
SALHOUSE 2020+

A vision for a thriving village

November 2016

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SALHOUSE NEIGHBOURHOOD PLAN

Basic Conditions Statement

To accompany Neighbourhood Plan submission draft



1. INTRODUCTION

When submitting the Neighbourhood Plan to the Local Authority (Broadland District Council), 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 and the independent planning examiner.

2. LEGAL REQUIREMENTS

The qualifying body: The draft Salhouse Neighbourhood Plan is being submitted by Salhouse Parish Council. It was recognised as a qualifying body following a public consultation organised by Broadland District Council. It was designated as a Neighbourhood Area on 13 January 2015.

A Neighbourhood Development Plan: The draft Salhouse Neighbourhood Plan is a Neighbourhood Development Plan and relates to development of land in the civil parish of Salhouse 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 Salhouse Neighbourhood Plan states the period for which it is to have effect (from 2016 to 2026), a time period of 10 years.

Excluded development: The draft Salhouse Neighbourhood Plan policies do not relate to excluded development. The draft Salhouse 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 Salhouse Neighbourhood Plan relates to Salhouse 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:

(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 table on page 5 provides an appraisal of the extent to which the draft Salhouse 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, the Joint Core Strategy for Broadland, South Norfolk and Norwich (referred to as JCS policies) and the Broads Authority Core Strategy.

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.

Salhouse Neighbourhood Plan vision and policies	Regard to National Planning Policy Framework (NPPF)	General conformity with the Joint Core Strategy (JCS) ¹	General conformity with Broads Authority Core Strategy (BACS) ²
VISION: The vision for the Neighbourhood Plan is to ensure that Salhouse remains a thriving village with a clear village identity, enhanced links between the two parts of the village, and good opportunities for walking and cycling.	The vision for the Plan is considered to reflect the policies and objectives of the NPPF.	The vision for the Plan is considered to reflect the vision and objectives of the JCS.	The vision for the Plan is considered to reflect the vision and objectives of the Broads Authority CS.
OE1: Development, Natural Heritage and Countryside	This policy has regard to NPPF Policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment. Also, paragraph 117, to minimise impacts on biodiversity and geodiversity.	This policy is in general conformity 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. Also Policy 2: promoting good design – the landscape character and historic environment.	This policy is in general conformity with BACS Policy CS1, development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads' distinctive landscape are protected, enhanced and restored.
OE2: Enhancement of our Natural Heritage and Countryside	This policy has regard to NPPF Policy 11, paragraph 109, the planning system should contribute to and enhance the natural and local environment. Also paragraph 116, planning permission should be refused for major development in [the Broads]. Consideration should of such applications should include an assessment of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.	This policy is in general conformity 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. Also Policy 8: The Broads – in areas in close proximity to the Broads Authority area particular regard will be applied to maintaining and enhancing the economy, environment, tranquillity, setting, visual amenity, recreational value and navigation use of the Broads.	This policy is in general conformity with BACS policy CS1, development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads' distinctive landscape are protected, enhanced and restored.
OE3: Protecting Our Dark Night Skies	This policy reflects 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 amenity, intrinsically dark landscapes and nature conservation.	This policy is in general conformity with JCS Policy 2, promoting good design, in particular local distinctiveness, landscape settings and rural townscape.	This policy is in general conformity with BACS Policy CS1 (part ii), tranquillity and wilderness as part of the Broads experience. Paragraph 5.28 refers to light pollution.

¹ Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011, amendments adopted January 2014)

² Broads Authority Local Development Framework – Core Strategy 2017-2021 Development Plan Document (Adopted 28 September 2007)

Salhouse Neighbourhood Plan vision and policies	Regard to National Planning Policy Framework (NPPF)	General conformity with the Joint Core Strategy (JCS) ¹	General conformity with Broads Authority Core Strategy (BACS) ²
OE4: Managing Land Use Change	This policy has regard to NPPF Policy 8, paragraph 70, delivery of the social, recreational and cultural facilities and services the community needs. And paragraph 73, access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.	This policy has regard to NPPF Policy 8, paragraph 70, delivery of the social, recreational and cultural facilities and services the community needs. And paragraph 73, access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. This policy is in general conformity with JCS Policy 8, provision of green space, including formal recreation, country parks and the wider countryside.	This policy is in general conformity with BACS Policy CS11, tourism and recreational development will be directed to appropriate locations which have the necessary infrastructure and facilities to support such development. Also Policy CS18, Development will be located to protect the countryside from inappropriate uses to achieve sustainable patterns of development, by concentrating development in specified locations. Also, Policy CS25, new community facilities will be supported where there is a proven need identified and location within the Broads is fully justified.
OE5: Promoting Improved Connectedness In the Parish	This policy has regard to NPPF Policy 4, paragraph 35, giving priority to pedestrian and cycle movement.	This policy is in general conformity with JCS Policy 1, addressing climate change and protecting environmental assets. 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 is also in general conformity with JCS Policy 7, supporting communities. Particular reference is made to healthier lifestyles being promoted by maximising access by walking and cycling.	This policy is in general conformity with BACS Policy CS16, particularly the improvement of access to and views of the waterside by the introduction of additional footpaths and cycle ways.
OE6: Promoting a Safer Village	This policy has regard to NPPF Policy 4, paragraph 35, giving priority to pedestrian and cycle movement. Also, creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. Also Policy 7, paragraph 58, creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	This policy is in general conformity with JCS Policy 2, designing out crime. Also Policy 7, development will be well designed, to include safe and accessible spaces where crime and fear of crime are minimised.	This policy is in general conformity with BACS Policy CS4, part (iv), incorporate crime reduction measures in line with 'Secured by Design'.

Salhouse Neighbourhood Plan vision and policies	Regard to National Planning Policy Framework (NPPF)	General conformity with the Joint Core Strategy (JCS) ¹	General conformity with Broads Authority Core Strategy (BACS) ²
EMP1: Existing facilities	<i>This policy has regard to NPPF Policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – support the sustainable growth and expansion of all types of business and enterprise in rural areas. Also, 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.</i>	This policy is in general conformity with JCS Policy 5, the economy. The local economy will be developed in a sustainable way to support jobs and economic growth in urban and rural locations. Particular reference is made to the needs of small, medium and start-up businesses, through the allocation of new smaller scale employment sites.	This policy is in general conformity with BACS Policy CS22, in order to support and strengthen the local and rural economy, sites and properties in employment uses will be protected from redevelopment resulting in a loss of employment.
EMP2: New facilities	<i>This policy has regard to NPPF Policy 3, paragraph 28, supporting economic growth in rural areas in order to create jobs and prosperity – support the sustainable growth and expansion of all types of business and enterprise in rural areas. Also, support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Also, Policy 7, requiring good design.</i>	This policy is in general conformity 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. Also, Policy 2: promoting good design – development proposals will respect local distinctiveness including as appropriate the landscape character and historic environment.	This policy is in general conformity with BACS Policy CS5, Key buildings, structures and features which contribute to the Broads’ character and distinctiveness will be protected from inappropriate development or change, and enhancements which maintain the overall cultural heritage value of an area will be encouraged.
H1: New Housing Development	<i>This policy has regard to NPPF Policy 7, requiring good design, paragraph 58, local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</i>	This policy is in general conformity with JCS Policy 4, housing delivery. Also, Policy 2, promoting good design, taking into account the landscape character and historic environment. Also, Policy 3, energy and water – maximise the use of low-carbon energy sources and sustainable construction technologies. Policy 15 references Salhouse as a Service Village (within the Norwich Policy Area) – land will be allocated for small-scale housing development subject to form and character considerations.	This policy is in general conformity with BACS Policy CS24, In order to promote sustainable patterns of development and protect the rural nature of the Broads, new permanent open market residential development will only be acceptable within settlements, compatible with rural sustainability. Housing will only be permitted outside settlements where it is necessary, and subsequently retained, in connection with agricultural, forestry, tourism or leisure operations or to provide affordable housing where local need has been demonstrated in District Councils’ or local housing needs surveys.

Salhouse Neighbourhood Plan vision and policies	Regard to National Planning Policy Framework (NPPF)	General conformity with the Joint Core Strategy (JCS) ¹	General conformity with Broads Authority Core Strategy (BACS) ²
H2: Housing Mix	This policy has regard to NPPF Policy 6, paragraph 50, to deliver a wider choice of high quality homes, 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.	This policy is in general conformity with JCS Policy 4, housing delivery. In particular reference to housing mix required to provide balanced communities and meet the needs of the area.	The BACS has no specific policy on housing mix, however, paragraphs 7.44 to 7.50 recognise the need for housing development to support communities and economies.
H3: Provision of Sheltered Housing within the village	This policy has regard to NPPF Policy 6, paragraph 50, to deliver a wider choice of high quality homes, 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.	This policy is in general conformity with JCS Policy 4, housing delivery. In particular references to housing with care, but in a location not listed.	The BACS has no specific policy on housing mix, however, paragraphs 7.44 to 7.50 recognise the need for housing development to support communities and economies.

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 have been identified. Policies determined as strategic are marked in BOLD.

Strategic policies contained with the Local Development Plan, as of October 2016

- **Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011 with amendments, adopted January 2014)** – All of the policies in this document are considered strategic
- **Site Allotments Development Plan Document (DPD) 2016**
 - **DRA2** – Land east of School Rd, Drayton
 - **HEL1** – Land at Hospital Grounds, south west of Drayton Rd, Hellesdon
 - **HEL2** – Land at Royal Norwich Golf Club, Hellesdon
 - **HEL3** – Land adj. existing burial ground, Hellesdon
 - **HEL4** – Land north east of Reepham Rd, Hellesdon
 - **HEL5** – Land east of Eversley Rd, Hellesdon
 - **TAV1** – Land at Fir Covert Rd, Taverham
 - **TSA1** – Land at Broadland Business Park, Thorpe St. Andrew
 - **TSA2** – Land at Pinebanks, Thorpe St. Andrew
 - **TSA3** – Land at Griffin Lane, Thorpe St. Andrew
 - **BLO1** – Land to the south of the A47 and north of Yarmouth Rd, Blofield
 - **BLO2** – Land to the south of Yarmouth Rd, Blofield
 - **BLO3** – Land at Wyngates, Blofield
 - **BLO4** – Land to the south of Yarmouth Rd and north of Lingwood Rd, Blofield
 - **BRU1** – Land west of Cucumber Lane, Brundall
 - **BRU2** – Land north of Berryfields, Brundall
 - **BRU3** – Land east of the Memorial Hall, Brundall
 - **BLO5** – Land to the north of Blofield Corner, Blofield Heath
 - **GLP1** – Land at the former Little Plumstead Hospital
 - **HOR1** – Land at Pinelands, Holt Rd, Horsford
 - **HOR2** – Land north of Mill Lane, Horsford
 - **HNF1** – Land east of Manor Rd, Newton St. Faith
 - **HNF2** – Land east of the A140 and north of Norwich International Airport, Horsham St. Faith
 - **HNF3** – Land at Abbey Farm Commercial, Horsham St. Faith
 - **SAL1** – Land on Norwich Rd, Salhouse
 - **SPI1** – Land at Crostwick Lane, Spixworth
 - **AYL1** – Land north of B1145 Cawston Rd, Aylsham
 - **AYL2** – Land north of Burgh Rd and west of A140, Aylsham
 - **AYL3** – Land at Dunkirk Industrial Estate (west)
 - **AYL4** – Land at Dunkirk Industrial Estate (east)
 - **ACL1** – Land to the north of Norwich Rd, Acle
 - **ACL2** – Land to the south of Acle Station
 - **ACL3** – Land at the former station yard, west of A140, Acle
 - **ACL4** – Land to the north of Springfield, Acle
 - **REP1** – Land of Broomhill Lane, Reepham
 - **REP2** – Land at the former station yard, Station Rd, Reepham
 - **WRO1** – Land west of Salhouse Rd, Wroxham
 - **BUX1** – Land east of Lion Rd, Buxton
 - **CAW1** – Land to the west of the existing cemetery, Cawston
 - **CAW2** – Land east of Gayford Rd, Cawston
 - **COL1** – Land at Rectory Rd, Coltishall
 - **COL2** – Land at Jordan's Scrapyard, Coltishall
 - **FOU1** – Land west of Stringers Lane, Foulsham
 - **FOU2** – Land at Old Railway Yard, Station Rd, Foulsham
 - **FRE1** – Land north of Palmer's Lane, Freethorpe
 - **GW11** – Land north of Hubbard's Loke and west of Hall Walk, Great Witchingham
 - **LIN1** – Land north of Norwich Rd / Station Rd, Lingwood
 - **RED1** – Land at Station Rd, Reedham
 - **SWA1** – Land to the rear of Burlingham Rd, South Walsham
- **Broadland District Council Development Management DPD 2015**
 - **GC1** – Presumption in favour of sustainable development
 - **GC2** – Location of new development
 - **GC3** – Conversion of buildings outside settlement limits
 - **GC4** – Design
 - **GC5** – Renewable energy
 - **EN1** – Biodiversity and habitats
 - **EN2** – Landscape

- **EN3 – Green infrastructure**
- **EN4 – Pollution**
- **H1 – Dwellings connected with rural enterprises**
- H2 – Removal of occupancy conditions
- H3 – Replacement dwellings outside settlement limits
- H4 – Change of use of a dwelling
- H5 – Residential institutions
- **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**
- TS2 – Travel Plans and Transport Assessments
- **TS3 – Highway safety**
- **TS4 – Parking guidelines**
- TS5 – Airport development
- **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**
- **CSU5 – Surface water drainage**

- **Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle Area Action Plan**
 - **GT1 – Form of Development**
 - **GT2 – Green Infrastructure**
 - **GT3 – Transport**
 - **GT4 – Home Farm**
 - **GT5 – White House Farm (South West) GT6 – Brook Farm**
 - **GT7 – Land south of Salhouse Rd**
 - **GT8 – Land north of Plumstead Rd**
 - **GT9 – Broadland Business Park (North Site)**
 - **GT10 – Broadland Gate**
 - **GT11 – Land east of Broadland Business Park**
 - **GT12 – North Sprowston and Old Catton GT13 – Norwich RFU**
 - **GT14 – Land east of Buxton Rd**
 - **GT15 – Land north of Repton Avenue**
 - **GT16 – North Rackheath**
 - **GT17 – Land adj. Salhouse Rd, Rackheath**
 - **GT18 – Land south of Green Lane West**
 - **GT19 – Land south of Green Lane East**
 - **GT20 – White House Farm (North East)**
 - **GT21 – Land east of Broadland Business Park (North Site)**

(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 Salhouse 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 (page 9). Policies contained within the draft Salhouse 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.

Sustainable development (page 2 of the National Planning Policy Framework)	Contribution through Salhouse Neighbourhood Plan policies
<p>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.</p>	<ul style="list-style-type: none"> • EMP1: Existing facilities • EMP2: New facilities
<p>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.</p>	<ul style="list-style-type: none"> • EMP1: Existing facilities • EMP2: New facilities • H1: New housing development • H2: Housing mix • H3: Provision of Sheltered Housing within the village • OE1: Development, Natural Heritage and Countryside • OE2: Enhancement of our Natural Heritage and Countryside • OE5: Promoting Improved Connectedness in the Parish • OE6: Promoting a Safer Village
<p>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.</p>	<ul style="list-style-type: none"> • EMP1: Existing facilities • EMP2: New facilities • H1: New housing development • OE1: Development, Natural Heritage and Countryside • OE2: Enhancement of our Natural Heritage and Countryside • OE3: Protecting Our Dark Night Skies • OE4: Managing Land Use Change • OE5: Promoting Improved Connectedness in the Parish • OE6: Promoting a Safer Village

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

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

As the Salhouse 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 Salhouse 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 who were 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.

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