A town with a rich past...........

......looking to the future
Prepared by Aylsham Neighbourhood Plan Steering Group on behalf of Aylsham Town Council with support from:

ABZAG Ltd

NEIGHBOURHOOD PLANNING AND PROJECT MANAGEMENT
## Contents

1.0 Executive Summary ............................................................................................................. 4
2.0 Legal Requirements ............................................................................................................. 5
3.0 Basic Conditions .................................................................................................................. 6
4.0 Conclusion ............................................................................................................................ 32

Appendix 1 – Designation of Neighbourhood Area ................................................................. 33

---

**Aylsham Neighbourhood Plan – Basic Conditions Statement**

---

**Version v1.0**

---

| 1.0 | Executive Summary | 4 |
| 2.0 | Legal Requirements | 5 |
| 3.0 | Basic Conditions | 6 |
| 4.0 | Conclusion | 32 |
| Appendix 1 | Designation of Neighbourhood Area | 33 |
1.0 Executive Summary

1.1 This Basic Conditions Statement has been prepared to accompany the Aylsham Neighbourhood Plan (ANP).

1.2 This document has been produced to explain how the:

- ANP, (also known as a Aylsham Neighbourhood Development Plan), has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and subsequent updates; and

- basic conditions of neighbourhood planning and other considerations as prescribed by Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] have been met.

1.3 Aylsham Town Council are identified as the qualifying body for submission of the ANP and that the plan period is from 2018 to 2038.

1.4 The ANP has been assessed to conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Planning Authority (Broadland District Council).

1.5 A sustainability appraisal of the ANP has been carried out. The Sustainability Appraisal Final Report and supporting documents accompany this document.

1.6 The ANP has been assessed in relation to the EU obligations for the Environment and Habitat and has been found to be generally compliant. The Habitat Regulations Assessment (HRA) Screening Report and (HRA) Screening Opinion Report accompanies this document.
2.0 Legal Requirements

2.1 The draft Aylsham Neighbourhood (ANP) has been submitted by a qualifying body, being Aylsham Town Council.

2.2 The draft ANP (also known as a Aylsham Neighbourhood Development Plan) relates to planning matters (the use and development of land). It 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, and subsequent updates.

2.3 The draft ANP states the period for which it is to have effect (2018 to 2038).

2.4 The draft ANP policies do not relate to exclude development.

2.5 The draft ANP 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.

2.6 The draft ANP relates to the Aylsham Neighbourhood Area and to no other area (see Appendix 1). There are no other neighbourhood plans relating to the Aylsham Neighbourhood Area.
3.0 Basic Conditions

3.1 Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] sets out a series of requirements (sub paragraph (2)) that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:

3.2 (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 section 3.4 to 3.9);

(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 (see section 3.10 to 3.12);

(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 (see section 3.13 to 3.15);

(d) The making of the order contributes to the achievement of sustainable development (see section 3.16 to 3.28);

(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 section 3.9));

(f) The making of the order does not breach and is otherwise compatible with EU obligations (see section 3.29 to 3.36); 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 (see section 3.37 and 3.38).

3.3 Each of the basic conditions is addressed in the following section.

3.4 (a) Having regard to national policies and (e) be in general conformity with strategic local policy

3.5 The following table provides an appraisal of the extent to which the draft ANP has regard to national policy and is in general conformity with strategic local policy. With Table 1 referencing the relevant policies and sections of each document and with Table 2 providing the detailed explanation of how the ANP is in general conformity.
Table 1: Summary of conformity with relevant policies

<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan Policy</th>
<th>National Planning Policy Framework</th>
<th>Joint Core Strategy</th>
<th>Broads Core Strategy</th>
<th>Development Management DPD</th>
<th>Site Allocations DPD</th>
<th>Growth Triangle AAP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Vision</strong></td>
<td>Para: 7, 8, 9, 13, 14, 15, 17 and 18.</td>
<td>The Spatial vision (4.3) and planning objectives (4.4).</td>
<td>N/A</td>
<td>Aligns to the control of development to deliver sustainable community.</td>
<td>Policy context and delivery of Aylsham allocation.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 1: Improving Housing Design</strong></td>
<td>Para: 65, 66, 122, 124, 129, 130, 131, 148, 149, 150, 151, 152 and 153.</td>
<td>Policies 1, 2, 3, 4, 6, 13 and 20.</td>
<td>N/A</td>
<td>Policies GC1, GC4, GC5, TS4 and CSU4.</td>
<td>Policies AYL1 and AYL2</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 2: Improving the Design of Development</strong></td>
<td>Para: 9, 61, 68, 69, 91, 95, 110, 112, 124, 125, 127, 129, 130, 170, 174, 175, 184, 185, 187, 188, 189, 190, 192, 193, 194, 195, 196, 197, 198 and 199.</td>
<td>Policies 1, 2, 4 and 6.</td>
<td>N/A</td>
<td>Policies GC1, GC4, EN1, EN2, EN3, TS3 and TS4.</td>
<td>Policies AYL1 and AYL2</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 3: Dementia Friendly Communities</strong></td>
<td>Para: 91, 110, 124, 125, 127, 129 and 130.</td>
<td>Policies 2, 4, 6 and 7.</td>
<td>N/A</td>
<td>Policies GC1 and GC4.</td>
<td>No additional site allocation by the ANP.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 4: Open Space Protection</strong></td>
<td>Para: 8, 83, 92, 96 and 97.</td>
<td>Policies 1, 2, 7 and 8.</td>
<td>N/A</td>
<td>Policies GC4, EN1, EN2 and CSU2.</td>
<td>No additional site allocation by the ANP.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 5: Heritage Protection</strong></td>
<td>Para: 184, 185, 187, 188, 189, 190, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201 and 202.</td>
<td>Policies 1 and 2.</td>
<td>N/A</td>
<td>Policies GC4 and EN2.</td>
<td>No additional site allocation by the ANP.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 6: Accessibility and Biodiversity</strong></td>
<td>Para: 85, 87, 91, 92, 102, 104, 106, 110, 124, 170, 174 and 175.</td>
<td>Policies 1, 2, 6, 7 and 8.</td>
<td>N/A</td>
<td>Policies GC4, EN1, EN2 and EN3.</td>
<td>No additional site allocation by the ANP.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 7: Employment and Tourism Opportunities</strong></td>
<td>Para: 72, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89 and 90.</td>
<td>Policies 1, 2, 5, 7, 13 and 19.</td>
<td>N/A</td>
<td>Policy GC1.</td>
<td>Policies AYL3 and AYL4.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 8: Mobile Communications and Broadband</strong></td>
<td>Para: 112, 113, 115 and 116.</td>
<td>Policies 5 and 6.</td>
<td>N/A</td>
<td>Policy GC4.</td>
<td>No additional site allocation by the ANP.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Policy 9:</strong></td>
<td>Para: 20, 28,</td>
<td>Policies 7</td>
<td>N/A</td>
<td>Policies GC4 and</td>
<td>No additional</td>
<td>N/A</td>
</tr>
</tbody>
</table>
3.6 The appraisal assesses the draft ANP policies against those policies contained within the National Planning Policy Framework (NPPF), the policies of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS), Broadland Local Plan (BLP); made up of the Development Management Development Plan Document (adopted August 2015), Site Allocations Development Plan Document (adopted May 2016) and Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan (adopted July 2016).

3.7 Aylsham Neighbourhood Area is outside the areas associated with the Old Catton, Sprowston, Rackheath and Thorpe St Andrew Growth Triangle Area Action Plan and the Broads Core Strategy, therefore, none of the strategic policies contained within this documents apply to the Aylsham Neighbourhood Plan.

3.8 In conclusion, the appraisal demonstrates that the draft ANP has appropriate regard and is in general conformity with national policies and strategic local policy.
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vision for Aylsham</td>
<td>The vision is considered to be in conformity with NPPF, reflecting the objectives and policies within the NPPF – being framed in the positive, while identifying and guiding what is important to the local community now and for the future to deliver sustainable development. Para: 7, 8, 9, 13, 14, 15, 17 and 18.</td>
<td>The vision is considered to be in general conformity with the JCS, reflecting the objectives and policies within it. The vision is considered to be in general conformity with the BLP, reflecting the objectives and policies within it. The Spatial vision (4.1) and planning objectives (4.4).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy 1: Improving Housing Design</td>
<td>Para. 65 and 66: Delivery of housing allocations to meet the wider housing need. Para. 122: Reflecting a mix of type and tenure of housing. Para. 124: Good design is a key aspect of sustainable development – creating better places in which to live. Para. 129, 130 and 131: Recognition of community interests, local design standards and innovation. Para. 148, 149, 150, 151, 152 and 153: Reducing the impact of climate change through better and more efficient house design. Encouraging and creating the right environment to seek efficient use of energy without excessive prescription.</td>
<td>Policy 1 of the JCS: Development will be energy efficient – use of renewable energy, reduction in energy consumption and electric charging points - and provide for storage to enable recycling of materials. Policy 2 of the JCS: Promoting the principles of high standard in design. Policy 3 of the JCS: Development will aim to minimise reliance on non-renewable high-carbon energy sources, make use of sustainable construction technologies and to ensure all housing is water efficient. Policy 4 of the JCS: Provide a mix of housing required to provide a balanced community and meet the needs of the area. Policy 6 of the JCS: Is relevant for improving access, road safety, and transportation. Reducing the ‘on-road’ parking through more appropriate location of off-road parking facilities and garages. Reference is made to the continuing recognition that in most rural areas the private car will remain an important means</td>
</tr>
<tr>
<td>Houses should be designed to a high standard and be mindful to how residents will live in their home by:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. Providing a mix of house types and tenures, with an emphasis on local needs, first time buyers, starter homes and good quality accommodation for elderly people;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>II. Encouraging the use of and/or generating renewable energy in association with methods to reduce energy demands and increase conservation;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>III. Providing off-road car parking adjacent to or in front of new dwellings that would be accessible to the occupiers of those homes and would be consistent with good standards of urban design;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IV. Ensuring where garages are provided they should be located within the curtilage of the associated home and encouraged to include an electric vehicle charging point;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>V. Enabling direct access to rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aylsham Neighbourhood Plan</td>
<td>Regard to National Planning Policy Framework (NPPF)</td>
<td>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</td>
</tr>
<tr>
<td>----------------------------</td>
<td>----------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>gardens via external means (garden gate instead of only through a home);</td>
<td></td>
<td>of travel.</td>
</tr>
<tr>
<td>VI. Designing layouts that provide accessible screened storage space for refuse and recycling within each property’s curtilage; and</td>
<td>Policy 13 of the JCS: Aylsham is identified as one of the ‘Main Towns’ in the JCS and the policies in the ANP allow for the implementation of the housing allocation made by the JCS.</td>
<td></td>
</tr>
<tr>
<td>VII. Ensuring new homes have final sewerage solution (not a temporary solution) completed prior to first occupation.</td>
<td>Policy 20 of the JCS: Conforms to this policy as it states that waste recycling, including composting facilities, are essential to securing sustainable development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy GC1 of the BLP: Ensuring development management contributes to achieving sustainable development and giving weight to community led plans.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy GC4 of the BLP: Creating high standards of design and avoiding significant detrimental impact.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy GC5 of the BLP: Encouraging the use of renewal energy sources and driving for energy efficiency to reduce energy demands created by new development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy TS4 of the BLP: Seeks to ensure off-street parking is located in where it is more likely to be used – having the positive knock-on affect of avoiding indiscriminate parking and the associated highway safety problems that can cause.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policy CSU4 of the BLP: Identifies the requirement to provide for each property the facilities for the storage and disposal of recycling and waste.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Policies AYL1 and AYL2 of the BLP: Detailed planning permission already given and will not be in conflict with by the ANP</td>
<td></td>
</tr>
<tr>
<td>Aylsham Neighbourhood Plan</td>
<td>Regard to National Planning Policy Framework (NPPF)</td>
<td>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-----------------------------------------------</td>
<td>------------------------------------------------------------------</td>
</tr>
<tr>
<td>Policy 2: Improving the Design of Development</td>
<td>Para. 9: Take local circumstances into account, to reflect the character.</td>
<td>Policy 1 of the JCS: Where the built environment will be conserved and enhanced through the protection of buildings and structures that contribute to their surroundings.</td>
</tr>
<tr>
<td>Development should be designed to preserve and enhance Aylsham by:</td>
<td>Para. 61, 68, 69: Sub-division of larger sites to speed up delivery, creating more affordable and alternative delivery options.</td>
<td>Policy 2 of the JCS: Development proposals will respect local distinctiveness with consideration to landscape character and historic environment. Using the principles of good design to enhance the street scene. Improving the look and feel of new development.</td>
</tr>
<tr>
<td>I. Recognising and reinforcing the distinct local character in relation to height, scale, density, spacing, layout orientation, features and materials of buildings;</td>
<td>Para. 91: Designing out crime and building safe communities.</td>
<td>Policy 4 of the JCS: In general conformity with this policy for housing delivery by providing balanced communities and meeting the housing needs for the area.</td>
</tr>
<tr>
<td>II. Respecting and protecting local designated and non-designated heritage assets and their settings whilst protecting natural assets, enhancing the natural environment and biodiversity;</td>
<td>Para. 95: Promote public safety.</td>
<td>Policy 6 of the JCS: Is relevant for improving access and transportation. This will reduce indiscriminate ‘on-road’ parking and improve access and road safety.</td>
</tr>
<tr>
<td>III. Demonstrating how they will integrate new developments with existing homes and the town centre whilst enhancing the safety and security of our community, to incorporate crime prevention principles (identified in the Secure by Design Homes 2016 or subsequent updated editions);</td>
<td>Para. 110: Responding to local character and design standards. Reducing conflict between pedestrians, cyclists and vehicles.</td>
<td>Policy GC1 of the BLP: Achieving sustainable development through development management principles to enhance Aylsham.</td>
</tr>
<tr>
<td>IV. Designing housing layouts to reflect existing residential densities in the locality of the scheme;</td>
<td>Para. 112: Aylsham’s prevailing character and setting.</td>
<td>Policy GC4 of the BLP: Creating high standards of design and avoiding significant detrimental impact.</td>
</tr>
<tr>
<td>V. Encouraging provision of at least 5% of land as self-build plots on developments of 20 or more homes;</td>
<td>Para. 124, 125, 127, 129 and 130: Creation of high quality and good design as a key aspect of sustainable development, Aylsham’s defining characteristics, being sympathetic to local character and history. Poor design is not acceptable and opportunities should be taken to improve the character and quality of Aylsham. Recognition of community interests and local design standards. New development, through good design, by planning positively to achieve high quality and inclusive development, whilst promoting healthy communities by providing a modern safe environment for the community to interact. Guidance on layout, landscaping and visually attractive. Integrating new development into the natural, built and historic environment.</td>
<td>Policy EN1 of the BLP: Promoting and protecting biodiversity and enhancing the natural environment.</td>
</tr>
<tr>
<td>VI. Designing and building of new roads must be to Norfolk County Council Highways Authority adoptable standard;</td>
<td></td>
<td>Policy EN2 of the BLP: Using landscape to reinforcing the distinct local character. Preserving the Conservation Area and heritage assets.</td>
</tr>
<tr>
<td>VII. Designing roads and parking areas within any site should minimise the effects on pedestrians, in particular safeguarding children in areas where they walk or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aylsham Neighbourhood Plan</td>
<td>Regard to National Planning Policy Framework (NPPF)</td>
<td>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>play, enable safe access to public transport and where appropriate make provision for bus stops, avoid the opportunity for indiscriminate parking by residents and visitors and design in measures to avoid it;</td>
<td></td>
<td>Policy EN3 of the BLP: Using green infrastructure to reduce the negative visual impact of development and promote habitats and biodiversity. Seeking retention of important trees and existing hedgerows.</td>
</tr>
<tr>
<td>VIII. Incorporating adequate landscaping to mitigate the visual impact of the development and seeking to retain mature or important trees and existing hedgerows. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value will not be supported unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value should be planted within the Parish;</td>
<td></td>
<td>Policy TS3 of the BLP: Ensuring highway safety through roads designed to Norfolk County Council Highways standards, ensuring safe access to public transport and discouraging indiscriminate parking.</td>
</tr>
<tr>
<td>IX. Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness; and</td>
<td></td>
<td>Policy TS4 of the BLP: Incorporating parking areas in ways that minimise the effects on pedestrians and safeguard children.</td>
</tr>
<tr>
<td>X. All developments of 10 or more dwellings and all commercial development to undertake a sewerage capacity assessment.</td>
<td></td>
<td>Policies AYL1 and AYL2 of the BLP: Detailed planning permission already given and will not be in conflict with the ANP.</td>
</tr>
</tbody>
</table>

**Policy 3: Dementia Friendly Communities**

Development proposals should, where possible, and will be

Para. 91: Designing out crime and building safe communities.

Para. 110: Responding to local design standards - reducing

Policy 2 of the JCS: This policy is in general conformity through the use of design principles to improve and enhance good design.
encouraged to include and incorporate the principles of dementia friendly communities (as detailed in “At a Glance: a Checklist for Developing Dementia Friendly Communities” [see Appendix 6], or subsequent updates).

Policy 4 of the JCS: In general conformity with this policy for housing delivery by seeking thoughtful development that will enable individuals to remain in their communities longer and enjoy the support of those communities.

Policy 6 of the JCS: Is relevant, as the use of these principles will improve access.

Policy 7 of the JCS: This policy aligns with the aims to enhance the quality of life and strengthen community cohesion.

Policy GC1 of the BLP: Achieving sustainable development through development management principles to enhance Aylsham and prolong the ability for people to stay in their own homes supported by the community they know.

Policy GC4 of the BLP: Creating high standards of design and avoiding significant detrimental impact.

**Policy 4: Open Space Protection**

Proposals for development, which would result in the loss of part or all of an Area of Important Open Space, as identified in Table 3 [Areas of Important Open Space within Aylsham] and location maps in Appendix 3, will not be permitted unless it can be demonstrated that the benefit to the local community outweighs the loss.

Para 8: Achieving sustainable development - open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.

Para 83: Retention and development of accessible local community facilities – including open space – promoting a healthy community.

Para. 92, 96 and 97: Plan positively for the provision and use of shared spaces and community facilities such as open space.

Policy 1 of the JCS: This policy is in general conformity as it seeks to protect, maintain and enhance environmental assets for the benefits for residents and visitors.

Policy 2 of the JCS: Development proposals will respect local distinctiveness with consideration to landscape character and historic environment.

Policy 7 of the JCS: This policy aligns with the aims to enhance the quality of life and strengthen community cohesion.
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Policy 8 of the JCS: This policy conforms as it expects development to provide for a range of activities with access to green space, parks and the wider countryside.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy GC4 of the BLP: By having regard for environment, character and appearance of an area. Landscaping and meeting amenity needs.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy EN1 of the BLP: Through the protection of biodiversity and ensuring benefits outweigh impact of any development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy EN2 of the BLP: To protect the character of the area, the Conservation Area and green spaces including natural and semi-natural features which make a significant contribution towards defining the character of an area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy CSU2 of the BLP: Loss of community facilities or services should be avoided.</td>
</tr>
<tr>
<td><strong>Policy 5: Heritage Protection</strong></td>
<td></td>
<td>Policy 1 of the JCS: This policy conforms as it seeks to protect, maintain and enhance heritage assets.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy 2 of the JCS: This policy aligns as development proposals will respect local distinctiveness with consideration to landscape character and historic environment.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy GC4 of the BLP: Through high standards of design to avoid significant detrimental impact.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy EN2 of the BLP: Preserving the Conservation Area and heritage assets.</td>
</tr>
</tbody>
</table>

**Policy 5: Heritage Protection**

Any designated historic heritage assets in the Town and their settings, both above and below ground will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

Proposals for development should contain a summary of how they may affect any designated or non-designated historic assets, whether above or below ground. These developments will be considered taking into account the scale of harm or loss and the significance of the heritage assets.

Para. 184, 185, 187 and 188: Aylsham has a rich historic environment that is seen as an important part of the town and its character.

Para. 189, 190, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201 and 202: Identifying the impact on heritage assets and their settings of development. Preserving heritage and ensuring elements of significance are not lost – including those assets below ground and hidden. The ANP is as seeking to conserve and enhance the heritage of Aylsham.
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 6: Accessibility and Biodiversity</strong></td>
<td>Para. 85 and 87: Vitality of town centre through linkages between new and existing networks with connection to the town centre. Para. 91 and 92: Promoting healthy lifestyles through the ability to walk and cycle. Having regard to promote healthy communities and maximising the opportunity to connect existing and new green infrastructure. Para. 102 and 104: Promoting sustainable transport modes and provide wildlife corridors. Improved connections will give priority to pedestrian and cycle movement and promotes sustainable transport methods. Para. 106: Promoting accessibility for pedestrians and cyclists. Para. 110: Giving priority to pedestrian and cycle movements, encouraging public transport use. Reducing conflicts between pedestrian, cyclists and vehicles. Para. 124: Good design is a key aspect of sustainable development – creating better places in which to live - requiring good design where planning policies address connections between people and places and where new development should be integrated into the natural, built and historic environment. Para. 170, 174 and 175: Recognising the intrinsic beauty of the countryside, wider benefits of natural capital and ecosystems. Protecting and enhancing biodiversity plus the added positive benefit of connectivity of green infrastructure.</td>
<td>Policy 1 of the JCS: The policy is in general conformity as it looks to link valuable open space and create accessible green networks. Policy 2 of the JCS: Using the principles of good design will allow for development to reflect the local area and give consideration to the countryside. Policy 6 of the JCS: Is relevant for improving access and transportation with the potential for alleviating existing difficulties and car dependency. Policy 7 of the JCS: This conforms to supporting communities. It has regard to the aims to enhance quality of life and strengthen community cohesion. Additionally, it seeks to provide facilities locally that are accessible by foot, cycle and public transport. Policy 8 of the JCS: This policy conforms as it expects development to provide for access to green space, formal and informal recreational space and the wider countryside. Policy GC4 of the BLP: Creating high standards of design, giving regard to the environment and improving access via sustainable means. Policy EN1 of the BLP: Expectation of development to promote and protect biodiversity and enhancing the natural environment. Policy EN2 of the BLP: Enhancing the landscape and reinforcing the distinct local character. Policy EN3 of the BLP: Through the creation of well-managed</td>
</tr>
<tr>
<td><strong>Aylsham Neighbourhood Plan</strong></td>
<td><strong>Regard to National Planning Policy Framework (NPPF)</strong></td>
<td><strong>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</strong></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Policy 7: Employment and Tourism Opportunities</strong></td>
<td>Para. 80, 81 and 82: Supporting and encourages economic growth and local employment. Para. 83 and 84: Sustainable rural tourism development that respects the character of the countryside and recognising local business and community needs. Supporting economic growth in rural areas in order to create jobs and prosperity – support the sustainable growth and expansion of all types of appropriate business and enterprise in rural areas. Para. 85, 86, 87, 88, 89 and 90: Supporting vitality and viability of Aylsham town centre. Para. 104: Supporting an appropriate mix of uses and local employment opportunities to reduce distance travelled to work.</td>
<td>Policy 1 of the JCS: In general conformity where the built environment will be conserved and enhanced through the protection of buildings and structures that contribute to their surroundings. Policy 2 of the JCS: Conforms, as development proposals will respect local distinctiveness giving consideration to landscape character and historic environment. Policy 5 of the JCS: Conforms to this policy, the local economy can be developed in a sustainable way to support jobs and economic growth. Diversification of the rural economy with opportunities for innovation, skills and training can be promoted. Policy 7 of the JCS: Encouraging employment also has regard to this policy, which aims to enhance the quality of life. Policy 13 of the JCS: Conforms to the planned growth of the Main Towns. Policy 19 of the JCS: Conforms to maintaining hierarchy of centres. Policy GC1 of the BLP: Supporting the presumption in favour of sustainable development. Policies AYL3 and AYL4 of the BLP: Existing allocations for employment within an existing industrial estate / employment area and not expected to give rise to any conflict with the ANP.</td>
</tr>
<tr>
<td><strong>Policy 8: Mobile Communications and Broadband</strong></td>
<td>Para. 112, 113, 115 and 116: High quality and reliable</td>
<td>Policy 5 of the JCS: This policy conforms as it aims to develop</td>
</tr>
</tbody>
</table>

*network of wildlife habitats.*
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhancement of mobile communications and implementation of new ‘superfast broadband’ infrastructure that serves the town and wider parish will be supported.</td>
<td>communications infrastructure is essential for economic growth and social well-being. Supporting the community and reducing isolation.</td>
<td>the economy in a sustainable way to support the creation of jobs and economic growth. By underpinning this with enhanced mobile and ‘superfast’ broadband infrastructure more businesses should be attracted to the area.</td>
</tr>
</tbody>
</table>
| **Policy 9: Additional Community Facilities**
Development proposals relating to the provision of additional community facilities, recreational space, play space, sports facilities and parking near the town centre will be supported where they comply with the requirements of other policies in the Aylsham Neighbourhood Plan and the requirements of other Development Plan policies. | Para. 20, 28, 29 and 30: Making sufficient provision for community facilities at a local level. Para. 72: Aylsham has seen large scale growth and may see further allocations in the new emerging Local Plan, it is important that these are supported by the necessary facilities. Para. 83: Enabling the retention and development of accessible local services and community facilities. Para. 91 and 92: Support healthy lifestyles, plan positively and use of shared spaces. Para. 98: Seek opportunities to provide better facilities. | Policy 7 of the JCS: This conforms to supporting communities. It has regard to the aims to enhance quality of life and strengthen community cohesion. |
| **Policy 10: Planning Gain**
Where a planning obligation is required in relation to development proposals on land within the Neighbourhood Plan Area, the | Para. 11: Positively seek opportunities to meet the development needs of their area, with flexibility to adapt to rapid | Policy 7 of the JCS: This conforms to supporting communities – having regard to strengthening community cohesion and |
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant shall provide a supporting statement that identifies how their proposals have taken into account local community infrastructure requirements. Applicants are advised that early engagement with the Town Council to seek local input to any such statement is encouraged. Aylsham Town Council and Broadland District Council (as the Local Planning Authority) will work together on any proposed planning obligations, delivery of open and recreational space, and any additional community requested benefits to be committed to under s106 agreements in the Aylsham Neighbourhood Area. Aylsham Town Council and Broadland District Council are to be consulted on ‘heads of terms’, specific specifications and delivery requirements. Aylsham Town Council will be a signatory to all s106 agreements within the parish of Aylsham (relating to the delivery of open and recreational space and any additional community requested benefits) in addition to Broadland District Council and, where appropriate, Norfolk County Council.</td>
<td>change. Para. 26: Effective and on-going joint working between bodies and authorities, joint working should help to determine where additional infrastructure is necessary. Para. 72: Supports local expectations for the quality of development and how this can be maintained, planning positively for the achievement of high quality development, including public space and wider area development schemes. Para. 85: Supporting the role that Aylsham’s town centre plays at the heart of local communities and by taking a positive approach to its growth, management and adaptation. Para. 91 and 92: To provide the social, recreational and cultural facilities and services the community needs, promoting social interaction, connecting people and by planning positively for the provision to enhance the sustainability of the community and residential environments.</td>
<td>enhancing quality of life with the application of local knowledge. Policy 8 of the JCS: This policy conforms as it expects development to provide facilities and mitigate the negative impacts of development. Policy 20 of the JCS: This policy confirms through the desire to understand local requirements in a joined up manner. Policy GC4 of the BLP: Increased local engagement and the application of local knowledge is likely to contribute to improvement in the quality of development. Policy TS3 of the BLP: Identification of infrastructure that could be used to mitigate significant adverse impact to enable development. Policy CSU1 of the BLP: Applying local knowledge and engagement with local communities to define need for facilities and services. Policy CSU3 of the BLP: Supporting the identification and delivery of community facilities and services.</td>
</tr>
<tr>
<td><strong>Policy 11: Management of Open Space</strong> Where new developments provide elements of green infrastructure (such as open space, natural green space and recreational areas) the developer will be required to demonstrate an effective and sustainable management programme for them by having: a) an effective transition to</td>
<td>Para. 20: As conserving and enhancing the natural environment by protecting valued landscapes and preservation of habitats. Sets out an approach for future management. Para. 72: Supports local expectations for the quality of development and how this can be maintained.</td>
<td>Policy 1 of the JCS: This policy is in general conformity as it seeks to protect, maintain and enhance environmental assets for the benefits for residents and visitors. Policy 2 of the JCS: Development proposals will respect local distinctiveness with consideration to landscape character and historic environment.</td>
</tr>
</tbody>
</table>
### Aylsham Neighbourhood Plan

<table>
<thead>
<tr>
<th>Aylsham Town Council ownership with suitable funding to cover projected future upkeep costs for at least the next ten years; or</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) an effective transition to the Local Authority ownership; or</td>
</tr>
<tr>
<td>c) an appropriate legally binding arrangement for management by an established management company with a viable management plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Para. 91 and 92: To provide the social, recreational and cultural facilities and services the community needs, promoting social interaction, connecting people and by planning positively for the provision to enhance the sustainability and future management of the infrastructure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Para. 124: Good design is a key aspect of sustainable development – creating better places in which to live.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 7 of the JCS: This policy aligns with the aims to enhance the quality of life and strengthen community cohesion.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 8 of the JCS: This policy conforms as it expects development to provide for a range of activities with access to green space, parks and the wider countryside.</td>
</tr>
<tr>
<td>Policy GC4 of the BLP: Ensuring green infrastructure is maintained and managed to give regard to the environment and appearance of the area.</td>
</tr>
<tr>
<td>Policy EN2 of the BLP: Providing accountable management of natural features, areas of landscape value and green spaces.</td>
</tr>
<tr>
<td>Policy EN3 of the BLP: setting the requirements for management and maintenance of green infrastructure.</td>
</tr>
<tr>
<td>Policy RL1 of the BLP: Supporting the provision of recreational space and putting in place measures to deliver the amenity value on an ongoing basis for the community use.</td>
</tr>
</tbody>
</table>

### Policy 12: Flood Risk

**Proposals for new development involving new buildings, extensions and additional areas of hard surfacing should be accompanied by an appropriate flood risk assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage; demonstrating that it would:**

- Not increase the flood risk to the site or wider area from

<table>
<thead>
<tr>
<th>Para. 149 and 150: Minimising vulnerability and providing resilience to the impacts of climate change.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Para. 155, 160, 161, 162, 163, 164 and 165: Development in areas at risk of flooding should be avoided. Informed by flood risk assessment to enable development to be avoided in areas of high risk. Potential flood</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 1 of the JCS: Addressing climate change - minimise flood risk and mitigation through design and sustainable drainage.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 2 of the JCS: Development proposals will have consideration to landscape character and its use to reduce flood risk through good design.</td>
</tr>
<tr>
<td>Policy GC4 of the BLP: Promoting</td>
</tr>
<tr>
<td>Aylsham Neighbourhood Plan</td>
</tr>
<tr>
<td>---------------------------</td>
</tr>
<tr>
<td>fluvial, surface water, groundwater, sewers or artificial sources following, if necessary, the installation of appropriate mitigation measures; • Have a neutral or positive impact on surface water drainage; and • Any water drainage solution, including wastewater management must be implemented prior to homes being occupied. Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures to manage flood risk and to reduce surface water run-off to the development and wider area such as: • Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage and mitigate flood risk); • Locate only compatible development in areas at risk of flooding considering the proposed vulnerability of land use; • Inclusion of appropriate allowances for climate change; • Inclusion of Sustainable Drainage System (SuDS) with an appropriate discharge location, subject to feasibility; • Priority use of source control Sustainable Drainage Systems such as permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other Sustainable Drainage Systems components which risk should be taken into account and not increased elsewhere. Meeting the requirements of site-specific assessment for minor development, change of use and the need for major development, to incorporate sustainable drainage systems. high standards in design. Setting the requirements for water management, sustainable drainage and its implementation. Policy CSU5 of the BLP: Supporting the need to mitigate for surface water drainage and its mitigation, detailing and incorporating principles from the Lead Local Flood Authority (Norfolk County Council). Ensuring provision is made for maintenance and management proposals of drainage and mitigation structures and their associated funding requirements. Policies AYL3 and AYL4 of the BLP: Existing allocations for employment within an existing industrial estate / employment area. The likely requirement to improve sewerage already identified within the allocation requirements and is not expected to give rise to any conflict with the ANP.</td>
</tr>
<tr>
<td>Aylsham Neighbourhood Plan</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>convey or store surface water can also be considered; • To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary; and • Provide clear maintenance and management proposals of structures within the development, including Sustainable Drainage Systems elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms.</td>
</tr>
</tbody>
</table>

**Policy 13: Streetlights**

Where street lighting is incorporated in any development it should be of low energy consumption, minimise light pollution whilst maintaining highway safety through appropriate management of street lighting and accord with the specification defined in the adopted Aylsham Town Council Stand Light Pollution Clause (Appendix 5 or subsequent updates).

Para 148, 150, 151 and 152: Support of low carbon energy and supporting infrastructure. Meeting the challenge of climate change. Encouraging and creating the right environment to seek efficient use of energy without excessive prescription. Reduce greenhouse gas emissions through design and low energy in supporting infrastructure – community-led initiatives.

Para 180: limiting the impact of light pollution from artificial light.

Policy 1 of the JCS: This policy is in general conformity as it seeks development providing street lighting will be energy efficient.

Policy 2 of the JCS: Conforms through the use of good design to meet accepted standards.

Policy 3 of the JCS: Aligns to the reduction in energy usage and more efficient use of.

Policy GC4 of the BLP: Promoting high standards in design. Setting the standards for the area.

Policy EN4 of the BLP: Seeking to reduce the impact of artificial light pollution and deliver workable solutions.

**Policy 14: Sustainable Transport**

Para. 91 and 92: Promoting

Policy 1 of the JCS: This policy is
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
</table>
| Development should, where appropriate and practicable, provide access, connectivity and linkages to existing network of footpaths and cycleways and, in particular, to the town centre, schools, community facilities and recreational spaces. Creating opportunities to enhance and encourage the use of sustainable transport modes through the provision of footpaths, cycleways and public transport improvements. | healthy and safe communities, street layouts and connections within and between neighbourhood with an integrated approach.  
103: Offering choice of transport modes and maximising opportunities for sustainable transport solutions.  
Para. 106: Promoting accessibility for pedestrians and cyclists.  
Para. 108: Taking up opportunities to promote sustainable transport.  
Para. 110: Giving priority to pedestrian and cycle movements, encouraging public transport use. Reducing conflicts between pedestrian, cyclists and vehicles.  
Para. 111: The use of a Travel Plan is key to exploit opportunities for the use of sustainable transport modes.  
Para. 149 and 150: Minimising vulnerability and providing resilience to the impacts of climate change. Reducing greenhouse emissions. | in general conformity as it seeks more sustainable transport modes that will reduce greenhouse gas emissions.  
Policy 2 of the JCS: Conforms through the use of good design principles.  
Policy 6 of the JCS: Aligns to the desire for more sustainable transport modes, improving connectivity and the provision of footpaths and cycleways.  
Reference is made to the continuing recognition that in most rural areas the private car will remain an important means of travel.  
Policy 7 of the JCS: This policy aligns with the aims to enhance the quality of life and strengthen community cohesion while reducing isolation through better connections between the new and existing build environment.  
Policy GC4 of the BLP: Encouraging high standard in design.  
Policy EN3 of the BLP: Footpaths and cycleways can provide the key linkages for wildlife movement and access to the network of habitats.  
Policy TS3 of the BDLP – Reducing the impact of development on the existing highway network through the encouragement of linkages and sustainable transport modes.  
Policies AYL3 and AYL4 of the BLP: Existing allocations for employment within an existing industrial estate / employment area. The likely requirement to improve highways has already been identified within the |
<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 15: Traffic Impact</strong></td>
<td>Para. 91 and 92: Promoting healthy and safe communities, with an integrated approach to street layouts and connections within and between areas. Para. 102 and 103: Identification and understanding impacts and addressing them, seeking choice of transport modes. Para. 106 and 110: Promoting accessibility for pedestrians and cyclists, giving their movements priority and reducing conflicts between pedestrian, cyclists and vehicles. Para. 111: Travel Plan is key to understanding likely impacts and mitigation measures.</td>
<td>Policy 1 of the JCS: The policy is in general conformity as it looks to improve linkages and reduce the impact of traffic. Policy 6 of the JCS: Is relevant for improving access and transportation with the potential for alleviating existing difficulties. Policy 7 of the JCS: This conforms to the policy by seeking to deliver cohesion to community infrastructure and road safety. Policy GC4 of the BLP: Promoting high standards in design - seeking mitigation of negative impact both in the new development and, where appropriate, in the wider area. Policy TS2 of the BLP: Seeking proportional transport assessment and supporting, where deemed necessary, travel plans. Requiring measure to ensure safe pedestrian and cycle movement. Policy TS3 of the BDLP – Highway safety is promoted and should reduce conflict between pedestrian and cycle movements and vehicles. Policy TS6 of the BLP: Through the identification of numbers and likely impacts public safety zones should not be compromised. Policies AYL3 and AYL4 of the BLP: Existing allocations for employment within an existing industrial estate / employment area. The likely requirement to improve highways has already been identified within the area.</td>
</tr>
</tbody>
</table>
Aylsham Neighbourhood Plan – Basic Conditions Statement

<table>
<thead>
<tr>
<th>Aylsham Neighbourhood Plan</th>
<th>Regard to National Planning Policy Framework (NPPF)</th>
<th>General Conformity with Joint Core Strategy (JCS) and Broadland Local Plan (BLP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 16: Healthcare and Educational Facilities</td>
<td>Para. 8: Achieving sustainable development – supporting strong and vibrant communities - linking plan-making with the provision of health, security, community and cultural infrastructure and other local facilities.</td>
<td>Policy 7 of the JCS: Is relevant in supporting communities through the provision of accessible health and education facilities and services.</td>
</tr>
<tr>
<td></td>
<td>Para. 20: Ensuring sufficient provision for community facilities (such as health and education).</td>
<td>Policy CSU1 of the BLP: Supporting the expansion of existing or the building of new healthcare and educational facilities and services to meet community needs.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Policy CSU3 of the BLP: Including appropriate healthcare and educational facilities and services.</td>
</tr>
</tbody>
</table>

3.9 The Broadland District Council, the Local Planning Authority, has identified other strategic policies, listed below, that have also been considered. These are in general conformity with the JCS policies and have regard to the NPPF policies. No conflict with these has been identified with the policies in the Aylsham Neighbourhood Plan.

a. Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (March 2011 with amendments adopted January 2014)

- Policy 1 Addressing climate change and protecting environmental assets
- Policy 2 Promoting good design
- Policy 3 Energy and water
- Policy 4 Housing delivery
- Policy 5 The economy
- Policy 6 Access and transportation
- Policy 7 Supporting communities
- Policy 8 Culture, leisure and entertainment
- Policy 9 Strategy for growth in the Norwich Policy Area
- Policy 10 Locations for major new, or expanded, communities in the Norwich Policy Area
- Policy 11 Norwich City Centre
- Policy 12 The remainder of the Norwich urban area, including the fringe parishes
- Policy 13 Main Towns
- Policy 14 Key Service Centres
Policy 15 Service Villages
Policy 16 Other Villages
Policy 17 Smaller rural communities and the countryside
Policy 18 The Broads
Policy 19 The hierarchy of centres
Policy 20 Implementation
Policy 21 Implementation of proposals in Broadland part of the
Norwich Policy Area
Policy 22 Action to ensure the delivery of housing land in the
Broadland part of the Norwich Policy Area

b. **Broadland Local Plan Development Management Policies DPD (August 2015)**

- GC1 Presumption in favour of sustainable development
- GC2 Location of new development
- GC4 Design
- GC5 Renewable energy
- EN1 Biodiversity and habitats
- EN2 Landscape
- EN3 Green infrastructure
- EN4 Pollution
- H1 Dwellings connected with rural enterprises
- 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
- TS3 Highway safety
- TS4 Parking guidelines
- 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

c. **Broadland Local Plan Site Allocations DPD (May 2016)**

- DRA1 Land east of Cator Rd and north of Hall Lane, Drayton
- 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
- HON1  Land at Pinelands, Holt Rd, Horsford
- HON2  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
- 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 Scappyard, 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
- GWI1  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 Burlington Rd, South Walsham
d. Broadland Local Plan Old Catton, Sprowston, Rackheath and Thorpe St. Andrew Growth Triangle Area Action Plan (July 2016)

- 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)

3.10 **(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.**

3.11 This applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or it’s setting.

3.12 No such order or permission is sought or to be granted in relation to the ANP and, therefore, is not applicable.

3.13 **(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.**

3.14 This 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 through a Neighbourhood Development Order or a Community Right to Build Order so that making the order will not weaken the statutory protections for listed buildings and conservation areas.

3.15 No such order or permission is sought or to be granted in relation to the ANP and, therefore, is not applicable.
3.16 (d) The making of the order contributes to the achievement of sustainable development

3.17 The NPPF states in para.3 that the Framework should be read as a whole (including its footnotes and annexes). With para. 7 through to 14 defining what constitute to and the approach to be taken towards sustainable development in practice for the planning system.

3.18 The appraisal of the draft ANP policies against the NPPF policies demonstrate how policies in the draft ANP comply with the NPPF and, therefore, contribute to the delivery of sustainable development.

3.19 The Sustainability Appraisal of the ANP has been used to inform the production of the policies within the ANP. These policies are seen as contributing to and supporting the achievement of sustainable development by considering the environmental, economic and social implications, with mitigating measures where necessary. Copies of the Sustainability Appraisal Report and supporting documents are included with the ANP.

3.20 The NPPF goes on to state that there are three dimensions to sustainable development:
- economic;
- social; and
- environmental.

3.21 These dimensions give rise to the need for the planning system to perform a number of roles defined by the NPPF.

3.22 Policies have been highlighted within the draft ANP that contribute towards each of the three roles and cumulatively contribute towards the achievement of sustainable development, as set out below:

3.23 An Economic Role

3.24 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 coordinating the provision of infrastructure.

- **POLICY 7: Employment and Tourism Opportunities**
  This policy seeks to see the continuation of a thriving local community, supporting local business, local employment and tourism without negatively impacting local amenities or the viability of the town centre.

- **POLICY 8: Mobile Communications and Broadband:**
  This policy seeks the improvement of modern communications and broadband services that will enable greater access to on-line services and should create business opportunities and support existing businesses.

- **POLICY 9: Additional Community Facilities**
  This policy seeks the provision of additional facilities and amenities for residents – this will have a knock on effect of promoting the local economy.
Aylsham Neighbourhood Plan – Basic Conditions Statement

- **Policy 14: Sustainable Transport**
  This policy seeks the use of more sustainable transport – through the connectivity of the local network and enhancement of existing footpath and cycleway links to the town centre – enabling a more integrated community with better access to local shops and businesses.

- **Policy 15 Traffic Impact**
  This policy seeks the provision of key infrastructure and mitigation measures to resolve negative impacts of new development on road safety, pedestrians, safe road crossings, cyclists, parking, congestion, noise and air quality. This should enable efficient traffic movement for vehicles linked to the local economy.

3.25 **A Social Role**

3.26 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.

- **Policy 1: Improving Housing Design**
  This policy seeks to improve the design of homes and consider the way in which residents will live in those homes. Enables residents to access their rear gardens via external means – not through their homes, off-road parking and garages to be located in a way that will facilitate their use, provision for bin storage and ensure sewerage solutions are completed prior to occupation.

- **Policy 2: Improving the Design of Development**
  This policy supports the creation of a high quality built environment, especially height, scale, density, spacing and features. Seeking a mix of housing that reflects the current and future needs of the community whilst ensuring new development is integrated with the existing village to prevent isolation and bring about better social and cultural wellbeing, this is seen as an import element of a strong and vibrant community.

- **Policy 3: Dementia Friendly Communities**
  This policy seeks to instill good design principles leading to better quality developments which will enable residents to remain longer in their own homes and in the supportive community they know.

- **Policy 4: Open Space Protection**
  This policy recognises the importance of these areas to the town, as areas of recreational and visual value, and seeks to provide additional protection as areas that encourage healthy lifestyles and community wellbeing.

- **Policy 6: Accesses and Biodiversity**
  This policy seeks to see the natural wildlife enhanced and improved connections to encourage healthy lifestyles and community wellbeing.
POLICY 7: Employment and Tourism Opportunities
This policy seeks to see the continuation of a thriving local community, supporting local business and local employment without negatively impacting local amenities or the viability of the town centre.

POLICY 8: Mobile Communications and Broadband:
This policy seeks to enable greater access to on-line services and should create opportunity and less social isolation within the community through the improvement of modern communications and broadband services.

POLICY 9: Additional Community Facilities
This policy seeks to facilitate a strong and vibrant community through the provision of additional facilities and amenities for residents.

POLICY 10: Planning Gain
This policy will see local knowledge and involvement by Aylsham Town Council to deliver better outcomes for local residents of Aylsham through planning obligations. This should see community benefits that add value to the social fabric of the town.

Policy 11: Management of Open Space
This policy seeks to ensure future provision is made for the management and maintenance of open space, reflecting the communities needs for open space as part of a high quality built environment which promotes health, social and cultural wellbeing. Ensuring appropriate steps are taken to ensure open spaces (play areas, etc.) are managed and maintained in a sustainable way.

Policy 14: Sustainable Transport
This policy will enhance and encourage the use of existing footpath and cycleway links to the town centre, the wider parish and countryside, to key local services which reflects the need to integrate communities and creating opportunities to support healthy activities.

Policy 15 Traffic Impact
This policy seeks to contribute to the wellbeing of the local community through measures to mitigate any negative impacts of new development on road safety, pedestrians, safe road crossings, cyclists, parking, congestion, noise and air quality.

Policy 16: Healthcare and Educational Facilities
This policy seeks the provision of additional healthcare and educational facilities and services that will generate accessible local services to reflect local need and support the wellbeing of the community of Aylsham.

3.27 An Environmental Role

3.28 To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
➢ **Policy 1: Improving Housing Design**
   This policy seeks to improve the design of homes through the reduction of energy usage, pollution and encourage renewable energy in adapting to climate change.

➢ **Policy 2: Improving the Design of Development**
   This policy seeks protection for natural environment, designated and non-designated heritage assets and their settings. Also seeking landscaping features, retaining important trees and hedgerows.

➢ **Policy 4: Open Space Protection**
   This policy seeks protection of importance open spaces across the town, as areas of recreational and visual value that play a key role in linking green spaces and habitats they should not be lost.

➢ **Policy 5: Heritage Protection**
   This policy provides protection for the historic heritage environment, both above and below ground.

➢ **Policy 6: Accesses and Biodiversity**
   This policy contributes to protecting and enhancing the natural environment, improving bio-diversity and current natural resources.

➢ **POLICY 7: Employment and Tourism Opportunities**
   This policy seeks to enable opportunities to come forward provided they do not have a significant impact on the environment.

➢ **Policy 11: Management of Open Space**
   This policy seeks to ensure future provision is made for the management and maintenance of open space and requiring the demonstration of an effective and sustainable management programme.

➢ **Policy 12: Flood Risk**
   This policy seeks to ensure new development does not cause flood related problems, while mitigation measures may also provide opportunity for biodiversity.

➢ **Policy 13: Street Lighting**
   This policy seeks to reduce the pollution caused by artificial lighting, as well as reducing energy usage.

➢ **Policy 14: Sustainable Transport**
   This policy seeks connectivity enhancement of the existing footpaths and cycleways that will help to improve bio-diversity and create habitats and channels for wildlife to move in and around Aylsham. Also enabling residents and businesses to form sustainable transport habits from the outset of new development, maximising pedestrian and cycle access throughout; this will help Aylsham to contribute to a low carbon economy.
Aylsham Neighbourhood Plan – Basic Conditions Statement

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

3.30 The statement below demonstrates how the draft ANP does not breach, and is compatible with, EU obligations.

3.31 The ANP includes policies and proposals relating to land use and development, and therefore, it was recommended by Broadland District Council that it would be advisable to undertake a Sustainability Appraisal (a process that takes full account of the SEA legislation and also considers environment, social and economic issues). The Sustainability Appraisal Scoping Report and the Sustainability Appraisal Report are submitted alongside this Basic Conditions Statement.

3.32 A Habitat Regulations Assessment (HRA) Screening Report has been prepared in order to identify whether a full HRA is required to support the ANP. This HRA Screening Report is submitted alongside this Basic Conditions Statement.

3.33 The HRA assessment was carried out with regard to the conservation objectives of those European Sites deemed to be within the relative proximity of the Aylsham Neighbourhood Area.

3.34 The HRA indicated that no European Sites will be significantly affected by the policies described in the ANP and, therefore, a full Assessment is not required.

3.35 This was confirmed in a Screening Opinion provided by Natural England, who was consulted on the HRA Screening Report. The Screening Opinion is submitted alongside this Basic Conditions Statement.

3.36 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.

3.37 (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.

3.38 There are no other prescribed matters.

4.0 Conclusion

4.1 The Basic Conditions as set out in Schedule 10 paragraph 8 (2) of the Localism Act [Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011)] are considered to have been met by the draft Aylsham Neighbourhood Development Plan and all the policies therein.
Appendix 1 – Designation of Neighbourhood Area

The Neighbourhood Area for Aylsham was approved by the Broadland District Council, see Cabinet Minutes below:-

20 CABINET MINUTES

The non-exempt Minutes of the Cabinet meetings held on 5 March 2013 and 9 April 2013 were received.

5 March 2013

Minute no: 150 – Aylsham Neighbourhood Area Application

The Portfolio Holder for Planning invited Members to approve the designation of the Neighbourhood Area, as proposed in the application from Aylsham Town Council.

RESOLVED

to approve the designation of the Neighbourhood Area, as proposed in the application from Aylsham Town Council.

9 May 2013
A town with a rich past .......... .......... looking to the future
Aylsham Neighbourhood Plan

Aylsham Town Council
Council Office Town Hall
Market Place
Aylsham
NR11 6EL

Telephone 01263 7333354

Email: TownClerk@aylsham-tc.gov.uk

© Copyright 2018 – Aylsham Town Council