

# Tunstead with Sco Ruston Neighbourhood Plan 2025-2040

## Statement of Basic Conditions



## Table of Contents

<b>1. INTRODUCTION</b> .....	<b>2</b>
<b>2. BASIC CONDITIONS</b> .....	<b>2</b>
<b>3. OTHER LEGAL REQUIREMENTS</b> .....	<b>2</b>
<b>4. CONDITION A) REGARD TO NATIONAL POLICY</b> .....	<b>3</b>
<b>5. CONDITION B) SUSTAINABLE DEVELOPMENT</b> .....	<b>5</b>
<b>6. CONDITION C) GENERAL CONFORMITY WITH THE LOCAL PLAN</b> .....	<b>6</b>
<b>7. CONDITIONS D) AND E) EU OBLIGATIONS</b> .....	<b>7</b>
<i>7.1 Strategic Environmental Assessment</i> .....	<i>7</i>
<i>7.2 Habitats Regulations Assessment</i> .....	<i>7</i>
<i>7.3 Equality and Human rights</i> .....	<i>7</i>
<b>8. CONCLUSION</b> .....	<b>8</b>

## 1. Introduction

This Basic Conditions Statement has been prepared to accompany the submission version of the Tunstead with Sco Ruston Neighbourhood Plan. It demonstrates how the Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

The Neighbourhood Plan covers the parish of Tunstead with Sco Ruston and sets out a vision, objectives and policies to guide development over the period 2025–2040. The Neighbourhood Plan:

- Has been prepared by Tunstead with Sco Ruston Parish Council (the qualifying body)
- Relates only to the designated neighbourhood area
- Does not include excluded development
- Does not allocate sites and does not seek to alter the strategic scale or distribution of development set out in the North Norfolk Local Plan.

The Neighbourhood Plan has been prepared in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning Regulations 2012 (as amended).

## 2. Basic Conditions

The Neighbourhood Plan must meet the following basic conditions:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State
- b) Contributing to the achievement of sustainable development
- c) Being in general conformity with the strategic policies of the development plan
- d) Not breaching, and being compatible with, retained EU obligations
- e) Meeting prescribed conditions, including the Habitats Regulations

This Statement addresses each of these requirements in turn.

## 3. Other legal requirements

The Tunstead with Sco Ruston Neighbourhood Plan meets the other legal requirements for submission and examination as follows:

- The Plan is submitted by Tunstead with Sco Ruston Parish Council, the qualifying body for the designated neighbourhood area.
- The submission of the Plan has been authorised by Tunstead with Sco Ruston Parish Council.
- The Plan period is 2025–2040.
- The Plan relates only to the designated Tunstead with Sco Ruston Neighbourhood Area.
- The Plan does not deal with excluded development as defined by the Town and Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012.
- There are no other made neighbourhood development plans in force for the Tunstead with Sco Ruston Neighbourhood Area.

#### 4. Condition a) Regard to national policy

The Neighbourhood Plan has been prepared with regard to the National Planning Policy Framework (NPPF). The Neighbourhood Plan provides a clear set of non-strategic policies that shape and direct development at the local level, while supporting the delivery of strategic policies in the North Norfolk Local Plan.

The Neighbourhood Plan does not duplicate Local Plan policies but refines them to reflect local circumstances. The Neighbourhood Plan supports the delivery of sustainable development in accordance with the core principles set out in the NPPF, including meeting housing needs, achieving well-designed places, and protecting the natural environment.

The table below demonstrates how the policies in the Neighbourhood Plan have regard to relevant national planning policy as set out in the National Planning Policy Framework (NPPF). The Neighbourhood Plan also reflects the role of neighbourhood plans set out in paragraph 29 of the NPPF and supports the achievement of sustainable development in accordance with paragraph 8.

*Table 1: Neighbourhood Plan Policies and Their Regard to the National Planning Policy Framework (NPPF)*

NP Policy	Relevant NPPF Policy	Commentary
-----------	----------------------	------------

<b>TS1 Small Scale Housing Growth</b>	Paragraphs 60, 78	Supports delivery of housing to meet local needs and reflects the role of rural areas in accommodating appropriate development. Provides a criteria-based approach consistent with the NPPF requirement to support sustainable rural communities.
<b>TS2 Design</b>	Paragraphs 126–135	Promotes high quality, locally distinctive design in accordance with the NPPF emphasis on well-designed places. Supported by locally derived design codes, consistent with national policy.
<b>TS3 Flood and Water Management</b>	Paragraphs 159, 160, 167	Supports the NPPF approach to managing flood risk, ensuring development is appropriately located and incorporates sustainable drainage systems, responding to locally identified flood risk issues.
<b>TS4 Proposals for Community Use</b>	Paragraphs 92, 93	Supports the provision and retention of community facilities, contributing to healthy and inclusive communities in accordance with national policy.
<b>TS5 Local Green Space</b>	Paragraphs 101–103	Designates Local Green Space in accordance with NPPF criteria, providing protection for land of particular importance to the community.
<b>TS6 Public Rights of Way</b>	Paragraphs 98, 104	Supports active travel and access to the countryside, promoting walking and connectivity in line with the NPPF objective of creating healthy and sustainable communities.

Note: references to the NPPF in this Statement are to the December 2024 version.

## 5. Condition b) Sustainable development

The Neighbourhood Plan contributes to economic, social and environmental objectives. This assessment of economic, social and environmental impact is proportionate to the scale and nature of the Neighbourhood Plan and reflects its focus on small-scale, non-strategic development.

*Table 2: Assessment of Neighbourhood Plan policies against the three dimensions of sustainable development*

<b>Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Summary</b>
TS1 Small Scale Housing Growth	Neutral	Positive	Neutral	Supports delivery of housing to meet local needs, particularly smaller homes, without promoting significant growth or environmental impact
TS2 Design	Neutral	Positive	Positive	Improves quality of development, reinforces local character, and supports environmental outcomes through design standards
TS3 Flood and Water Management	Neutral	Positive	Positive	Addresses local flood risk and drainage issues; strong environmental benefit with no direct economic or social impact
TS4 Proposals for Community Use	Neutral	Positive	Neutral	Supports provision and enhancement of community facilities, improving social wellbeing
TS5 Local Green Space	Neutral	Positive	Positive	Protects valued local space for recreation and biodiversity; strong environmental and social benefits
TS6 Public Rights of Way	Neutral	Positive	Positive	Enhances access, connectivity and active travel; benefits health, recreation and environmental quality

## 6. Condition c) General conformity with the Local Plan

The development plan for the area is the North Norfolk Local Plan (2024–2040). The Neighbourhood Plan is in general conformity with the North Norfolk Local Plan. It does not allocate sites and does not alter the scale or distribution of development.

The Neighbourhood Plan does not repeat or duplicate strategic policies but provides locally specific detail to support their implementation.

The table below demonstrates how each policy in the Neighbourhood Plan is in general conformity with the strategic policies of the North Norfolk Local Plan and has regard to national policy. The Neighbourhood Plan does not allocate sites and does not alter the scale or distribution of development set out in the Local Plan

*Table 3: General Conformity of Neighbourhood Plan Policies with the North Norfolk Local Plan (2024–2040)*

<b>NP Policy</b>	<b>Commentary</b>	<b>Local Plan Policy</b>	<b>Local Plan Conformity</b>
TS1 Small Scale Housing Growth	Provides criteria for small-scale development based on Housing Needs Assessment; does not allocate sites or increase growth levels.	SS1, SS2, HOU1, HOU2	Aligns with settlement hierarchy and Small Growth Village approach. Supports locally appropriate housing and reflects Local Plan housing strategy.
TS2 Design	Requires compliance with Design Codes and Local Plan guidance.	ENV8, ENV2	Reinforces requirement for high quality design and respect for local character, consistent with Local Plan design and landscape policies.
TS3 Flood and Water Management	Reinforces requirement for appropriate drainage strategy reflecting local constraints.	CC7	Applies Local Plan flood risk and SuDS requirements at local level, responding to known drainage issues.
TS4 Community Facilities	Supports provision of facilities at appropriate scale; does not impose new strategic requirements.	HC3	Supports provision and enhancement of local facilities in line with Local Plan objectives.

TS5 Local Green Space	Designates green spaces based on evidence; protective policy.	HC2, CC11, ENV4	Protects important open space consistent with Local Plan green infrastructure and biodiversity policies.
TS6 Public Rights of Way	Protects and enhances routes.	CC9, CC11	Supports active travel, connectivity and green infrastructure networks.

## 7. Conditions d) and e) EU obligations

This section addresses Basic Conditions (d) and (e), relating to compatibility with retained EU obligations and meeting prescribed conditions, including the Conservation of Habitats and Species Regulations 2017.

### 7.1 Strategic Environmental Assessment

Strategic Environmental Assessment screening has been undertaken for the Tunstead with Sco Ruston Neighbourhood Plan. The screening process concluded that the Plan is not likely to have significant environmental effects and that a Strategic Environmental Assessment is therefore not required.

### 7.2 Habitats Regulations Assessment

Habitats Regulations Assessment screening has also been undertaken. This concluded that the Plan is not likely to have a significant effect on any European site, either alone or in combination with other plans or projects. The Plan therefore meets the prescribed condition in relation to the Conservation of Habitats and Species Regulations 2017.

### 7.3 Equality and Human Rights

The Plan has been prepared having regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not, in accordance with the Equality Act 2010. The policies apply equally across the neighbourhood area and do not discriminate against any group. The Plan has also been prepared with regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights.

## 8. Conclusion

This Statement demonstrates that the Tunstead with Sco Ruston Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The Neighbourhood Plan has regard to national policy, contributes to the achievement of sustainable development, is in general conformity with the strategic policies of the development plan, and is compatible with retained EU obligations.