

Basic Conditions Statement – Section 3 update, to take account of updated (December 2023) NPPF

Section 3: Due Regard to the NPPF

11. National planning policy is set out in the NPPF. The most recent version was published in ~~July 2021~~December 2023. GPRRCNP ~~has been~~was prepared with reference to the policies and guidance contained within ~~the a previous (July 2021) version of the~~ NPPF ~~at its core~~. The 2023 NPPF sets out ~~more~~ specific guidance on neighbourhood plans at Paragraphs 28 to 30, but there are relevant policy considerations throughout other parts of the NPPF.

12. Figure 2 demonstrates how GPRRCNP 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. The Basic Conditions Statement, as submitted with the Neighbourhood Plan (March 2023), was prepared with reference to the July 2021 version of the NPPF. Accordingly, this has been updated to reflect publication of the updated (2023) NPPF.

Figure 2: National Planning Policy Framework

GPRRCNP 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, Para 28-30 - Section 5 (Delivering a sufficient supply of homes) Para 60, 67-68 - Section 8 (Promoting healthy and safe communities) Para 92-96-98, Para 100-105-107 - Section 9 (Promoting sustainable transport) Para 104, 105, 106-108-113, 130 - Section 12 (Achieving well-designed places) Para 127-132, Para 130-135, 	<p>GPRRCNP 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>GPRRCNP provides a framework for addressing housing needs, 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 and other consultees, as set out in the Consultation Statement.</p>

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	<ul style="list-style-type: none"> - Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 453<u>158</u>, 469<u>175</u> - Section 15 (Conserving and enhancing the natural environment) Para 474<u>180</u>, 483<u>185</u>, 485<u>187-188</u> - Section 16 (Conserving and enhancing the historic environment) Para 490<u>195-196</u> <p>Planning Practice Guidance (PPG):</p> <ul style="list-style-type: none"> - Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 - 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 - Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626 - Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 	<p>GPRRCNP includes non-strategic policies for housing, design principles, conserving and enhancing the natural and historic environment and transport related matters.</p> <p>The neighbourhood plan does not allocate any development.</p> <p>It is supported by a proportionate evidence base which includes a Character Appraisal, Local Green Space and Views Assessment. Some aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations, with the emphasis on achieving high quality design that is in keeping with local character. Policy 4 is the main policy for design. <u>This is in general conformity with relevant design sections within the NPPF, in particular section 8, 11 and 12.</u></p> <p><u>As at January 2024, none of the parts of the PPG cited in the Basic Conditions (as submitted), has changed since the updated NPPF was published.</u></p>

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	<ul style="list-style-type: none"> - 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 	
Policy 1: Strategic gaps	NPPF Section 15 (conserving and enhancing the natural environment) Para 474-180	The policy seeks to protect the intrinsic character and beauty of the countryside by preserving the undeveloped settlement gaps between Grimston, Pott Row, Roydon and Congham by directing development elsewhere. This policy conforms with NPPF Para 474-180 by proving a gap which recognises and protects the beauty of the countryside and ensuring the open character of this gap is protected from development.
Policy 2: Infrastructure and Sustainable Growth	<p>NPPF</p> <p>Section 3: Plan-making</p> <ul style="list-style-type: none"> - Para 28, Para 29, Para 34 - Section 6: Building a strong, competitive economy Para 82-86 - Section 10 Supporting high quality communications Para 444-118 	This policy conforms with the NPPF by providing a non-strategic policy which details the community's vision of how the provision of any future housing growth should be phased to ensure alignment with the capacity of local services and infrastructure, with a view to growth being sustainable. The policy is seeking to address potential barriers to inadequate infrastructure and lists current concerns of infrastructure such as cycle routes, highway improvements, sewage capacity and broadband.

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		<p>The policy ensures that developers should register new sites with broadband infrastructure providers. Supporting the expansion of FTTP or Next Generation Access technologies. By providing the necessary infrastructure this will support working from home, contributing towards reducing the need to travel and C02 emissions. This supports a shift towards a net zero future.</p> <p>The policy will help guide how contributions from CIL are expected to be made and invested by the parish council.</p>
<p>Policy 3: Housing Type and Mix</p>	<p>NPPF - Para 8, Para 11, - Section 5 (Delivering a sufficient supply of homes) Para 60, 62_63, 63_64, 64_65</p> <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p> <p>Housing for older and disabled people: PPG Paragraph: 008 Reference ID: 63-008-20190626, PPG Paragraph: 009 Reference ID: 63-009-20190626</p>	<p>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 smaller homes, to help residents such as younger people get on the housing ladder.</p> <p>It is supporting adaptable homes standards M4(2) and M4(3) and sheltered housing proposals where these are appropriate and in compliance with other GPRRCNP policies.</p>
<p>Policy 4: Design and Landscaping</p>	<p>NPPF - Section 12 Achieving well-designed places, para 427_132, 130_135</p> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p>	<p>This policy encourages high quality design that complements the findings of the local character assessments for Congham, Grimston, Pott Row and Roydon. It is also welcoming of innovation in principle.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations</p>

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	Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001	for the GPRRCNP and the expectation applications are to follow.
Policy 5: Density of New Housing Development	NPPF - Section 11 Making effective use of land Para 424_128 & 425_129	This policy requires that the density of new development should reflect the current character of the area, as evidenced through the Character Assessments. The NPPF requires that planning policies support development that makes efficient use of land, taking into account a range of factors, including the desirability of maintaining an area's prevailing character and setting. Para 425_129 sets out that area based character assessments can be used to help ensure land is used efficiently while creating beautiful and sustainable places.
Policy 6: Energy Efficiency	NPPF - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 452_157 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306, Para 012 Reference ID: 6-012-20190315	This policy encourages the reduction of energy requirements and the importance to minimise energy demand through development design and orientation. The policy requires an energy statement for applicants to set out how new housing will achieve high energy efficient standards or why they can't due to viability issues. The policy conforms to the NPPF and the PPG as it supports the transition to a low carbon future and the need to minimise energy use. This also compliments the sustainable development duty expected from neighbourhood plans. Neighbourhood plan cannot set any required specific standards unlike Local Planning Authorities, but Policy 6 encourages high levels of energy efficiency from new development.
Policy 7: Location of new housing	NPPF Para 78_82-80_84	Policy 7 sets out criteria for where windfall development will be supported within the plan area, thereby encouraging sustainable small-scale development.

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
	<p>Section 15 (conserving and enhancing the natural environment) Para 174 180</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001, Para 004 Reference ID:26-004-20191001</p>	
<p>Policy 8: Roydon Common buffer zone</p>	<p>NPPF Section 15 (conserving and enhancing the natural environment) Para 174 180, 179 185, 180 186, 181 187</p> <p>PPG Natural Environment Para: 011 Reference ID: 8-011-2019072</p>	<p>Policy 8 sets out a buffer zone to support protection of Roydon Common. New development would need to be carefully controlled within the buffer. An HRA is required to demonstrate no adverse effects particularly on hydrology would take place.</p> <p>Roydon Common has a number of wildlife designations including SAC, Ramsar, SSSI and NNR. The policy conforms with the NPPF by supporting protection of Roydon Common, a site of biodiversity value, aiming to prevent unacceptable risk or adverse impacts. The policy is based on evidence of habitat, ecological networks and hydrological catchments.</p> <p>The buffer zone was developed in collaboration with Norfolk Wildlife Trust, with the extent of it determined based on the known hydrology of the area, activity of the designated bird interest and the wider ecological network, including habitat networks identified by Natural England. Working with local nature partnerships as stated in the PPG is a useful source of information for mapping existing ecological networks.</p>
<p>Policy 9: Biodiversity</p>	<p>NPPF - Para 8,</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</p>

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	<p>- Section 11 Making effective use of land Para 420_124</p> <p>- Section 15 Conserving and enhancing the natural environment Para 474_180, 479_185</p> <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>improvement to green infrastructure across the GPRRCNP 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>The NPPF encourages net gain through planning policies and PPG states how plans can be used to set out a suitable approach to biodiversity net gain and how it will be achieved.</p>
Policy 10: Key Views	<p>NPPF</p> <p>- Section 12 Achieving well-designed places Para 427_132, 430_135</p> <p>- Section 15 Conserving and enhancing the natural environment Para 474_180</p> <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</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>
Policy 11: Local Green Space	<p>NPPF</p> <p>- Section 2 Achieving sustainable development Para 8</p> <p>- Section 8 Promoting healthy and safe communities Paras 404_105-403_107</p> <p>- Section 13 Protecting Green Belt land</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 GPRRCNP are to help protect and enhance the natural and built environment which supports the</p>

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	<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>community's needs such as their physical, mental, and social health/wellbeing and safeguarding these open spaces which support the communities current and future needs.</p> <p>A robust process was undertaken throughout following the NPPF and PPG guidance on understanding the types of greenspaces which would be suitable. Potential sites were identified through the character assessments and feedback from residents. All these green spaces considered the proximity to the villages and the community it serves.</p> <p>Local Green Space policy should conform with that for Green Belt. Appendix A of the GPRRCNP sets out clear justification where Policy 11 diverts from Green Belt policy.</p>
Policy 12: Dark Skies	<p>NPPF - Section 15 Conserving and enhancing the natural environment Para 485 191</p> <p>PPG Light Pollution Para 001 Reference ID: 31-001-20191101, Para 005</p>	<p>This policy 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.</p> <p>It conforms with the NPPF as policies should ensure new development limits the impact of light pollution within dark landscapes and nature conservation areas.</p>
Policy 13: Surface Water Management	<p>NPPF - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 453 158</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.</p>

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	Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306	
Policy 14: Heritage Assets	NPPF - Section 16 Conserving and enhancing the historic environment Para 490_196 , 497_203 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	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 and enhance heritage assets and their appearance.
Policy 15: Sustainable transport	NPPF - Section 9 Promoting sustainable transport Para 404_108 , 405_109 and Para 430_135 - Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 453_158 Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 Healthy & Safe Communities Paragraph: 001 Reference ID:53-001- 20190722	Policy 15 requires new development to enhance and encourage sustainable travel choices, demonstrating safe walking links to community infrastructure and services. Improvements to existing walking routes and delivery of new greenways/cycle routes and public transport. This policy supports the shift towards a low carbon economy, encouraging developers to deliver when there are reasonable opportunities an improved walking and cycling network that will encourage people to walk and cycle more and use their cars less often, thereby reducing CO2 emissions. This policy conforms to the expectation that neighbourhood plans will contribute to the achievement of sustainable development as set out in the NPPF and PPG.

GPRRCNP Policy	NPPF (and PPG) Cross References	Comments
Policy 16: Traffic and speed	NPPF - Section 9 Promoting sustainable transport Para 404_108	In line with the NPPF para 404_108 transport issues should be considered at the earliest stages of plan making. It aims to ensure new development will take reasonable opportunities to reinforce the 30mph speed limit and include schemes to help reduce traffic speeds especially on the school route.