Hoveton Neighbourhood Plan 2025-2040

Statement of Basic Conditions

August 2026

Introduction

1. This Statement has been prepared on behalf of Hoveton Community Council in support of the submission of the Hoveton Neighbourhood Plan 2025-2040 under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, as amended.
2. The purpose of this Statement is to explain how the Plan meets the basic conditions and other legal requirements applying to neighbourhood development plans at the date of submission.
3. The Hoveton Neighbourhood Plan covers the period 2025-2040 and applies to the designated Hoveton Neighbourhood Area. The neighbourhood area comprises the parish of Hoveton and falls within the administrative areas of North Norfolk District Council and the Broads Authority. Part of the parish lies within the Broads Authority Executive Area.
4. Hoveton Community Council is the qualifying body responsible for preparing and submitting the Neighbourhood Plan.
5. This Statement should be read alongside the submitted Neighbourhood Plan and its supporting documents, including the Consultation Statement, Strategic Environmental Assessment and Habitats Regulations Assessment screening material and determination, Evidence Base, Housing Needs Assessment, Hoveton Design Guide, Local Green Space Assessment, Key Views Assessment and heritage evidence.

The legal framework

6. This Statement has been prepared against the neighbourhood planning legislation and national planning policy in force at the date of submission.
7. The Hoveton Neighbourhood Plan is submitted under the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning (General) Regulations 2012, as amended. Regulation 15 requires a neighbourhood plan submitted to the local planning authority to be accompanied by a statement explaining how the proposed plan meets the basic conditions.
8. The neighbourhood planning provisions were amended by sections 98 and 99 of the Levelling-up and Regeneration Act 2023, which came into force on 25 March 2026. These changes amended both the requirements governing the content of neighbourhood development plans and the basic conditions against which they are examined.
9. In summary, the relevant basic conditions require the Plan to demonstrate that:
    - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate for the Plan to be made;
    - the making of the Plan contributes to the achievement of sustainable development;

- the making of the Plan would not result in the development plan for the area proposing that less housing is provided by means of development taking place in the area than if the Neighbourhood Plan were not made;
- the making of the Plan does not breach, and is otherwise compatible with, assimilated obligations;
- any applicable requirements relating to Environmental Outcomes Reports under Part 6 of the Levelling-up and Regeneration Act 2023 have been complied with; and
- prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the Plan.

10. In addition to the basic conditions, section 38B of the Planning and Compulsory Purchase Act 2004, as amended by section 98 of the Levelling-up and Regeneration Act 2023, requires a neighbourhood development plan, so far as the qualifying body considers appropriate having regard to the subject matter of the Plan, to:

    - be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
    - take account of any Local Nature Recovery Strategy prepared under section 104 of the Environment Act 2021 which relates to all or part of the neighbourhood area, including the areas, priorities and potential measures identified for biodiversity recovery and enhancement.

11. The relevant Local Nature Recovery Strategy for Hoveton is the Norfolk Local Nature Recovery Strategy. The Neighbourhood Plan and supporting Evidence Base have been updated to take account of the Strategy and its spatial priorities for nature recovery. Although the legislation includes a basic condition relating to Environmental Outcomes Reports, the new Environmental Outcomes Report system has not yet replaced the existing environmental assessment regime. The Hoveton Plan has therefore been considered under the existing Strategic Environmental Assessment and Habitats Regulations Assessment framework.

12. North Norfolk District Council issued its Strategic Environmental Assessment and Habitats Regulations Assessment Screening Determination in May 2026. Following consultation with Natural England, Historic England and the Environment Agency, the Council determined that the Regulation 14 Hoveton Neighbourhood Plan did not require a Strategic Environmental Assessment and that a full Habitats Regulations Assessment or Appropriate Assessment was not required.

13. The principal national planning policy document applying to the submitted Plan is the National Planning Policy Framework published in August 2026. Annex A of the Framework provides that neighbourhood plans submitted under Regulation 15 on or before the date of publication may continue to be prepared under the December 2024 Framework, but neighbourhood plans which had not been submitted must comply with the August 2026 Framework. The Hoveton Neighbourhood Plan is therefore assessed against the August 2026 National Planning Policy Framework.

14. The Plan has also been prepared having regard to relevant Planning Practice Guidance and other national planning policy and guidance where applicable.
15. The adopted development plan context for Hoveton includes:
    - the North Norfolk Local Plan 2024-2040, adopted in December 2025;
    - the Local Plan for the Broads 2015–2036, adopted in May 2019; and
    - the Norfolk Minerals and Waste Local Plan.
16. The Broads Authority is also preparing a replacement Local Plan, which is at examination. The emerging plan is relevant context but does not replace the adopted Local Plan for the Broads until it is adopted.
17. The sections which follow assess the Hoveton Neighbourhood Plan against the relevant basic conditions and other statutory requirements in turn.

Section 3: Regard to national policy and advice

18. One of the basic conditions is that, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan.
19. The Hoveton Neighbourhood Plan has been prepared having regard to the National Planning Policy Framework published in August 2026 and to relevant Planning Practice Guidance.
20. The August 2026 National Planning Policy Framework contains separate policies for plan-making and for decision-making. The plan-making policies must be taken into account when preparing development plans, including neighbourhood plans. National decision-making policies will apply alongside the development plan when planning applications are determined.
21. Policy PM5 of the National Planning Policy Framework specifically addresses neighbourhood plans. It establishes that neighbourhood plans allow communities to plan positively for their areas by identifying and addressing community priorities that can be met or supported through the planning system. Neighbourhood plan policies should address particular local issues, including site-specific matters and, where appropriate, matters such as infrastructure and community facilities, regeneration opportunities, design requirements, local environmental improvements and the conservation of local heritage assets. Neighbourhood plans should not result in less development than specified in other parts of the development plan covering the same area.
22. Policy PM6 establishes general principles for plan-making. In particular, plans should address matters that are necessary and relevant, avoid unnecessary duplication of other parts of the development plan and should not duplicate, substantively restate or be inconsistent with national decision-making policies. Policies which extend beyond site or location-specific matters should have a clear and justified reason for inclusion.

23. Policy PM8 requires plans to be informed by a proportionate understanding of the needs, opportunities, constraints and wider context of the area, using relevant, reliable and sufficiently up-to-date evidence.
24. These principles have been particularly important in preparing the final Hoveton Neighbourhood Plan. The Plan is supported by a proportionate evidence base including the Hoveton Evidence Base, Housing Needs Assessment, Hoveton Design Guide, Local Green Space Assessment, Key Views Assessment and heritage evidence, as well as evidence gathered through community and stakeholder engagement.
25. The Regulation 14 consultation resulted in a substantial review of the Plan. North Norfolk District Council and the Broads Authority identified a number of policies and criteria which risked duplicating national policy, Local Plan policies or separate regulatory processes. In response, policies were deleted, simplified or narrowed so that the submitted Plan focuses more clearly on matters where local evidence and circumstances justify additional neighbourhood-level policy. This included removing separate policies on matters such as drainage and wastewater, digital connectivity, utilities, wider ecological networks, flooding and sustainable drainage, climate resilience and energy efficiency where these matters were already adequately addressed elsewhere.
26. The submitted Plan therefore does not seek to provide a separate policy for every planning issue affecting Hoveton. Its policies concentrate on locally specific matters including local housing needs, the design and integration of allocated development sites, brownfield regeneration, Hoveton's community facilities, village centre car parking, locally important transport connections, mapped green corridors, Local Green Spaces, identified local views, dark skies, walking and cycling connections, access to the Broads and countryside, locally identified heritage assets and the particular needs of Hoveton's economy and visitor role.
27. Table 1 identifies the principal national policies relevant to each Neighbourhood Plan policy and explains how the policy has had regard to them. The NPPF references are not intended to be exhaustive. Policies PM5, PM6 and PM8 are relevant to the Plan as a whole and are therefore not repeated in every row.

Table 1: Assessment of Neighbourhood Plan policies against national planning policy

Hoveton Neighbourhood Plan policy	Principal relevant NPPF policies	How the policy has regard to national policy
HNP1: Housing	HO1: Assessing need for homes	The policy responds to locally evidenced housing needs, including the high proportion of smaller households, an ageing population and limited availability of smaller homes. It supports one and two-bedroom homes, smaller family homes and accessible and adaptable housing rather than imposing a separate rigid housing mix. This allows development to respond to up-to-date evidence while adding locally specific detail to the wider housing framework.
HNP2: Land east of Tunstead Road (HV01/C)	DP1: A strategy for design DP2: Local design guides, design codes and masterplans DP3: Key principles for well-designed places TR4: Street design, access and parking N2: Improving the natural environment HE1: Planning for the historic environment	The principle and scale of development are established through the North Norfolk Local Plan. HNP2 does not revisit that allocation. It adds locally specific guidance on the rural settlement edge, building heights at sensitive boundaries, existing hedgerows and trees, open space, walking and cycling connections and the setting of local heritage assets. Following Regulation 14, requirements which duplicated or risked conflicting with the Local Plan allocation were removed.
HNP3: Land off Stalham Road (HV06/A)	DP1: A strategy for design DP3: Key principles for well-designed places TR4: Street design, access and parking N2: Improving the natural environment	The policy does not alter the Local Plan allocation or its housing capacity. It provides proportionate local detail on the quality and integration of development, pedestrian and cycle connections and the retention and enhancement of boundary landscaping and hedgerows. It therefore addresses site-specific matters rather than repeating the strategic allocation policy.
HNP4: Brownfield Land off Station Road	L1: Planning for an effective use of land TC1: Planning for town centres DP1: A strategy for design DP3: Key principles for well-designed places	The policy supports regeneration of an identified riverside brownfield area and sits alongside the Broads Authority Local Plan allocation. It provides site-specific guidance on comprehensive redevelopment, locally identified non-designated heritage assets, the riverside walk, green corridors and design appropriate to this prominent riverside

	F4 and F5: Flood risk HE1, HE5 and HE7: Historic environment N2: Improving the natural environment	location. It expressly relies on national flood risk and heritage policy where those matters apply rather than attempting to replace the national decision-making tests.
HNP5: Backland and Infill Development	L1: Planning for an effective use of land HO1: Assessing need for homes DP3: Key principles for well-designed places TR4: Street design, access and parking N2: Improving the natural environment	The policy supports appropriate backland and infill development within the defined settlement boundaries while providing local criteria for small housing schemes, trees and hedgerows, green corridors and parking. Its housing mix provision is limited to schemes of one to five dwellings, avoiding conflict with the strategic housing mix requirements applying to larger developments. Proposals within the Broads Authority area remain subject to the relevant Broads Local Plan policies.
HNP6: Design	DP1: A strategy for design DP2: Local design guides, design codes and masterplans DP3: Key principles for well-designed places	The policy gives local expression to national expectations for well-designed places through the Hoveton Design Guide. It identifies locally relevant matters including connected layouts, natural surveillance, village-scale landscaping, settlement-edge treatment, building scale and locally distinctive forms and materials. It does not seek to reproduce national design policy but provides locally specific guidance on how good design should be achieved in Hoveton.
HNP7: Regeneration of Previously Developed Land and Village Centre Sites	L1: Planning for an effective use of land TC1: Planning for town centres DP3: Key principles for well-designed places N2: Improving the natural environment	The policy positively supports the reuse and improvement of previously developed and underused land. It adds local emphasis on improving Hoveton's village centre and other underused sites, including their appearance, biodiversity, green infrastructure and relationship with local needs. Following Regulation 14, the former approach of seeking to prioritise brownfield development ahead of other development was removed so that the policy supports regeneration without introducing a separate sequential requirement.
HNP9: Community Facilities	HC1: Planning for healthy communities HC4: Proposals for new and improved community facilities	The policy identifies the particular community facilities valued in Hoveton and positively supports their improvement, expansion, replacement and modernisation. Matters concerning their retention

	HC6: Retention of key community facilities and public service infrastructure	are expressly left to national planning policy, avoiding duplication of the detailed national decision-making test in HC6.
HNP10: Village Hall and Broadland Youth & Community Centre	HC1: Planning for healthy communities HC4: Proposals for new and improved community facilities HC7: Development affecting existing recreational land and facilities DP1: A strategy for design DP3: Key principles for well-designed places	The policy provides site-specific guidance for two adjoining community sites of particular importance to Hoveton. It supports investment and improvement while addressing local matters including accessibility, school access, recreation and play space, local design and the ability of the two sites to function effectively together in the future. It does not allocate the sites for development or require redevelopment to take place.
HNP11: Village Centre Car Parking	TR2: Local parking standards TR4: Street design, access and parking L1: Planning for an effective use of land TC1: Planning for town centres DP3: Key principles for well-designed places	The policy responds to the particular extent and prominence of surface car parking in Hoveton village centre. It does not establish separate parking standards. Instead, it provides local guidance for proposals affecting existing parking, including maintaining suitable provision, improving landscaping and appearance, pedestrian connections, cycle parking and opportunities for more efficient use of land.
HNP12: Safe and Sustainable Transport	TR1: Vision-led approach to planning for transport TR3: Locating development in sustainable locations TR4: Street design, access and parking	The policy addresses two locally identified transport matters: avoiding unnecessary vehicular through-routes through established residential areas and improving connections to the village centre, schools, public transport and the active travel network. Following Regulation 14 it was substantially simplified so that it does not duplicate Transport Assessment requirements, highway mitigation processes or the transport requirements already applying to allocated sites.
HNP16: Green Corridors	N1: Identifying environmental opportunities and safeguards N2: Improving the natural environment	The policy identifies and maps Hoveton's local green corridor network and provides locally specific guidance on ecological connectivity, trees, hedgerows, watercourses and semi-natural habitat. The corridors complement rather than replace the Norfolk Local Nature Recovery Strategy. The policy was narrowed following

		Regulation 14 to remove wider biodiversity requirements already addressed through national legislation, national policy and the Local Plans.
HNP18: Local Green Spaces	HC2: Local Green Space HC8: Development affecting Local Green Space	The policy designates nine specific Local Green Spaces following assessment against the national criteria in HC2. The supporting evidence considers their proximity to the community, particular local significance and local character. The policy itself focuses on designation and appropriate enhancement rather than reproducing the national decision-making policy for development affecting Local Green Space, which remains applicable through HC8.
HNP19: Landscape and Views	N1: Identifying environmental opportunities and safeguards N2: Improving the natural environment DP3: Key principles for well-designed places HE1: Planning for the historic environment	The policy focuses on identified Important Local Views and locally specific aspects of Hoveton's landscape setting, particularly the relationship between the settlement, countryside and the Broads. It requires the significance and defining features of identified views to inform development design rather than imposing a general restriction on development. The supporting Key Views Assessment was reviewed following Regulation 14 to provide clearer evidence and justification for the selected views.
HNP20: Dark Skies	P1: Planning for clean and safe places P3: Living conditions and pollution N2: Improving the natural environment	National policy recognises the need to limit adverse effects from artificial light on local amenity, intrinsically dark landscapes and nature. HNP20 provides a locally specific response to the importance of dark skies around Hoveton's riverside, settlement edge and green corridors. Following Regulation 14 it was narrowed to external lighting forming part of development requiring planning permission and requires lighting to be necessary, appropriately designed and proportionate.
HNP22: Active Travel Network	TR1: Vision-led approach to planning for transport TR4: Street design, access and parking	The policy identifies Hoveton's local walking and cycling network and particular destinations where safer connections are important, including schools, the village centre and riverside. Requirements are

	TR8: Public rights of way HC1: Planning for healthy communities	expressly proportionate to the scale, location and nature of development. This adds neighbourhood-level spatial detail to national sustainable transport policy rather than establishing separate strategic transport requirements.
HNP23: Access to the Countryside and the Broads	TR8: Public rights of way HC1: Planning for healthy communities N1: Identifying environmental opportunities and safeguards N2: Improving the natural environment	The policy relates national support for public rights of way and active travel to Hoveton's particular relationship with the River Bure, the Broads and surrounding countryside. It identifies the local access network and supports appropriate improvements while requiring sensitive design having regard to landscape, biodiversity, tranquillity and designated habitats.
HNP24: Non-Designated Heritage Assets	HE1: Planning for the historic environment HE4: Securing conservation of heritage assets HE5: Assessing effects on heritage assets HE7: Decisions on non-designated heritage assets	National policy allows plans to identify locally important non-designated heritage assets. HNP24 identifies specific assets supported by local assessment, historic environment information, community evidence and local authority advice. It provides the local identification necessary for the national policy framework for non-designated heritage assets to be applied to these locally important buildings and structures.
HNP25: Local Business and Services	E1: Providing the conditions for long-term economic growth E2: Meeting the need for business land and premises E4: Rural business development TC1: Planning for town centres DP3: Key principles for well-designed places	The policy supports local businesses, flexible workspace, reuse and improvement of existing commercial premises, appropriate home-based businesses and the continued vitality of Hoveton village centre. It responds to local evidence concerning the needs of Hoveton's businesses and provides locally specific guidance on the village centre and established employment areas rather than establishing a separate strategic economic strategy.
HNP26: Upper Floors in the Village Centre	TC1: Planning for town centres DP3: Key principles for well-designed places L1: Planning for an effective use of land	The policy supports more effective use of vacant and underused upper floors in Hoveton village centre for residential, office and small-scale commercial uses while maintaining active ground-floor uses. This supports efficient use of existing buildings and the vitality of the centre. Local criteria relating to access, neighbouring

	HE5: Assessing effects on heritage assets	occupants, character and heritage ensure that this intensification responds appropriately to its setting.
HNP27: Sustainable Visitor Economy	E1: Providing the conditions for long-term economic growth E4: Rural business development TC1: Planning for town centres TR1: Vision-led approach to planning for transport	The policy responds to Hoveton's locally distinctive role as a gateway to the Broads and an important visitor destination. It positively supports development which strengthens the visitor experience and a sustainable year-round economy, with particular emphasis on established visitor destinations and connections between the railway station, village centre and riverside. It therefore provides a local application of national support for tourism and rural economic development.

28. Taken as a whole, the Hoveton Neighbourhood Plan has been prepared positively and with regard to national policy. Its policies are supported by proportionate local evidence, respond to identifiable local circumstances and have been reviewed to remove unnecessary duplication of national and strategic planning policy. The Community Council therefore considers that, having regard to national policies and advice issued by the Secretary of State, it is appropriate for the Hoveton Neighbourhood Plan to be made.

Sustainable development

29. The Community Council considers that the Hoveton Neighbourhood Plan contributes to the achievement of sustainable development.

30. The National Planning Policy Framework explains that the purpose of the planning system is to contribute to sustainable development by managing the use and development of land in the long-term public interest. It identifies three overarching and interdependent objectives: economic, social and environmental. These should be pursued in mutually supportive ways.

31. The Hoveton Neighbourhood Plan reflects this approach. Its Vision seeks a thriving and welcoming village in which growth meets local housing needs, the natural environment and heritage are protected and enhanced, community facilities support people of all ages, walking and cycling connections are improved, local businesses and tourism continue to flourish, and development is supported by resilient infrastructure and measures responding to climate change. These themes are translated into nine objectives covering housing, brownfield regeneration, community facilities, infrastructure, the natural environment, active travel, heritage, the local economy and climate resilience.

32. **The Plan contributes to the economic objective** by supporting the regeneration and effective use of brownfield and underused land, maintaining the vitality of the village centre, supporting existing and new local businesses, encouraging productive use of existing commercial buildings and supporting Hoveton's important visitor economy. It also recognises the importance of infrastructure, access and parking to the functioning of the local economy.

33. **The Plan contributes to the social objective** by supporting housing that better reflects local needs, including smaller and accessible homes; promoting high-quality and safe design; supporting valued community facilities, recreation and play; protecting locally important green spaces; and promoting safer walking, cycling and access to local services, schools, public transport and the countryside.

34. **The Plan contributes to the environmental objective** by supporting the reuse of previously developed land, protecting and strengthening green corridors, designating Local Green Spaces, conserving locally important landscape views and heritage assets, protecting dark skies, supporting sustainable travel and requiring development to respond positively to Hoveton's landscape, riverside and Broads setting. The Plan also recognises local issues associated with flood risk, drainage, wastewater, water quality and climate resilience, while relying on national and Local Plan policy where separate neighbourhood-level policies would unnecessarily duplicate existing controls.

35. Taken as a whole, the Plan provides a positive framework for accommodating and shaping development while protecting the environmental and community qualities which contribute to Hoveton's long-term sustainability. The Community Council therefore considers that the Hoveton Neighbourhood Plan contributes to the achievement of sustainable development.

Policy	Economic	Social	Environmental	Summary
HNP1: Housing	Neutral	Positive	Neutral	Supports housing that better reflects local need, particularly smaller homes, homes suitable for families and accessible and adaptable homes for older people. This supports a more balanced and inclusive community without reducing overall housing delivery.
HNP2: Land east of Tunstead Road (HV01/C)	Positive	Positive	Positive	Supports delivery of a strategic housing allocation while adding local guidance on design, open space, walking and cycling, green infrastructure, landscape and heritage. This helps integrate planned growth successfully into Hoveton.
HNP3: Land off Stalham Road (HV06/A)	Positive	Positive	Positive	Supports delivery of the Local Plan allocation while seeking high-quality design, sustainable movement connections and retention and enhancement of landscaping and hedgerows.
HNP4: Brownfield Land off Station Road	Positive	Positive	Positive	Supports comprehensive regeneration of an important riverside brownfield site, including a mix of uses, public access and improved appearance, while addressing heritage, biodiversity, flood risk and the riverside setting.
HNP5: Backland and Infill Development	Positive	Positive	Positive	Supports appropriate small-scale housing within settlement boundaries, contributing to housing supply and efficient use of land while addressing local character, parking, trees, hedgerows and green corridors.
HNP6: Design	Neutral	Positive	Positive	Promotes high-quality, safe and locally distinctive development, including appropriate layout, scale, landscaping and settlement-edge treatment, supported by the Hoveton Design Guide.
HNP7: Regeneration of Previously Developed Land and Village Centre Sites	Positive	Positive	Positive	Supports the reuse of brownfield and underused sites, helping regenerate the village centre, make efficient use of land and improve appearance, biodiversity and green infrastructure.

HNP9: Community Facilities	Neutral	Positive	Neutral	Supports the improvement, expansion, replacement and modernisation of facilities important to community life, including the Village Hall, BYCC, schools, health centre and churches.
HNP10: Village Hall and Broadland Youth & Community Centre	Neutral	Positive	Positive	Supports accessible and flexible community facilities, safe school access, recreation and play space, together with high-quality design and landscaping.
HNP11: Village Centre Car Parking	Positive	Positive	Positive	Supports parking required by residents, businesses and visitors while encouraging better landscaping, pedestrian routes, cycle parking, electric vehicle charging and more efficient use of centrally located land.
HNP12: Safe and Sustainable Transport	Neutral	Positive	Positive	Supports safer movement and better connections to the village centre, schools, public transport and active travel routes, while avoiding unnecessary vehicular through-routes through established residential areas.
HNP16: Green Corridors	Neutral	Positive	Positive	Protects and strengthens locally identified ecological connections, including trees, hedgerows, watercourses and semi-natural habitats, with wider benefits for local character and access to nature.
HNP18: Local Green Spaces	Neutral	Positive	Positive	Protects locally valued green spaces which contribute to recreation, community identity, landscape character, biodiversity and the wider green infrastructure network.
HNP19: Landscape and Views	Neutral	Positive	Positive	Protects locally important views and aspects of Hoveton's landscape setting, helping retain local identity and the relationship between the village, countryside and Broads.
HNP20: Dark Skies	Neutral	Positive	Positive	Seeks to minimise unnecessary and harmful external lighting, protecting local character, tranquillity, residents and wildlife,

				particularly around the riverside, settlement edge and green corridors.
HNP22: Active Travel Network	Neutral	Positive	Positive	Supports safer and more attractive walking and cycling connections, improving access to schools, the village centre, public transport and local facilities while encouraging lower-impact travel.
HNP23: Access to the Countryside and the Broads	Neutral	Positive	Positive	Supports appropriate improvements to countryside and Broads access while requiring sensitive design which has regard to landscape, biodiversity, tranquillity and designated habitats.
HNP24: Non-Designated Heritage Assets	Neutral	Positive	Positive	Identifies and supports conservation of locally important buildings and structures, helping maintain Hoveton's local identity, historic character and cultural heritage.
HNP25: Local Business and Services	Positive	Positive	Neutral	Supports local enterprises, flexible workspace, existing commercial premises, home-based businesses and village-centre vitality, helping maintain local employment, services and a resilient economy.
HNP26: Upper Floors in the Village Centre	Positive	Positive	Positive	Encourages beneficial use of vacant and underused upper floors for residential and commercial purposes, supporting the village centre while making more efficient use of existing buildings and respecting heritage and character.
HNP27: Sustainable Visitor Economy	Positive	Positive	Positive	Supports Hoveton's important visitor economy and year-round vitality while encouraging better walking and cycling connections, public realm and wayfinding and reinforcing Hoveton's role as a gateway to the Broads.

Housing related requirements

36. Section 99 of the Levelling-up and Regeneration Act 2023 introduced a new basic condition for neighbourhood development plans, which came into force on 25 March 2026. The condition requires that making a neighbourhood development plan would not result in the development plan for the area proposing less housing than would be provided if the neighbourhood plan were not made.

37. The Hoveton Neighbourhood Plan has been prepared in the context of substantial planned housing growth. The adopted North Norfolk Local Plan allocates two sites for housing-led development within Hoveton:

    - **HV01/C: Land east of Tunstead Road** - approximately 150 dwellings, together with elderly care accommodation identified as 60 units/40 dwelling equivalents, open space and supporting infrastructure; and

    - **HV06/A: Land at Stalham Road** - approximately 50 dwellings, open space and supporting infrastructure.

38. Together, the two North Norfolk allocations provide for approximately 200 dwellings, in addition to the equivalent of 40 dwellings of elderly care provision. The adopted Local Plan for the Broads also allocates brownfield land off Station Road under Policy HOV3 for mixed-use redevelopment, including residential development.

39. The Neighbourhood Plan does not seek to remove, reduce or replace any of these allocations. It expressly recognises that the principle and overall scale of development on the North Norfolk allocations have been established through the Local Plan. Policies HNP2 and HNP3 therefore concentrate on locally specific matters concerning the form and integration of development rather than reconsidering whether the sites should be developed. The Plan also positively supports mixed-use redevelopment of the Station Road brownfield allocation through Policy HNP4.

40. The Neighbourhood Plan does not allocate additional housing sites. The site assessment undertaken during preparation of the Plan considered the existing Local Plan allocations and other potential sites before concluding that an additional neighbourhood plan housing allocation was not required. The Plan nevertheless supports appropriate small-scale infill and backland development within the defined settlement boundaries and recognises that future housing requirements may change through a future review of the North Norfolk Local Plan.

41. Particular attention was given to housing delivery following the Regulation 14 consultation. North Norfolk District Council raised concerns that some criteria in the draft policies for HV01/C and HV06/A could duplicate or conflict with the Local Plan allocations or be unnecessarily restrictive. Policies HNP2 and HNP3 were consequently simplified and conflicting or duplicative requirements removed. Policy HNP1 was also amended so that it supports locally needed types of housing without conflicting with the Local Plan housing mix policy.

42. The policies which are most likely to influence housing delivery are considered below. They principally concern the type, design and integration of housing rather than restricting the amount of housing that may be provided.

Policy	Potential relevance to housing delivery	Why the policy does not result in less housing
HNP1: Housing	Directly relevant to the type and size of new homes. It supports one and two-bedroom homes, smaller three-bedroom homes and accommodation suitable for older people.	The policy does not impose numerical proportions or restrict the overall number of homes. It gives particular support to housing which responds to evidenced local need and therefore influences housing mix rather than housing quantity.
HNP2: Land east of Tunstead Road (HV01/C)	Directly applies to the Local Plan allocation for approximately 150 dwellings and elderly care accommodation.	The policy expressly works within the Local Plan allocation rather than changing its principle or capacity. Its criteria concern locally specific matters such as sensitive settlement edges, landscaping, open space, walking and cycling and heritage. Building height guidance is confined principally to sensitive northern and western edges rather than restricting development across the site. The policy was revised following NNDC's Regulation 14 comments specifically to remove criteria which could conflict with or duplicate the allocation policy.
HNP3: Land off Stalham Road (HV06/A)	Directly applies to the Local Plan allocation for approximately 50 dwellings.	The policy does not alter the capacity or principle of the allocation. It provides concise local guidance on design, integration with surrounding development, walking and cycling connections and boundary landscaping. More restrictive wording in the Regulation 14 version was removed following NNDC comments.
HNP4: Brownfield Land off Station Road	Directly relevant to a Broads Local Plan allocation which provides for mixed-use development including housing.	The policy positively supports comprehensive redevelopment. It does not set a maximum housing figure or prevent the residential component of the allocation. Instead it provides local guidance on design, public access, heritage and the riverside setting.
HNP5: Backland and Infill Development	Relevant to additional small-scale housing within Hoveton's settlement boundaries.	The policy positively supports suitable infill and backland development. Its locally specific housing mix provision applies only to schemes of one to five dwellings, avoiding conflict with the North Norfolk Local Plan housing

		mix requirements applying to larger schemes. It therefore enables additional housing rather than imposing a cap on development.
HNP6: Design	Relevant to housing proposals generally, including the allocated sites.	The policy concerns the quality and local fit of development. Requirements relating to layout, scale, landscaping, connectivity and local character do not alter the amount of housing allocated through the development plan.
HNP7: Regeneration of Previously Developed Land and Village Centre Sites	Could facilitate additional housing where residential or mixed-use redevelopment is appropriate.	The policy is positively framed and supports the beneficial reuse of brownfield and underused sites. An earlier approach which sought to prioritise brownfield development ahead of other sites was removed following Regulation 14, avoiding any restriction on delivery of the adopted greenfield allocations.
HNP12: Safe and Sustainable Transport	Housing development may need to respond to local movement and connectivity considerations.	The policy does not impose additional strategic highway tests or require all housing development to undertake transport assessments. It was simplified following Regulation 14 so that it focuses on locally specific movement and connectivity issues without duplicating the transport requirements of the Local Plan allocations.
HNP16: Green Corridors	May influence the layout and landscaping of housing where development relates to the mapped green corridor network.	The policy seeks to maintain and strengthen ecological connectivity rather than prevent housing development. It was narrowed following Regulation 14 to focus on locally identified corridors and does not introduce a general development restraint.
HNP18: Local Green Spaces	Local Green Space designation prevents those identified spaces being treated as general development opportunities.	The designations relate to specific areas assessed against national Local Green Space criteria and do not overlap the two North Norfolk housing allocations. Importantly, the boundary of LGS1 was amended following Regulation 14 so that it does not extend into land allocated for redevelopment under the Broads Local Plan.
HNP19: Landscape and Views	Housing proposals could affect one or more of the identified Important Local Views.	The policy does not prohibit development within an identified view. It requires development to respond appropriately to the significance and defining features of the view through its siting, scale, layout and design. It

		therefore shapes development rather than reducing the amount of housing that can be delivered.
HNP24: Non-Designated Heritage Assets	May be relevant where housing proposals affect an identified local heritage asset, particularly within the Station Road redevelopment area.	The policy does not prevent redevelopment or require the retention of every asset in all circumstances. It identifies locally important heritage assets so that their significance can be properly considered alongside the relevant national and Local Plan policies.

43. Policies not included in Table 3 are not considered to have a material bearing on whether the housing provided for through the development plan can be delivered.

44. Taken as a whole, the Hoveton Neighbourhood Plan does not remove or reduce any development plan housing allocation and does not introduce a numerical cap on housing development. The principal housing allocations remain available for the amount of development established through the adopted Local Plans, while the Neighbourhood Plan provides locally specific guidance on their design and integration. It also positively supports appropriate infill and backland development and the residential component of brownfield regeneration within the Broads Authority area.

45. The Community Council therefore considers that making the Hoveton Neighbourhood Plan would not result in the development plan for the area proposing less housing than would be provided if the Neighbourhood Plan were not made, and that the housing-related basic condition is met.

Climate change

46. Section 38B of the Planning and Compulsory Purchase Act 2004, as amended by section 98 of the Levelling-up and Regeneration Act 2023, requires a neighbourhood development plan, so far as the qualifying body considers appropriate having regard to the subject matter of the Plan, to be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change. This requirement came into force on 25 March 2026.

47. The August 2026 National Planning Policy Framework similarly requires plans to take a proactive approach to mitigating climate change and supporting the transition to net zero, while also addressing the effects of climate change and increasing resilience to risks such as flooding, overheating, drought, water supply pressures and impacts on biodiversity.

48. Climate change is directly addressed within the Hoveton Neighbourhood Plan's Vision and objectives. The Vision states that development will be supported by resilient infrastructure, sustainable water management and measures that address the challenges of climate change. Objective I is to “Strengthen climate resilience by ensuring new development adapts to challenges such as flooding, energy efficiency, and sustainable water management.” Objectives D, E and F also contribute through resilient infrastructure, protection and enhancement of the natural environment, and active travel.

49. This approach reflects Hoveton's particular circumstances. Its riverside and low-lying location makes flooding, drainage, water management and the resilience of infrastructure important local issues. The Plan recognises that climate change is expected to increase pressure on drainage, flood resilience, water management and infrastructure. It therefore supports sustainable drainage, water efficiency, green infrastructure and development which is resilient to future climate conditions.

50. The Regulation 14 version of the Plan contained separate policies on climate resilience and energy efficiency. Following consultation, these were removed because North Norfolk District Council advised that they did not add sufficiently local considerations and duplicated matters already addressed through national policy, Building Regulations and Local Plan policies. The final Plan retains the locally relevant climate change provisions within its objectives, other development management policies, supporting text and community actions. This approach is consistent with the August 2026 NPPF requirement for neighbourhood plans to avoid unnecessary duplication of national policy.

51. The ways in which the Plan contributes to climate change mitigation and adaptation are summarised in the table below.

Plan provision	Climate change contribution
Vision and Objectives D, E, F and I	Establish climate resilience as a cross-cutting principle of the Plan, including resilient infrastructure, sustainable water management, protection and enhancement of ecological networks, active travel and adaptation to flooding and other climate-related pressures.
HNP2: Land east of Tunstead Road (HV01/C)	Supports both adaptation and mitigation. The policy requires green infrastructure, retention of trees and hedgerows, open space which supports water management and biodiversity,

	and attractive walking and cycling connections to schools, community facilities and the village centre.
HNP3: Land off Stalham Road (HV06/A)	Supports sustainable travel through walking and cycling connections and seeks retention and enhancement of landscaping and hedgerows, contributing to biodiversity and the environmental resilience of the development.
HNP4: Brownfield Land off Station Road	Supports effective reuse of previously developed land in a sustainable village-centre location. The Plan recognises the site's flood risk and requires development to comply with national flood risk policy, while also maintaining green corridors and improving walking access. The supporting text expects brownfield regeneration to be flood-resilient, incorporate sustainable drainage and deliver biodiversity enhancements.
HNP6: Design	Supports connected and walkable layouts, landscaping, trees and soft boundaries. The supporting text and Hoveton Design Guide also support energy efficiency, renewable energy and other sustainable design measures where consistent with national and local policy.
HNP7: Regeneration of Previously Developed Land and Village Centre Sites	Supports the reuse of brownfield and underused land and requires appropriate proposals to enhance biodiversity and green infrastructure. Reusing existing developed land can reduce pressure for additional greenfield development and support more compact patterns of development.
HNP11: Village Centre Car Parking	Supports cycle parking and electric vehicle charging, together with landscaping, green corridors, improved pedestrian routes and opportunities for more efficient use of existing developed land.
Infrastructure, flooding and drainage supporting text and Community Action	The Plan recognises local risks associated with flooding, drainage, wastewater and water resources. The Community Action specifically supports measures which improve flood resilience, surface water management and climate adaptation, encourages awareness of sustainable drainage, energy efficiency and home retrofit, and supports tree planting, biodiversity enhancement, renewable energy and electric vehicle charging where appropriate.
HNP16: Green Corridors	Protects and enhances ecological connectivity, trees, hedgerows, watercourses and semi-natural habitats. These features contribute to the resilience of the natural environment and provide green infrastructure capable of responding to the effects of climate change.
HNP22: Active Travel Network	Supports safe, direct and attractive walking and cycling routes and connections to schools, the village centre and riverside. Increasing opportunities for active travel

	contributes to reducing reliance on private motor vehicles and associated emissions.
HNP23: Access to the Countryside and the Broads	Supports sustainable walking and cycling access to the countryside and the Broads while ensuring that improvements respond appropriately to sensitive habitats and biodiversity.
HNP27: Sustainable Visitor Economy	Supports improved walking and cycling connections between the railway station, village centre and riverside and promotes a more sustainable approach to Hoveton's visitor economy.

52. The Plan therefore addresses both principal elements of the statutory requirement. **Climate change mitigation** is supported particularly through brownfield regeneration, compact use of existing developed land, active travel, electric vehicle infrastructure, energy-efficient design and protection of green infrastructure. **Climate change adaptation** is addressed particularly through sustainable water management, flood resilience, green infrastructure, trees and hedgerows, biodiversity and the resilience of local infrastructure.
53. The absence of a standalone climate change policy in the final Plan does not mean that climate change is absent from the Plan. Rather, following Regulation 14 consultation, the Plan takes a cross-cutting approach which embeds locally relevant mitigation and adaptation measures within the policies where they have a direct relationship with Hoveton, while relying on national policy, the two Local Plans and Building Regulations for matters already adequately controlled elsewhere.
54. The Community Council therefore considers that the Hoveton Neighbourhood Plan has been designed, so far as appropriate having regard to its subject matter, to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change, and that the requirements of section 38B of the Planning and Compulsory Purchase Act 2004 are met.

Local Nature Recovery Strategy (LNRS)

55. Section 38B of the Planning and Compulsory Purchase Act 2004, as amended by section 98 of the Levelling-up and Regeneration Act 2023, requires a neighbourhood development plan, so far as the qualifying body considers appropriate having regard to the subject matter of the Plan, to be designed to take account of any Local Nature Recovery Strategy which relates to all or part of the neighbourhood area. This requirement came into force on 25 March 2026.
56. The relevant strategy for Hoveton is the Norfolk Local Nature Recovery Strategy. The Strategy provides a county-wide framework for nature recovery and is supported by a Local Habitat Map identifying existing areas of particular importance for biodiversity and areas that could become of particular importance for biodiversity.
57. The Local Nature Recovery Strategy is particularly relevant to Hoveton because of the extent and sensitivity of its natural environment. The neighbourhood area includes the Broadland Ramsar site, Bure Broads and Marshes Site of Special Scientific Interest, The Broads Special Area of Conservation and Broadland Special Protection Area. It also contains County Wildlife Sites, priority habitats and wider habitat networks. The River Bure, associated broads, ditches,

wetland margins and waterside habitats provide important ecological connections between wet woodland, marshland, open water, riverside vegetation and other green spaces.

58. The Evidence Base was updated during preparation of the Plan to take account of the Norfolk Local Nature Recovery Strategy. It identifies the relationship between the LNRS and Hoveton's designated wildlife sites, County Wildlife Sites, priority habitats, habitat networks, the River Bure, wetland habitats and local green corridors. It concludes that future development and habitat enhancement should have regard to the LNRS, particularly where opportunities exist to strengthen ecological connectivity between these features.

59. The Neighbourhood Plan itself expressly refers to the Norfolk Local Nature Recovery Strategy. It explains that the Local Habitat Map provides important context for habitat connectivity, biodiversity enhancement and Hoveton's relationship with the River Bure and the wider Broads landscape.

60. The principal ways in which the Plan takes account of the Norfolk Local Nature Recovery Strategy are set out below:

Neighbourhood Plan Policy	How it takes account of the Norfolk LNRS
HNP2 Land east of Tunstead Road (HV01/C)	Supports the retention and integration of trees, hedgerows, green infrastructure and open space within a major allocated development site. This provides opportunities to retain existing habitat connections and incorporate biodiversity into the development from the outset.
HNP3 Land off Stalham Road (HV06/A)	Supports retention and enhancement of landscape boundaries and hedgerows, helping maintain habitat features and ecological connectivity as the allocated site is developed.
HNP4 Brownfield Land off Station Road	Requires redevelopment of this important riverside site to respond to green corridors and the River Bure setting. This is particularly relevant to maintaining connections between the built-up area and the wetland and riverside habitats associated with the Broads.
HNP6 Design	Supports landscaping, trees, hedgerows and soft landscape boundaries as integral elements of good development. These measures provide opportunities for habitat retention, creation and improved ecological connectivity.
HNP7 Regeneration of Previously Developed Land and Village Centre Sites	Supports biodiversity and green infrastructure improvements alongside the reuse of brownfield and underused sites.
HNP16 Green Corridors	Provides the clearest direct relationship with the LNRS. The Plan identifies a local network of green corridors across Hoveton using ecological data, local knowledge and community evidence. These include connections formed by hedgerows, verges, woodlands, riverside habitats and other green spaces. The policy seeks to maintain and strengthen ecological connectivity, retain important trees,

	hedgerows, watercourses and semi-natural habitats, and avoid unnecessary barriers to wildlife movement.
HNP18 Local Green Spaces	Protects locally important green spaces, several of which also contribute to biodiversity, access to nature and the wider network of green infrastructure within the parish.
HNP20 Dark Skies	Helps reduce the effects of unnecessary artificial lighting on wildlife, particularly around the riverside, settlement edge and green corridors.
HNP23 Access to the Countryside and the Broads	Supports appropriate access improvements while requiring them to be designed sensitively with regard to biodiversity and designated habitats. This helps ensure that improved access does not undermine the sensitive natural environment which the LNRS seeks to recover and strengthen.

61. The locally identified green corridors are not presented as a replacement for, or alternative to, the Norfolk Local Nature Recovery Strategy. The Plan expressly states that they provide a more detailed local interpretation of ecological connectivity within Hoveton and complement the wider priorities and habitat networks identified through the LNRS. This distinction is important because the Neighbourhood Plan provides neighbourhood-level spatial detail without attempting to duplicate the county-wide strategy.
62. This approach was also refined following Regulation 14 consultation. North Norfolk District Council and the Broads Authority advised that the natural environment policies should avoid duplicating national biodiversity requirements, the Local Plans and the Norfolk LNRS. The final Plan therefore focuses Policy HNP16 on the locally mapped green corridor network rather than retaining the wider ecological network policy contained in the Regulation 14 draft.
63. Taken together, the Plan and its supporting evidence demonstrate that the Norfolk Local Nature Recovery Strategy has been considered directly and has influenced the Plan's approach to biodiversity, habitat connectivity, green corridors and the relationship between development and Hoveton's riverside and wetland environment.
64. The Community Council therefore considers that the Hoveton Neighbourhood Plan has taken account of the Norfolk Local Nature Recovery Strategy in a locally relevant and proportionate way and meets the requirements of section 38B of the Planning and Compulsory Purchase Act 2004.

Prescribed conditions and environmental requirements

65. In addition to the other basic conditions considered in this Statement, prescribed conditions and other environmental assessment requirements apply to neighbourhood development plans.
66. The Neighbourhood Planning (General) Regulations 2012, as amended, prescribe a basic condition relating to the Conservation of Habitats and Species Regulations 2017. The condition requires that the making of a neighbourhood development plan must not breach the requirements of Chapter 8 of Part 6 of those Regulations.

Strategic Environmental Assessment and Habitats Regulations Assessment

67. A Preliminary Environmental Screening Report was prepared for the Hoveton Neighbourhood Plan to consider whether the Plan was likely to require Strategic Environmental Assessment (SEA) under the Environmental Assessment of Plans and Programmes Regulations 2004 and whether further assessment was required under the Conservation of Habitats and Species Regulations 2017.

68. This was particularly important in Hoveton because the neighbourhood area contains and lies close to internationally and nationally important nature conservation sites associated with the River Bure and the Broads.

69. North Norfolk District Council subsequently undertook the formal screening determination process. Natural England, Historic England and the Environment Agency were consulted on the screening report between 31 March and 11 May 2026.

70. Natural England advised that significant effects on statutorily designated nature conservation sites or landscapes were unlikely and that significant effects on Habitats sites, either alone or in combination with other plans or projects, were unlikely. Historic England agreed that a Strategic Environmental Assessment was not required. The Environment Agency identified the presence of Flood Zones 2 and 3 and watercourses within the neighbourhood area but did not consider there to be potential significant environmental effects in relation to the matters within its remit, subject to appropriate consideration of flood risk.

71. On the basis of the screening report and the responses from the statutory consultation bodies, North Norfolk District Council issued its Strategic Environmental Assessment and Habitats Regulations Assessment Screening Determination in May 2026. It determined that:

    - the Hoveton Neighbourhood Plan did not have the potential to result in significant environmental effects and therefore did not require a Strategic Environmental Assessment; and
    - no significant effects were likely in relation to the integrity of European wildlife sites within 20 kilometres and therefore a full Habitats Regulations Assessment and Appropriate Assessment were not required.

72. On the basis of the formal screening determination and the nature of the subsequent amendments to the Plan, no SEA or Appropriate Assessment has been prepared for the Hoveton Neighbourhood Plan.

73. The Community Council considers that the submitted Plan has been prepared in accordance with the relevant environmental assessment requirements and that the prescribed basic condition relating to the Conservation of Habitats and Species Regulations 2017 is met.

74. On this basis, the Community Council also considers that the making of the Plan does not breach, and is otherwise compatible with, applicable assimilated obligations.

Environmental Outcomes Reports

75. As explained in Section 2, the Environmental Outcomes Reports regime introduced by Part 6 of the Levelling-up and Regeneration Act 2023 has not yet replaced the existing environmental assessment system. No Environmental Outcomes Report requirements therefore apply to the preparation of this Neighbourhood Plan at the date of submission.

Other legal requirements

In addition to the basic conditions considered above, the Hoveton Neighbourhood Plan complies with the other legal requirements applying to neighbourhood development plans:

- **Qualifying body:** Hoveton Community Council is the qualifying body responsible for preparing the Plan.
- **Neighbourhood area:** The Plan relates solely to the designated Hoveton Neighbourhood Area, comprising the parish of Hoveton and falling within the planning areas of North Norfolk District Council and the Broads Authority.
- **Plan period:** The Plan specifies a period of 2025–2040.
- **Scope:** The Plan contains policies relating to the development and use of land within the neighbourhood area. Community Actions are clearly identified separately from statutory planning policies.
- **Excluded development:** The Plan does not make provision for excluded development, such as minerals or waste development or nationally significant infrastructure.
- **Existing neighbourhood plans:** There is no other neighbourhood development plan in force for the designated Hoveton Neighbourhood Area.
- **Consultation:** Regulation 14 consultation was undertaken from 31 March to 1 June 2026. The accompanying Consultation Statement explains how consultation was undertaken, summarises the representations received and sets out how these were considered in preparing the submission Plan.
- **Convention rights:** The Plan pursues legitimate land-use planning objectives in the public interest and does not remove existing property rights or prevent proposals from being considered through the statutory planning process. The Community Council considers that the Plan is compatible with Convention rights.

The Community Council considers that the other legal requirements relevant to the preparation and examination of the Hoveton Neighbourhood Plan have therefore been met.

Conclusion

76. This Statement has assessed the Hoveton Neighbourhood Plan 2025–2040 against the basic conditions and other legal requirements applying to neighbourhood development plans.
77. The Plan has been prepared having regard to national planning policy and guidance, including the National Planning Policy Framework published in August 2026. It has been reviewed substantially following Regulation 14 consultation to ensure that its policies focus on locally specific matters, avoid unnecessary duplication of national and strategic policy and are supported by proportionate local evidence.
78. The Plan contributes to the achievement of sustainable development through policies which support planned housing growth and brownfield regeneration, local businesses and services, community facilities, sustainable movement, high-quality design and the protection and enhancement of Hoveton’s natural and historic environment.

79. The Plan does not reduce or frustrate the housing provided for through the adopted development plan. It recognises the strategic housing allocations in Hoveton and provides locally specific guidance for their design and integration, while also supporting appropriate infill, backland and brownfield development.

80. The Plan has been designed to contribute to climate change mitigation and adaptation and has taken account of the Norfolk Local Nature Recovery Strategy. These matters are addressed through the Plan's objectives, policies and supporting text, including its approach to sustainable travel, brownfield regeneration, green infrastructure, ecological connectivity, water management and climate resilience.

81. North Norfolk District Council determined that the Regulation 14 Plan did not require a Strategic Environmental Assessment and that no full Habitats Regulations Assessment or Appropriate Assessment was required. This determination followed consultation with Natural England, Historic England and the Environment Agency.

82. The Plan has also been prepared through appropriate community and stakeholder engagement, and the representations received during Regulation 14 have informed the submitted version.

83. Having regard to the matters set out in this Statement, Hoveton Community Council considers that the Hoveton Neighbourhood Plan 2025–2040 meets the relevant basic conditions and other statutory requirements and should proceed to independent examination.

Appendix A: Relationship with adopted development plans

84. Hoveton lies within two local planning authority areas. The adopted development plan includes the North Norfolk Local Plan 2024–2040, adopted in December 2025, and, within the Broads Authority Executive Area, the Local Plan for the Broads 2015–2036, adopted in May 2019.

85. The Norfolk Minerals and Waste Local Plan also forms part of the development plan. The Hoveton Neighbourhood Plan does not contain minerals or waste policies, so it is not included in the policy-by-policy assessment below.

86. The table provides a high-level read-across between the policies of the Hoveton Neighbourhood Plan and the principal relevant policies of the two adopted Local Plans. It is not intended to identify every potentially relevant Local Plan policy. Development proposals will continue to be considered against the development plan as a whole.

Hoveton Neighbourhood Plan policy	North Norfolk Local Plan	Local Plan for the Broads	Relationship
HNP1: Housing	HOU2	SP15; DM34; DM41	Adds locally evidenced priorities for smaller, accessible and adaptable homes without replacing the strategic housing mix and affordable housing requirements of the Local Plans. HNP1 was amended following Regulation 14 specifically to avoid conflict with HOU2.
HNP2: Land east of Tunstead Road (HV01/C)	HV01/C; HOU2; CC9; ENV1; ENV2; ENV4; ENV8	–	The Neighbourhood Plan accepts the principle and scale of the Local Plan allocation and adds local detail on settlement-edge design, landscaping, open space, active travel and heritage. Duplicative or conflicting criteria were removed following NNDC comments.
HNP3: Land off Stalham Road (HV06/A)	HV06/A; HOU2; CC9; ENV2; ENV4; ENV8	–	Works within the adopted allocation and adds local guidance on design, integration, walking and cycling and boundary landscaping. It does not alter the allocation capacity.
HNP4: Brownfield Land off Station Road	–	HOV3; HOV1; SP2; DM5; SP5; DM11; SP7; DM16; DM43	Complements the Broads Local Plan allocation HOV3 by adding local detail on comprehensive regeneration, heritage assets, public access, green corridors and the riverside

			setting. HOV3 itself allocates the land for mixed-use redevelopment.
HNP5: Backland and Infill Development	HOU2; ENV8 and relevant settlement policies	SP15; DM35; DM43; SP2/DM5; SP5/DM11; SP7/DM16	Supports appropriate development within the established settlement boundaries. Within the Broads Authority area, the policy expressly requires compliance with the Broads Local Plan on matters including flood risk, landscape, heritage and design.
HNP6: Design	ENV2; ENV8	DM43; SP7; DM16	Adds Hoveton-specific design guidance through the Hoveton Design Guide, including settlement-edge treatment, layout, landscaping, building scale and local character.
HNP7: Regeneration of Previously Developed Land and Village Centre Sites	E4; ENV8	HOV3; HOV5; DM43	Positively supports regeneration and more effective use of underused sites. The policy was revised following Regulation 14 so that it does not seek to impose a separate brownfield-first sequence for development.
HNP9: Community Facilities	HC3	SP16; DM44	Identifies locally important facilities and supports their improvement and modernisation. The policy was simplified following consultation so that matters already dealt with through Local Plan and national policy are not duplicated.
HNP10: Village Hall and Broadland Youth & Community Centre	HC2; HC3; ENV8	–	Provides site-specific guidance for two important adjoining community sites without allocating them for redevelopment.
HNP11: Village Centre Car Parking	CC9; E4	HOV2; HOV5; DM23	Adds local detail on the role, appearance and more efficient use of Hoveton's village-centre parking, while retaining the strategic transport and town-centre framework of the Local Plans. HOV2 specifically protects Station Road car park.

HNP12: Safe and Sustainable Transport	CC9	SP8; DM23	Complements strategic sustainable transport policies by focusing on locally identified movement issues and connections. Requirements which duplicated Transport Assessment and strategic highway processes were removed following Regulation 14.
HNP16: Green Corridors	CC10; CC11; CC12; ENV4; ENV8	SP6; DM8; DM13; HOV1	Provides a more detailed local network of mapped green corridors. Following Regulation 14, the policy was narrowed to avoid duplicating the wider biodiversity and ecological network requirements already contained in the Local Plans.
HNP18: Local Green Spaces	HC2 and relevant open-space policies	DM7; DM8; HOV1	Adds neighbourhood-level Local Green Space designations based on the national criteria. Existing Local Plan protections were considered in the assessment, and boundaries were reviewed following consultation, including to avoid conflict with the HOV3 brownfield allocation.
HNP19: Landscape and Views	ENV1; ENV2; ENV8	SP7; DM16; DM20	Adds locally evidenced Important Local Views and Hoveton-specific landscape considerations while relying on the Local Plans for broader landscape protection. North Norfolk's adopted policies ENV1, ENV2 and ENV8 address the Broads, landscape and high-quality design.
HNP20: Dark Skies	CC13	DM22	Adds a locally specific response to dark skies around the riverside, settlement edge and green corridors. It sits alongside NNLP Policy CC13 on environmental quality and Broads Policy DM22 on light pollution and dark skies.
HNP22: Active Travel Network	CC9	SP8; SP9; DM23	Identifies Hoveton's local walking and cycling network and priority connections, adding local spatial detail to the strategic sustainable transport framework.

HNP23: Access to the Countryside and the Broads	CC9 and relevant green infrastructure/rights of way policies	SP9; DM23; DM31	Supports locally appropriate improvements to countryside and Broads access while retaining the Broads Local Plan safeguards for landscape, biodiversity and recreational access.
HNP24: Non-Designated Heritage Assets	Relevant historic environment policies	SP5; DM11; DM12	Identifies locally important heritage assets so that their significance can be considered through the wider national and Local Plan heritage framework. The heritage evidence and terminology were reviewed following Regulation 14.
HNP25: Local Business and Services	E3; E4	SP10; DM25; DM26; HOV5; DM51	Supports Hoveton's locally distinctive mix of village-centre businesses, employment areas and smaller enterprises. The policy was amended following Regulation 14 to align more clearly with NNLP Policy E3 and the defined village centre.
HNP26: Upper Floors in the Village Centre	E4	HOV5; DM48; DM51	Supports effective use of vacant and underused upper floors while maintaining active ground-floor uses and respecting character and heritage. It complements rather than replaces the Local Plan town-centre policies.
HNP27: Sustainable Visitor Economy	E6; E8	SP12; DM29; HOV4; HOV5	Adds locally specific support for Hoveton's role as a gateway to the Broads and for a sustainable year-round visitor economy. The policy sits alongside the strategic tourism policies of both Local Plans.