



**Ringstead Neighbourhood Plan
Statement of Basic Conditions
March 2024**

Table of Contents

SECTION 1: INTRODUCTION 1

SECTION 2: LEGAL AND REGULATORY COMPLIANCE 2

SECTION 3: DUE REGARD TO THE NPPF 3

SECTION 4: SUSTAINABLE DEVELOPMENT 16

SECTION 5: GENERAL CONFORMITY WITH LOCAL STRATEGIC POLICIES 16

SECTION 6: EU OBLIGATIONS 24

SECTION 7: PRESCRIBED CONDITIONS 25

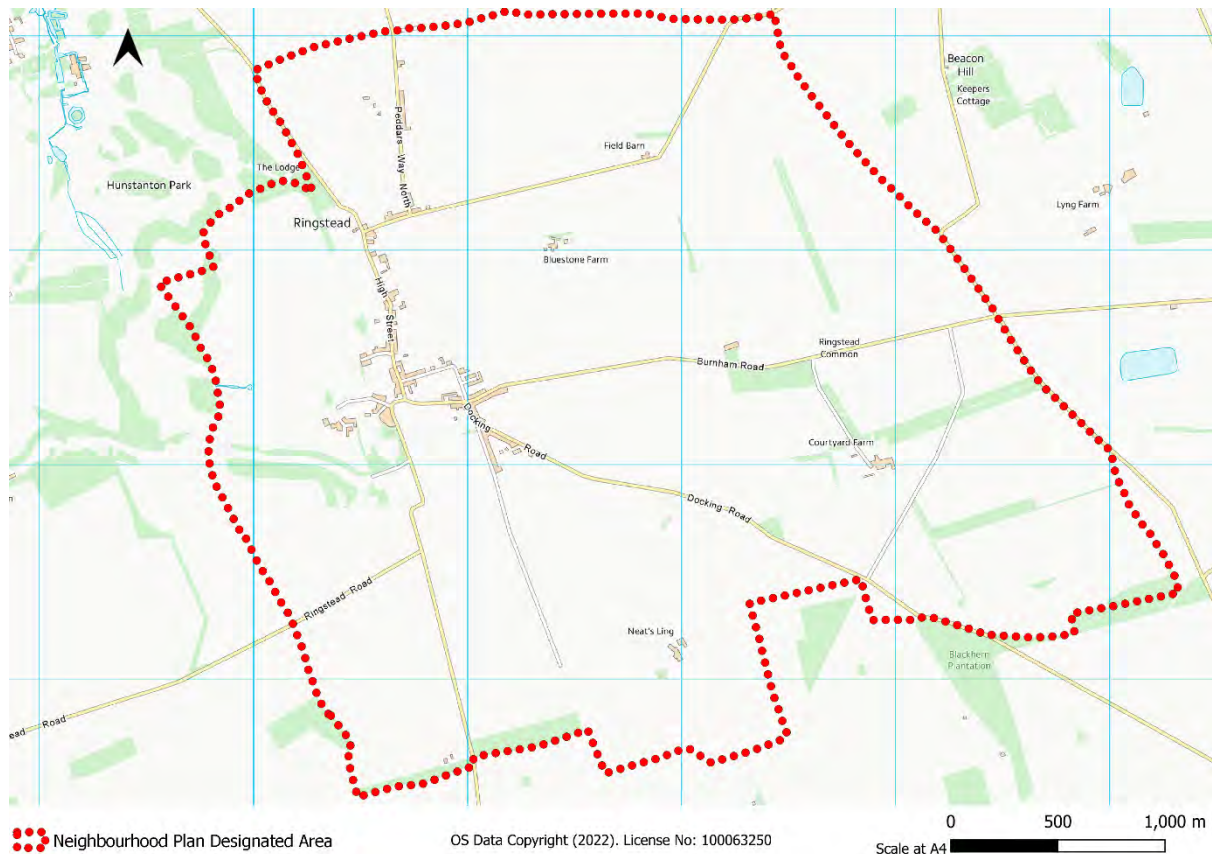


Figure 1: Designated Area

Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Ringstead Parish Council to accompany the Ringstead Neighbourhood Development Plan 2021-36 (RNDP).

The purpose of the statement is to demonstrate that RNDP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

2. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;

- c) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
3. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *“the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects”*.
4. This statement confirms that:
- The legal compliance requirements have been met (section 2);
 - RNDP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - RNDP contributes towards sustainable development (Section 4);
 - RNDP is in general conformity with the strategic policies contained in the local plan for King’s Lynn & West Norfolk (Section 5).
 - RNDP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and
 - RNDP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

5. RNDP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
6. RNDP is a neighbourhood plan for the parish of Ringstead within the Borough Council of King’s Lynn and West Norfolk (BCKLWN). No other neighbourhood plan has or is being made for this area. The qualifying body for RNDP is the Parish Council. RNDP includes a map of the designated area, see **Figure 1** of this report.

7. RNDP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
8. RNDP covers the period 2021-2036 which is in general conformity with the timeframes for the strategic policies in the relevant emerging Local Plan for King's Lynn and West Norfolk (2016-2036).
9. RNDP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

Section 3: Due Regard to the NPPF

10. National planning policy is set out in the NPPF. The most recent version was published in December 2023. RNDP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF sets out more specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy throughout other parts of the NPPF.
11. **Figure 2** demonstrates how RNDP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework

RNDP Policy	NPPF (and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> - Section 2 (Achieving sustainable development) Para 8, Para 11 - Section 3 (Plan-making) Para 15-16, Para 28, - Section 5 (Delivering a sufficient supply of homes) Para 60, 67 - Section 8 (Promoting healthy and safe communities) Para 96, Para 104-107 - Section 9 (Promoting sustainable transport) Para 108-110, - Section 12 (Achieving well-designed places) Para 131-132, 136, 139 - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 157, 158, 165 - Section 15 (Conserving and enhancing the natural environment) Para 180-182 - Section 16 (Conserving and enhancing the historic environment) Para 195-196 <p>PPG:</p> <ul style="list-style-type: none"> - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 	<p>RNDP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plan. It supports these strategic policies as shown in Figure 3.</p> <p>RNDP provides a framework for addressing housing needs such as affordable housing, housing mix and principal residency, and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community in different ways and other consultees, as set out in the Consultation Statement.</p> <p>RNDP includes non-strategic policies for housing, design codes and principles, conserving and enhancing the natural and historic environment, community facilities and sustainable transport related matters.</p> <p>The neighbourhood plan allocates a small site for 100% affordable housing.</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 - Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 - Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 - Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 - Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 - Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723 	<p>It is supported by a proportionate evidence base which includes the Evidence Base Paper, Ringstead Housing Needs Assessment 2022, Ringstead’s Guidance and Codes Document 2022, Local Green Space Assessment, Key Views Assessment and Non-Designated Heritage Assets Assessment. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations and codes, with the emphasis on achieving high quality design that is in keeping with local character. Policy 5 is the main policy for design and Appendix B is the AECOM Design Checklist which can be found in the main NDP submission document.</p>
Policy 1: Housing Mix	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64 	This policy will help ensure future development meets the needs of the community, including providing a mix of houses which can be easily adaptable for older residents and will provide a smaller number of bedrooms to help

RNDP Policy	NPPF (and PPG) Cross References	Comments
	<p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>enable residents to get on the housing ladder such as younger people. The policy follows the guidance proposals taken from the Housing Needs Assessment to help achieve a balanced mix of housing to meet the needs of the community.</p> <p>This policy conforms with the NPPF Para 60 and 63 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>
<p>Policy 2: Affordable Housing</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>The policy follows the guidance proposals taken from the Housing Needs Assessment to help achieve a balanced mix of housing to meet the needs of the community. It specifically breaks up the affordable home ownership and affordable rent expected within Ringstead.</p> <p>This policy conforms with the NPPF Para 63 which states how planning policies should specify the type of affordable housing required in line with the Ringstead Housing Needs Assessment.</p>
<p>Policy 3: Land off Peddars Way North</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 82-84 	<p>This policy is for a small allocation of approximately 0.6ha for affordable rented residential development of up to 6 dwellings. A number of criteria has been set out that the development must be in compliance with including other RNP policies, design, parking, drainage, provide a heritage asset</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
	<p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>statement, archaeological field evaluation and contribute to the GIRAMS tariff (in line with recommendations made at the HRA stage).</p> <p>The NPPF in Para 82 states that planning policies in rural areas should be responsive and support housing developments that reflect local needs. Also, Local Planning Authorities should support opportunities to bring forward rural exception sites that provide affordable housing.</p> <p>Para 83 states how <i>“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”</i></p> <p>After a few years of community engagement, discussions with landowners, the local authority and reflecting on the findings of the AECOM Housing Needs Assessment the allocation was created to address the needs of the community in our rural parish. AECOM suggested 6 affordable rented homes were needed which is what the RNP wants to provide. Whilst this isn't a rural exception site since it is 100% affordable housing it follows similar grounds.</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>Having a principal residency policy and local criteria set for affordable housing in the area will mean that housing will help enhance the vitality of our rural community which is ageing and becoming less active throughout the year due to the increase of second homes and holiday homes. Bringing in new people of all ages of life could help provide an opportunity for the village to grow and these people may support the local services on offer or even gain local employment throughout the year.</p> <p>Whilst we understand in NPPF Para 84 that planning policies should avoid the development of isolated homes in the countryside it is not considered that this site allocation is isolated and is adjacent and in close proximity to other residential homes and around a 15 min walk from the current services Ringstead has to offer.</p>
<p>Policy 4: Principal Residency Housing</p>	<p>NPPF - Section 5 (Delivering a sufficient supply of homes) Para 60, 62, 63, 64</p>	<p>This policy will help ensure future development built in the parish meets the needs of the community by being for principal residency. This is to ensure that the future housing stock is not taken for furnished holiday lets or second home ownership which comprise a significant proportion of the current housing stock, making it difficult for local people to buy or rent in the area. The policy has been informed through</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>resident views and evidence from Council Tax and VOA data.</p> <p>This policy conforms with the NPPF Para 63 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>
<p>Policy 5: Design</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3- Plan making Para 28 - Section 12 Achieving well-designed places, para 131-134 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>This policy encourages all development to be designed to high quality standards and be in conformity with the design codes and guidance document. It sets out detailed clauses in line with the character areas in Ringstead and the design aspects which development should have regard to including density, materials, roofline, and boundary treatments. It is also welcoming of innovation and sustainable building design.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the RNDP and the expectation applications are to follow.</p>
<p>Policy 6: Extensions, outbuildings (including garages) and annexes</p>	<p>NPPF</p> <p>Section 3 Plan-making: Para 29</p>	<p>The purpose of this policy is to ensure people have the flexibility to extend and improve their property for different needs whilst limiting the creation of larger homes which is damaging the balance of housing stock in the area as well as the increase of holiday lets which then have inadequate standards of access, parking, amenity, and space.</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>As set out in NPPF Para 29, neighbourhood planning gives communities the power to develop a shared vision for their area.</p> <p>Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. This policy aims to ensure that future development more effectively meets community needs and is in keeping with the character of the village.</p>
<p>Policy 7: Biodiversity</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Para 8, - Section 11 Making effective use of land Para 123 - Section 12 Achieving well-designed places, para 136 - Section 15 Conserving and enhancing the natural environment Para 180, 185 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>This policy sets out that all development will need to demonstrate at least 10% net gain in biodiversity and sets out criteria on how to achieve this including delivering significant improvements to green infrastructure across the RNDP area. This will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.</p> <p>There is a focus in Policy 7 on safeguarding trees and hedges. This is of particular importance within Ringstead as mature trees and hedgerows contribute towards the</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>historic character of the parish. NPPF Para 136 highlights the important contribution trees make to the character and quality of urban environments.</p> <p>The NPPF encourages net gain through planning policies and the PPG states how plans can be used to set out a suitable approach to biodiversity net gain and how it will be achieved.</p>
<p>Policy 8: Local Green Space</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 2 Achieving sustainable development Para 8 - Section 8 Promoting healthy and safe communities Paras 105-107 - Section 13 Protecting Green Belt land <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306,</p>	<p>The policy supports the protection of local green open spaces and designates these in accordance with the NPPF requirements such as being demonstrably special and consistent with national green belt policy. The spaces chosen in the RNDP are to help protect and enhance the natural and built environment which supports the communities needs such as their physical, mental, and social health/wellbeing by safeguarding these open spaces which support the communities current and future needs.</p> <p>A robust process was undertaken throughout following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents in initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.</p> <p>Local Green Space policy should conform with that for Green Belt. Appendix C of the RNDP sets out clear justification where Policy 8 diverts from Green Belt policy.</p>
<p>Policy 9: Landscape Quality</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 3 Plan-making Para 28 - Section 12 Achieving well-designed places Para 131-132, 135 - Section 15 Conserving and enhancing the natural environment Para 180, 191 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p> <p>PPG Light Pollution Para 001 Reference ID: 31-001-20191101, Para 005</p>	<p>In the NPPF and PPG the intrinsic character and beauty of the countryside is recognised and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p> <p>Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 132). This policy conforms with the NPPF by doing the above, the</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>community chose these local views as part of initial engagement, the views were explored by the steering group and consulted upon again at Regulation 14.</p> <p>This policy also addresses the presumption against unnecessary lighting that will result in the loss of night-time dark skies. It keeps in mind the need for footway lighting for security and safety reasons. It conforms with the NPPF which sets out that policies should ensure new development limits the impact of light pollution within dark landscapes and nature conservation areas (NPPF 191).</p>
<p>Policy 10: Surface Water Management</p>	<p>NPPF - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 157, 158</p> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>This policy will help to adapt to climate change and ensure that surface water is managed appropriately and sustainably with a focus on SuDS with also the guidance from the Design Codes Document.</p> <p>The NPPF in Para 158 how plans should take a proactive approach to mitigate and adapt to climate change taking in account flood risk.</p>
<p>Policy 11: Conversion of Rural Farm Buildings</p>	<p>NPPF - Section 6 Building a strong, competitive economy Para 88</p>	<p>The NPPF Para 88 states that planning policies should enable the sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing buildings and well-designed beautiful new buildings. It also states policies should enable</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
		<p>development/ diversification of agricultural and other land based rural businesses and sustainable rural tourism.</p> <p>Policy 11 of the RNP states how certain types of applications will be viewed favourably within redundant farm buildings such as offices, workshops, and nurseries. It also states application should have due regard to the design codes document and not detract from the character and appearance of their immediate surroundings.</p>
<p>Policy 12: Ringstead Conservation Area</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 16 Conserving and enhancing the historic environment Para 190 	<p>Policy 12 conforms with the NPPF as it takes a positive approach to preserving the conservation area and enjoyment of the historic environment.</p> <p>It sets out clauses to ensure development proposals will make a positive contribution to the local character and distinctiveness by use of traditional local materials, features, building arrangements and considering the significance of the Ringstead Character Statement and map of important unlisted buildings.</p>
<p>Policy 13: Non- Designated Heritage Assets</p>	<p>NPPF</p> <ul style="list-style-type: none"> - Section 16 Conserving and enhancing the historic environment Para 209 <p>Historic Environment</p>	<p>The Non-Designated Heritage Assets identified were picked with the engagement of residents for their local significance. The policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve</p>

RNDP Policy	NPPF (and PPG) Cross References	Comments
	Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723	and enhance heritage assets and their appearance.
Policy 14: Residential Parking Standards	NPPF - Section 9 Promoting sustainable transport Para 108, 110 - Section 12 Achieving well-designed places , para 131, 132	<p>This policy states that residential developments should consider the appropriate points made under the design codes document and the car parking standards in the prevailing guidance by the Norfolk County Council.</p> <p>The NPPF allows for local communities to develop design policies in neighbourhood plans to reflect local aspirations and develop codes and guidance for development.</p>

Section 4: Sustainable Development

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

Section 5: General Conformity with Local Strategic Policies

16. It is a requirement that RNDP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:
 - Whether the neighbourhood plan policy of development proposal supports and upholds the general principle that the strategic policy is concerned with;
 - The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
 - Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;

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

- The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

17. The RNDP area falls within one local authority area, the Borough Council of King's Lynn and West Norfolk (BCKLWN). The local plan for this area contains the strategic policies of relevance for this neighbourhood plan, these are:

- Core Strategy (2011-2026)
- Site Allocations and Development Management Policies Document (2016-2026)

18. The BCKLWN has an emerging local plan and covers the time period 2016-2036. The emerging local plan is at an advanced stage and is currently at Examination, and therefore holds some weight².

19. **Figure 3** reviews each policy in the submitted RNDP with respect to the current strategic local plan policies.

² [Inspector's Examination Documents | Inspector's Examination Documents | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

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

RNDP Policy	Local Plan <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
Policy 1: Housing Mix	CS01 Spatial Strategy CS02 Settlement Hierarchy CS09 Housing Distribution CS13 Community and Culture DM3- Development in the Smaller Villages and Hamlets	Policy 1 has additional local detail that will help ensure housing development meets the needs of the community within our smaller village or hamlet (CS02). This is in conformity with local plan policies such as CS09 which require that the type, size, and tenure of new housing should reflect the needs of the area, based on the most up to date Housing Needs Assessment covering Ringstead.
Policy 2: Affordable Housing	CS06 Development in Rural Areas CS09 Housing Distribution CS14- Infrastructure Provision	Policy 2 focuses further on CS06 and CS09 to ensure affordable housing is provided in rural areas and following the most up to date Housing Needs Assessment for the area.
Policy 3: Land off Peddars Way North	CS06 Development in Rural Areas CS08- Sustainable Development CS09 Housing Distribution CS14- Infrastructure Provision DM3- Development in the Smaller Villages and Hamlets	This policy is for a small allocation of approximately 0.6ha for affordable rented residential development of up to 6 dwellings. A number of criteria has been set out that the development must be in compliance with including other RNP policies, design, parking, drainage, provide a heritage asset statement, archaeological field evaluation and contribute to the GIRAMS tariff (in line with recommendations made at the HRA stage).

RNDP Policy	<p style="text-align: center;">Local Plan</p> <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
		<p>The policy is in general conformity with the local plan since under CS09 Proposals for housing must take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type and tenure of dwellings. DM3 states that new development in the designated smaller villages and hamlets will be limited to affordable housing and development to meet specific identified local need. This allocation has done so following the Ringstead HNA 2022.</p> <p>It has due regard to CS06 by meeting the locals needs and helping maintain the vitality of the community. CS06 states that sites may be allocated for affordable housing in rural areas in accordance with criteria to support the housing strategy. The policy will conform CS08 having regard to high quality design and responding to local context.</p>
Policy 4: Principal Residency Housing	CS09 Housing distribution	Policy 4 is to tackle the level and impact of second homes and holiday homes in Ringstead. This is raised as a sustainability issue in the Core Strategy 2011. As stated in CS09 proposals for housing must take appropriate account of the needs identified in the most up

RNDP Policy	Local Plan <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
		to date housing needs assessment, which is the Ringstead HNA; this shows that there is a real affordability issue in the area which compounded by second homes and furnished holiday lets taking up a large proportion of the existing housing stock.
Policy 5: Design	CS06 Development in Rural Areas CS08 Sustainable Development CS12- Environmental Assets CS14- Infrastructure Provision DM15- Environment, Design and Amenity	High standards of design are required through this policy. This is in conformity with the local plan design policies which promote the same principles around high-quality design including appropriate use of scale, height, materials, and layout.
Policy 6: Extensions, outbuildings (including garages) and annexes	CS08 Sustainable Development DM5- Enlargement or Replacement of Dwellings in the Countryside DM7- Residential Annexes	Policy 6 adds local detail to DM7, requiring proposals for new development such as extensions, outbuildings, annexes, and cart lodges to share the same access, parking, and garden. Policy 6 goes further to state that extensions and conversions must follow the Design Code BF07, and planning conditions will also be imposed to prevent the use for holiday accommodation.
Policy 7: Biodiversity	CS08 Sustainable Development CS14- Infrastructure Provision DM19 Green Infrastructure/Habitats Monitoring and Mitigation	This conforms with policy in the local plans, which requires the protection of environmental assets, enhance links between areas of biodiversity importance and creation of networks of habitats and green infrastructure.

RNDP Policy	<p style="text-align: center;">Local Plan</p> <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
Policy 8: Local Green Space	CS08 Sustainable Development DM22- Protection of Local Open Space	This policy designates Local Green Spaces to be protected. This is in conformity with CS08 and DM22 which seek to protect area of open space, which is valued for reasons such as landscape character, recreational value, biodiversity, cultural value and so on.
Policy 9: Landscape Quality	CS08 Sustainable Development DM15- Environment, Design and Amenity	<p>Policy 9 identifies key views to be protected, with proposals required to demonstrate they are sited and designed to avoid or mitigate harm to the views. The policy conforms with DM15 by protecting environmental assets, the landscape value and having regard to visual impact.</p> <p>This policy also addresses the presumption against unnecessary lighting resulting to the loss of night-time dark skies in this rural character area. It keeps in mind the need for footway lighting for security and safety reasons with the landscape in mind. It conforms with the local plan which encourages and supports proposals to protect the landscape character and distinctive features.</p>
Policy 10: Surface Water Management	CS08 Sustainable Development CS14 Infrastructure Provision	The policy ensures development is designed to manage surface water in a sustainable way, with an emphasis of measures that will also benefit the natural environment. This conforms with CS08 which promotes and encourages

RNDP Policy	Local Plan <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
		opportunities to integrate the use of water saving devices and where applicable through S106 obligations include SuDS development proposals.
Policy 11: Conversion of Rural Farm Buildings	CS06- Development in Rural Areas	<p>Policy 11 of the RNP states how certain types of applications will be viewed favourably within redundant farm buildings such as offices, workshops, and nurseries. It also states application should have due regard to the design codes document and not detract from the character and appearance of their immediate surroundings.</p> <p>This generally conforms with the Local Plan CS06 whereby development in rural areas, such as a smaller village and hamlet like Ringstead, will be permitted to meet local needs and maintain vitality of communities such as employment, services, and access to housing without detriment to the character and surrounding area.</p>
Policy 12: Ringstead Conservation Area	CS08 Sustainable Development DM15- Environment, Design and Amenity	This policy sets out a positive strategy for protecting and enhancing the character, integrity, and appearance of heritage assets. The policy generally conforms with DM15 which states development must protect and enhance the amenity of the wider environment including its heritage and cultural value.

RNDP Policy	Local Plan <ul style="list-style-type: none"> • Core Strategy (CS) (2011) • Site Allocations and Development Management Policies Document (SADMP)(2016) 	Comments
Policy 13: Non-Designated Heritage Assets	CS08 Sustainable Development DM15- Environment, Design and Amenity	This policy sets out a positive strategy for protecting and enhancing non designated heritage assets. The policy generally conforms with DM15 which states development must protect and enhance the amenity of the wider environment including its heritage and cultural value.
Policy 14: Residential Parking Standards	DM17- Parking Provision in new development	This policy states that adequate off-street parking should be made for all residential developments and the car parking standards in the prevailing guidance by the Norfolk County Council will be taken as the minimum number of spaces required. The policy conforms with DM17 since the NCC standards for new dwellings are required here too.

Section 6: EU Obligations

20. A Screening Opinion request was made to BCKLWN as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the RNDP was assessed for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The preliminary screening opinion concluded that an SEA and HRA appropriate assessment should not be required since the allocation is of a small scale and should not have an adverse significant effect on the European Sites. Historic England were content with the findings, however, Natural England and the Environment Agency stated in their consultation responses that a full SEA/HRA should be undertaken. The need to undertake a full SEA and HRA was supported by BCKWLN (as the lead planning authority) who undertook the screening exercise in consultation with the Statutory Environmental Bodies (SEBs) between March and April 2023.
21. AECOM was then commissioned by Ringstead Parish Council in September 2023 to undertake a full SEA and HRA for the emerging RNP in which the reports were finalised in early January 2024 ready for redrafting the RNP and publicising the Regulation 14 consultation. The SEA included establishing and assessing reasonable alternatives for the plan against a set of environmental themes, before developing a preferred approach. The Environmental Report presents an assessment of the RNP against the SEA framework theme headings.
22. In the SEA one recommendation was made which was *“to increase site-specific landscaping requirements in the site allocation policy and develop a masterplan of the allocated site. However, uptake of this recommendation will not lead to changes to the likely overall effects. Overall, no potential significant negative effects have been identified through the appraisal of the RNP. Significant positive effects are considered likely in relation to the SEA topic ‘Community wellbeing’, given the plan seeks to deliver small-scale affordable housing to meet the identified need of the local community, provide garden space, allocate green spaces, and provide employment spaces.”* The recommendation of preparing a masterplan and increase site specific landscaping requirements had been considered but was felt was not needed at this stage. This is because they were not crucial, and it was considered that flexibility should be allowed for a future applicant to consider the policy criteria and further supporting assessments associated with the RNP. If further specifications were endorsed this may detract from deliverability of the site in the development period by an interested registered housing provider.

23. In the HRA one recommended mitigations measure was made to minimise the potential for negative effects and maximise the potential for positive effects in Policy 3. The recommendation was to ensure that any net new residential dwellings on the site allocation must contribute to the Norfolk Green Infrastructure and Recreation Avoidance and Mitigation Strategy (GIRAMS) tariff. This recommendation was taken on board regarding in developing the submission version of RNP and was included as a criteria point in the Regulation 14 consultation document. At the Regulation 14 stage none of the SEBs commented on the plan.

24. **Section 7** of this report considers the requirement for Appropriate Assessment.

25. RNDP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. RNDP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

26. In conclusion, the RNDP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

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

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

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

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

30. A screening assessment was undertaken on RNDP (2023) to determine whether it will have ‘likely significant effects’ upon internationally designated habitat sites. This was **screened in** as having likely significant effects. However, as detailed above AECOM undertook a HRA between September 2023 and January 2024 and recommended one mitigation measure to the RNP which was incorporated in the Regulation 14 consultation document.