 4.8 of the DMPD which promotes the retention and conservation of significant trees, woodlands, and traditional orchards.</p> <p>Policy TIV11 seeks to safeguard natural features such as trees and woodlands and encourages new tree planting in new developments.</p>	<p>contain an equivalent or corresponding policy.</p>
TIV12: Local Green Spaces	This policy reflects NPPF paras 101-103 which advocates 'The	The JCS does not have a specific policy that relates to	The DMPD contains Policy 4.4 which	The SSAPD does not

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	<p>designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them'. The spaces proposed for protection by Policy TIV12 have been assessed against the criteria in the NPPF paragraph 102.</p>	<p>Local Green Spaces however Policy 1 of the JCS does refer to 'valuable open spaces'.</p>	<p>relates to locally important open spaces. The policy makes reference to a number of specific spaces, however none of these are within this Neighbourhood Plan area.</p>	<p>contain an equivalent or corresponding policy.</p>
<p>TIV13: Dark skies</p>	<p>This policy is consistent with NPPF paragraph 185 c) which refers to the desire to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.</p>	<p>There is no specific comparable policy within the Adopted JCS although Policy 2 Promoting Good Design does refer to the need to design development to avoid harmful impacts on key environmental assets</p>	<p>This policy is consistent with DMPD Policy 3.13: Amenity, noise and quality of life which seeks to protect residential amenity against light pollution.</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

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	Policy TIV13 seeks to limit the impact of lighting from new development on dark skies.			
TIV14: Surface water drainage	<p>This policy reflects NPPF para 159 which encourages development to be directed away from areas of Flood risk and should not increase Flood risk elsewhere</p> <p>Policy TIV14 identifies specific areas that are known locally to flood and seeks to ensure that new development does not exacerbate flooding in these areas.</p>	<p>This policy is consistent with Policy 1 of the Adopted JCS which seeks to address climate change and promote sustainability, by ensuring new development is designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate.</p> <p>Development is encouraged to be energy efficient, provide for recycling of materials, use locally sourced materials</p>	<p>This policy is consistent with Policy 4.2 of the DMPD which seeks to ensure that sustainable drainage measures are fully integrated within design to manage any surface water arising from development proposals, and to minimise the risk of flooding on the</p>	<p>The SSAPD does not contain an equivalent or corresponding policy.</p>

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		<p>wherever possible and be located to minimise flood risk, mitigating any such risk through design, and implementing sustainable drainage.</p> <p>The policy is also consistent with Policy 20 of the JCS which indicates that infrastructure essential to the secure sustainable development includes local and renewable energy generation, water conservation measures and sustainable drainage systems (SuDS).</p>	<p>development site and in the surrounding area.</p> <p>Policy TIV14 identifies specific areas that are known locally to flood and seeks to ensure that new development does not exacerbate flooding in these areas.</p>	

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TIV15: Community Infrastructure	<p>This policy is consistent with criterion c of paragraph 93 which urges planning policies to 'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.</p> <p>Policy TIV15 seeks to resist the loss of community facilities unless it can be demonstrated that the need for the facility no longer exists, is no longer viable or suitable alternative provision exists elsewhere.</p> <p>This policy is also consistent with NPPF paragraph 92 (c) which refers to the provision of local shops. Policy</p>	This policy is consistent with JCS Policy 8, which seeks to maintain and enhance existing cultural assets and leisure facilities.	This policy is consistent with Policy 3.16 of the DMPD which seeks to protect existing community facilities through a criteria-based policy. The criteria relate to viability, alternative provision and consistency with community led plans in the area.	The SSAPD does not contain an equivalent or corresponding policy.

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	TIV15 supports proposals for a new village shop.			

Emerging Policy Documents

The Tivetshalls Neighbourhood Plan Policy	GNLP Regulation 19 Version (2021) Policy
TIV1: Pattern and quantity of development	<p>This policy is consistent with GNLP Policy 1 which sets out the settlement hierarchy, including village clusters. South Norfolk Village clusters will accommodate 1,200 new homes across the Plan period. The Tivetshalls fall within the South Norfolk Village Clusters and are identified as a single cluster.</p> <p>Policy TIV1 indicates that new housing growth in the parish will be in accordance with the classification set out in the emerging GNLP.</p>
TIV2: Housing, size, type, and tenure	This policy is consistent with GNLP Policy 5 – Homes, which requires proposals for housing to contribute to a variety of homes in terms of tenure and cost. New homes should provide for a good quality of life in mixed and inclusive communities and major development proposals should provide adaptable homes to

The Tivetshalls Neighbourhood Plan Policy	GNLP Regulation 19 Version (2021) Policy
	<p>meet varied and changing needs. The GNLP policy provides for a range of types of housing including affordable housing, specialist housing and self and custom build.</p> <p>Policy TIV2 also provides for a range of house types and tenures to and is based on evidence from the Housing Needs Assessment and from community preferences stated through consultation</p>
TIV3: Design Guidelines and Codes	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires new development to respect, protect and enhance local character and aesthetic quality (including landscape, townscape, and the historic environment), taking account of landscape or historic character assessments, design guides and codes.</p> <p>Policy TIV3 is informed by specific Design Guidelines and Code, which is a supporting document to the Plan.</p>
TIV4: Non-Designated Heritage Assets	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires development proposals to conserve and enhance the built and historic environment through avoiding harm to designated and non-designated heritage assets and historic character, unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised.</p> <p>Policy TIV4 identifies a number of Non- Designated Heritage Assets within the Neighbourhood Plan area.</p>
TIV5: Employment	<p>This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. In addition land identified for employment uses will only be considered for other uses that are ancillary to and supportive of its employment role.</p> <p>Policy TIV5 provides supports for new business subject to criteria and support for homeworking.</p>

The Tivetshalls Neighbourhood Plan Policy	GNLP Regulation 19 Version (2021) Policy
TIV6: Potential employment sites	<p>This policy is consistent with GNLP Policy 6 – The Economy which seeks to ensure that sufficient employment land is allocated in accessible locations to meet identified need and provide for choice. In addition land identified for employment uses will only be considered for other uses that are ancillary to and supportive of its employment role.</p> <p>Policy TIV6 identifies a potential employment site and supports proposals that would provide visual and environmental enhancements.</p>
TIV7: Walking, cycling and horse riding	<p>There is no specific GNLP policy that is comparable to Policy TIV7, however GNLP Policy 4 – Strategic Infrastructure does refer to ‘significant improvements to the bus, cycling and walking networks to promote modal shift’.</p>
TIV8: Traffic and road safety	<p>There is no specific GNLP policy that refers to issues of traffic generation and highway safety.</p>
TIV9: Parking	<p>There is no specific GNLP policy that is comparable to Policy TIV9, however GNLP Policy 2 – Sustainable Communities, does make reference to ‘integrating parking in a manner that does not dominate the streetscape and providing a high standard of amenity through planting and the careful choice of materials’.</p> <p>Policy TIV9 seeks to ensure that new parking areas are carefully designed.</p>
TIV10: Landscape setting and views of community importance	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and Enhancement, which requires ‘development proposals to conserve and enhance the natural environment (including valued landscapes)’.</p>

The Tivetshalls Neighbourhood Plan Policy	GNLP Regulation 19 Version (2021) Policy
	Policy TIV10 identifies six important views that it is considered should be protected from development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.
TIV11: Natural Assets	<p>This policy is consistent with GNLP Policy 3 – Environmental Protection and enhancement which requires development proposals to conserve and enhance the natural environment (including valued landscapes, biodiversity including priority habitats, networks and species, ancient trees and woodlands, geodiversity, high quality agricultural land and soils). Proposals should avoid harm to designated and non-designated assets of the natural environment unless there are overriding benefits from the development and the harm has been minimised.</p> <p>Policy TIV11 seeks to protect existing ecological features and networks and supports proposals that provide a net gain in biodiversity. In addition the policy encourages the incorporation of features and planting that will add value to wildlife.</p>
TIV 12: Local Green Spaces	There is no specific GNLP policy that refers to local green spaces.
TIV13: Dark Skies	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which requires development to protect water quality, both surface and groundwater, and be water efficient, protect air quality, minimise pollution and take account of ground conditions.</p> <p>Policy TIV13 seeks to protect the amenity of residents by ensuring that new development does not cause light pollution problems.</p>

The Tivetshalls Neighbourhood Plan Policy	GNLP Regulation 19 Version (2021) Policy
TIV14: Surface water drainage issues	<p>This policy is consistent with GNLP Policy 2 – Sustainable Communities, which seeks adapt to and mitigate climate change, and to minimise flood risk, including avoiding inappropriate development in areas at significant risk of flooding, reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must protect water quality, both surface and groundwater, and be water efficient.</p> <p>Policy TIV14 identifies nine areas within the parish that are known to suffer from surface water drainage issues and seeks to ensure that new development does not exacerbate these issues. The policy encourages the use of sustainable drainage systems</p>
TIV15: Community Infrastructure	There is no specific GNLP policy that refers to the protection of existing community facilities.

South Norfolk Village Clusters Housing Allocations Plan (SNVCHAP 2021)

The Tivetshalls Neighbourhood Plan Policy	Emerging South Norfolk Village Cluster Housing Allocation Plan (2021)
TIV1: Pattern and quantity of development	<p>This policy is consistent with Section 42 of the South Norfolk Village Cluster Housing Allocation Plan 2021. This section identifies Tivetshall St Margaret and Tivetshall St Mary as a single village cluster and identifies the housing requirement of 25 new dwellings in the parish. The policy identifies this to be delivered through a single site of 25 dwellings at Pear Tree Farm but also identifies two smaller sites as ‘shortlisted sites’ which have been subject to assessment for suitability. The supporting text also describes the form and character of the built development within the parish including its linear form and open character derived from tree and hedge planting.</p> <p>Policy TIV1 supports development in the parish in line with its identification in the overall settlement hierarchy and the delivery of the local housing requirement of 25 dwellings. The policy reinforces the importance of form, character and setting in consideration of suitable sites for future development and indicates a preference for development to come forward on the two ‘shortlisted’ sites (which are considered by South Norfolk to be suitable), as these better reflect the existing character of the area and are better located in relation to safe access to existing services in the parish such as the village hall and the school.</p>
TIV2: Housing, size, type, and tenure	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV3: Design Guidelines and Codes	This policy is consistent with Section 42 of the South Norfolk Village Cluster Housing Allocation Plan 2021 which describes the existing form and character of the parish.

The Tivetshalls Neighbourhood Plan Policy	Emerging South Norfolk Village Cluster Housing Allocation Plan (2021)
	Policy TIV3 supports proposals that respond positively to creating an attractive parish and enhance each of the settlement's aesthetic qualities.
TIV4: Non-Designated Heritage Assets	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV5: Employment	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV6: Potential employment sites	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV7: Walking, cycling and horse riding	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV8: Traffic and road safety	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV9: Parking	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV10: Landscape setting and views of community importance	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV11: Natural Assets	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.

The Tivetshalls Neighbourhood Plan Policy	Emerging South Norfolk Village Cluster Housing Allocation Plan (2021)
TIV 12: Local Green Spaces	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV13: Dark Skies	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV14: Surface water drainage issues	There is no comparable policy or text within the Emerging South Norfolk Village Clusters Housing Allocation Plan 2021.
TIV15: Community Infrastructure	<p>This policy is consistent with Section 42 of the South Norfolk Village Cluster Housing Allocation Plan 2021 which refers to the existing community facilities in the parish – the village hall, the school, and the public house.</p> <p>Policy TIV15 seeks to protect such facilities from proposals that would result in their loss.</p>

5. d) Achieving Sustainable Development

- 5.1 The NPPF 2021 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Tivetshalls Neighbourhood Development Plan policies against NPPF policies presented above, demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2. The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Tivetshalls Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below. Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. TIV3 Design Guidelines and Code which contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart. The embedded theme of sustainability is reflected in the overarching vision for the plan, which reflects the three distinct strands of sustainability – economic, environmental, and social.

Vision

¹ Resolution 42/187 of the United Nations General Assembly.

Tivetshall parish will continue to be a rural community with a range of housing types and tenures to suit all ages and incomes, supported by village amenities. Development will be appropriately located, well designed, and fit within the linear character of the parish, whilst ensuring the protection of green spaces, the natural environment and local heritage. Tivetshall will remain a peaceful, quiet, and friendly place to live, work and visit for current and future generations.

5.6 This table below helps to demonstrate the Plan’s comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through The Tivetshalls Neighbourhood Plan Objectives and Policies
<p>NPPF 2021 An economic objective: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p>Objective 1: To support a range of development that is well-designed and suitably located, which complements the rural character of the Tivetshalls</p> <p>Objective 2: To support new and existing businesses and employment</p> <p>Policy TIV1: Pattern and quantity of development This policy supports appropriate new housing development within the parish subject to criteria.</p> <p>Policy TIV5: Employment. This policy supports new business subject to criteria relating to design and impact and encourages new housing developments to make provision for home offices to support working from home.</p> <p>Policy TIV6: Potential employment sites. This policy supports positive visual and environmental enhancements to potential employment sites such as the former waste site off the A140.</p> <p>Policy TIV15: Community infrastructure. This policy supports improvements to the existing community infrastructure and seeks to protect them from development that would result in their loss. The policy also contains support for a new village shop.</p>

NPPF Sustainable Development	Contribution through The Tivetshalls Neighbourhood Plan Objectives and Policies
<p>NNPF 2021 A social objective: to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p>Objective 3: To encourage safe and integrated routes throughout the parish, and appropriately designed parking.</p> <p>Objective 5: To enable a range of suitable amenities to benefit all ages in the community.</p> <p>Policy TIV1: Pattern and quantity of development. This policy supports appropriate new housing development within the parish subject to criteria relating to design and character and supports the provision of affordable housing to meet local needs.</p> <p>Policy TIV2: Housing size, type, and tenure. This policy supports new housing development that will meet the needs of the local community including affordable housing, smaller properties for families, accessible properties and properties that would allow for downsizing. It is supported by the Housing Needs Assessment.</p> <p>Policy TIV3: Design guideline and codes This policy aims to create a well-designed and attractive parish and encourages high environmental standards for new dwellings. It is supported by the Design Guidelines and Code.</p> <p>Policy TIV7: Walking, cycling and horse riding. This policy encourages the provision of a joined-up network of route for pedestrians, cyclists and horse riders as well as protecting existing rights of way and encourages the provision of new routes in new developments.</p> <p>Policy TIV8: Traffic and road safety. This policy seeks to ensure that the traffic implications of new developments are quantified and that measures to</p>

NPPF Sustainable Development	Contribution through The Tivetshalls Neighbourhood Plan Objectives and Policies
	<p>improve safety and reduce impacts are included within proposals.</p> <p>Policy TIV9: Parking. This policy provides guidance for parking provision within new developments It seeks to minimise on street parking and encourages the provision of electric charging points.</p> <p>Policy TIV15: Community infrastructure. This policy supports improvements to the existing community infrastructure and seeks to protect them from development that would result in their loss.</p>
<p>NPPF 2021 An environmental role: to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p>Objective 4: To protect and enhance the green and open character of the parish and improve surface water drainage issues</p> <p>Policy TIV3: Design guidelines and code. This policy aims to create a well-designed and attractive parish and encourages high environmental standards for new dwellings. It is supported by the Design Guidelines and Code.</p> <p>Policy TIV4: Non-designated Heritage Assets. This policy identifies ten Non-Designated Heritage Assets that are considered to make an important contribution to the local character.</p> <p>Policy TIV7: Walking, cycling and horse riding. This policy encourages the provision of a joined-up network of route for pedestrians, cyclists and horse riders as well as protecting existing rights of way and encourages the provision of new routes in new developments.</p> <p>Policy TIV10: Landscape setting and views of community importance. This policy identifies six</p>

NPPF Sustainable Development	Contribution through The Tivetshalls Neighbourhood Plan Objectives and Policies
	<p>important views considered to be of importance to the community and seeks to protect the landscape setting of the parish.</p> <p>Policy TIV11: Natural assets. This policy identifies eight important natural assets within the parish where conservation of the assets is encouraged. For developments over 10 dwellings the policy seeks a biodiversity net gain.</p> <p>Policy TIV12: Local Green Space. This policy identifies 13 green spaces that are demonstrably special to the local community.</p> <p>Policy TIV13: Dark skies. This policy encourages the preservation of dark skies within the parish and seeks to minimise light pollution.</p> <p>Policy TIV14: Surface water drainage. This policy identifies nine areas within the parish that are known locally to have surface water drainage issues. The policy seeks to prevent exacerbation of these existing problems and encourages the use of sustainable drainage methods.</p>

6. (f) Compatibility with EU Obligations

- 6.1 The statement below demonstrates how the Tivetshalls Neighbourhood Development Plan does not breach and is compatible with all relevant EU obligations. The United Kingdom formally left the European Union on the 31st of January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 6.2 Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required to be carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Tivetshalls Neighbourhood Plan Area. There are no Special Areas of Conservation (SAC) or Special Protection Area (SPA) within the Neighbourhood Area or any Sites of Special Scientific Interest (SSSI). There are two County Wildlife Sites:
- **CWS40 The Shrubbery:** an area of ancient coppice-with-standards woodland, separated from CWS41 by a narrow lane.
 - **CWS41 Brick Kiln Wood:** an area of ancient woodland with a well-developed coppice layer. The wood contains at least five shallow ponds.
- 6.3 South Norfolk District Council recommends that the Screening processes in respect of both SEA and HRA be undertaken just prior to Pre-Submission stage. A Screening Report was produced in July 2021 and the Screening Assessments were carried out by South Norfolk Council during July/August and the three Environmental Bodies were consulted. The responses from Historic England and Natural England are shown in Appendix B of the final SEA Screening Report produced in August 2021.
- 6.4 The key question in the SEA screening process for the Tivetshalls Neighbourhood Plan was whether the plan would be likely to have a significant effect on the environment. The relevant for determining this are

set out in Annex II of the SEA Directive². As a result of the findings of the screening process set out in the SEA Screening Report, it is concluded in Section 5, that the Tivetshalls Neighbourhood Plan is not likely to have significant environmental effects and a full SEA is not required. Of the two statutory consultation bodies that responded to the screening consultation - Historic England and Natural England are in agreement with the screening outcomes of the report, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

- 6.5 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites', Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC).
- 6.6 Consultation on the HRA Screening was carried out in July/August with Natural England. The screening assessment suggested that there will be no likely significant effects of the Tivetshalls Neighbourhood Plan on any designated sites within the Neighbourhood Area, and therefore a full Appropriate Assessment was not required. Natural England responded indicating that the body felt there are unlikely to be any significant environmental effects from the proposed plan and agreed with the conclusion that further assessments were not required.
- 6.7 The outcome of the SEA and HRA screening process concludes that the Tivetshalls Neighbourhood Plan is compatible with and does not breach EU Obligations. The Screening Reports are featured alongside this Basic Conditions Statement and as Submission Documents.
- 6.8 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. The Neighbourhood Plan is seeking to protect both non-designated heritage assets and local green spaces, some of which are in private ownership. Private owners have been notified of the contents of the plan and many have responded through the consultation processes.

² The SEA Directive (Directive 2001/42/EC).

7. (g) Prescribed Matters

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

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

- 7.2 Natural England has been consulted on the pre-submission version of the Tivetshalls Neighbourhood Plan and has contributed to the SEA and HRA Screening determinations, which have concluded that no further assessment is required.
- 7.3 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.