

Beccles Neighbourhood Plan 2019-2036

Basic Conditions Statement

Beccles Town Council

June 2020



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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany Beccles Neighbourhood Plan.
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 - I. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - II. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - III. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - IV. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 - V. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 1.4. This document sets out how the Plan meets the Basic Conditions.

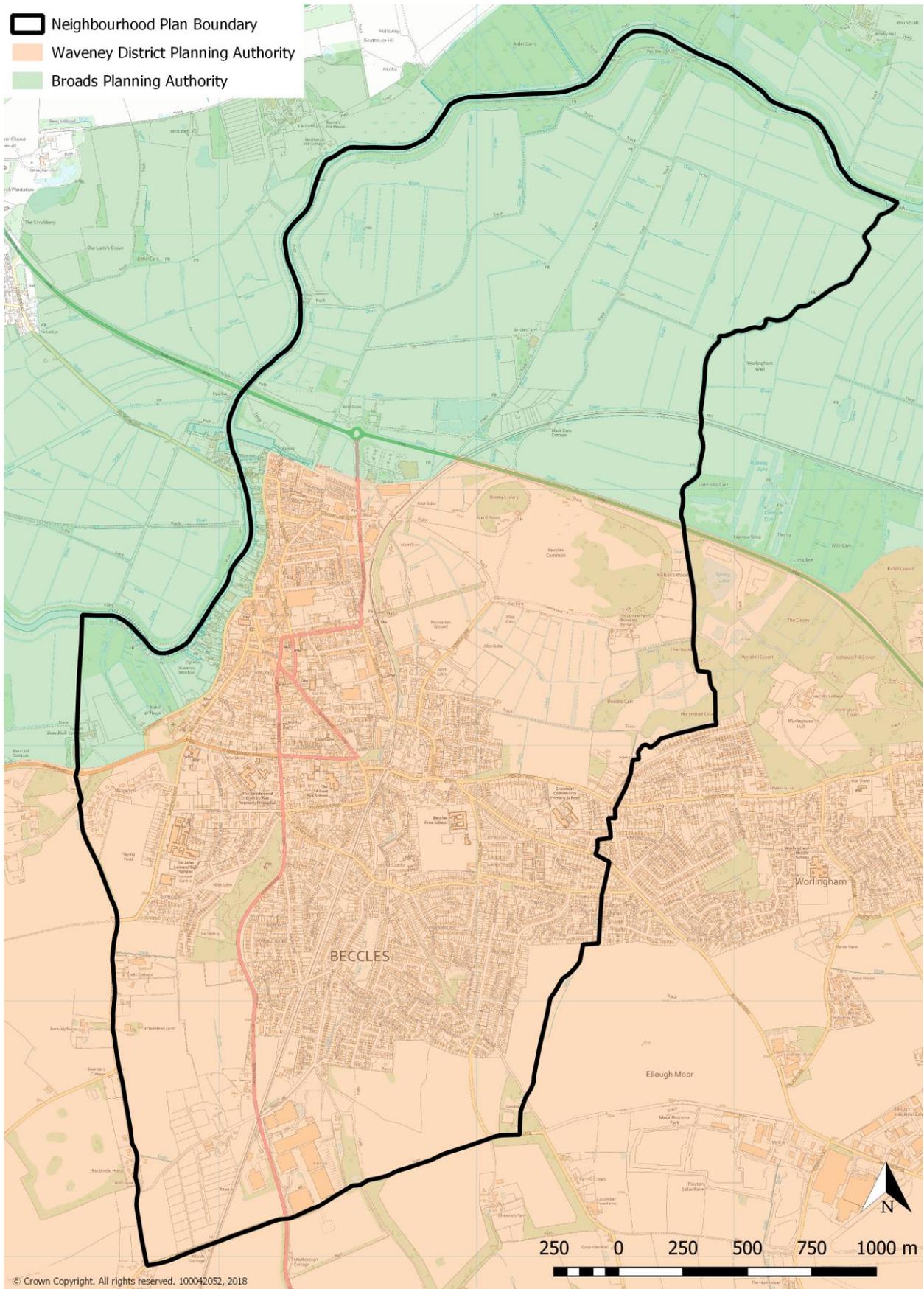
Key statements

- 1.5. The Plan sets out policies that relate to the development and use of land within only the Beccles Neighbourhood Area. Part of the area lies in Waveney district (under the administration of East Suffolk Council) and part lies in the Broads Authority area. This is shown in Figure 1 below. This demonstrates compliance with Regulation 15(a) of the Neighbourhood Planning Regulations.
- 1.6. The Plan refers only to the administrative boundary of Beccles. There are no other adopted Neighbourhood Development Plans that cover the Beccles Neighbourhood Area.
- 1.7. Beccles Town Council, as the qualifying body, has prepared the Plan, which covers the parish area of Beccles. This area was designated by Waveney District Council in November 2017 and by the Broads Authority in October 2017.
- 1.8. The Beccles Neighbourhood Plan Sub-Committee (being a sub-committee of the Town Council) has prepared the Plan to establish a vision for the future of the parish. The community has set out how that

¹ There are two further basic conditions, which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

vision will be realised through planning and controlling land use and development change over the plan period 2018 to 2036.

Figure 1: Beccles Neighbourhood Plan Area



2. Basic Condition (i) – Conformity with National Planning Policy

- 2.1. To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (‘NPPF’) and the Planning Practice Guidance (‘PPG’).

National Planning Policy Framework

- 2.2. The NPPF has 13 key objectives which are:
1. Delivering a sufficient supply of homes
 2. Building a strong, competitive economy
 3. Ensuring the vitality of town centres
 - 4 Promoting healthy and safe communities
 5. Promoting sustainable transport
 6. Supporting high quality communications
 7. Making effective use of land
 8. Achieving well-designed places
 9. Protecting Green Belt land
 10. Meeting the challenge of climate change, flooding and coastal change
 11. Conserving and enhancing the natural environment
 12. Conserving and enhancing the historic environment
 13. Facilitating the sustainable use of minerals
- 2.3. This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.4. The Plan has 16 objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the Beccles NP objectives against NPPF goals

Plan objective	Relevant NPPF goal
To contribute to the Waveney Local Plan housing strategy and provide a range of attractive housing types and tenures to meet all needs.	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Achieving well-designed places
To ensure that the new housing proposed to the south of Beccles is integrated with the existing town.	<ul style="list-style-type: none"> • Making effective use of land • Achieving well-designed places • Promoting healthy and safe communities
To provide new community facilities especially for parents with young children, and teenagers, plus a new leisure centre and/or indoor pool.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To enhance existing open spaces, play areas and other facilities including the library and the Waveney Centre.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Conserving and enhancing the natural environment

Plan objective	Relevant NPPF goal
To develop Beccles Quay as an asset for residents and visitors.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Building a strong, competitive economy
To enhance pedestrian safety in order to maximise walking into the town centre and to other key destinations.	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Promoting sustainable transport
To support safe cycle routes, maintain and enhance public transport routes and community transport services, wherever possible.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
To promote junction improvements where there is existing or anticipated pressure from new residential or industrial development.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To address potential future shortages of public car parking.	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
To maintain and enhance the character and heritage of our built environment, promote development of brownfield sites and maintain a clean, litter-free and attractive townscape.	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment
To encourage the appropriate care and management of our wider green environment.	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
To co-operate with the relevant bodies in improving the water quality of the River Waveney.	<ul style="list-style-type: none"> • Meeting the challenge of climate change, flooding and coastal change
To maintain a thriving town centre and minimise vacancies.	<ul style="list-style-type: none"> • Ensuring the vitality of town centres
Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities • Ensuring the vitality of town centres
To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.	<ul style="list-style-type: none"> • Promoting healthy and safe communities
To encourage a physically and mentally healthy community.	<ul style="list-style-type: none"> • Promoting healthy and safe communities

2.5. Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.2: Assessment of how each policy in the Beccles NP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY BECC1: PROVISION OF A COMMUNITY HUB IN THE BECCLES AND WORLINGHAM GARDEN NEIGHBOURHOOD	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy encourages the provision of a particular community facility that is required to serve the community of Beccles.
POLICY BECC2: COMMUNITY FACILITIES	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy encourages the provision of particular community facilities that are required in Beccles.
POLICY BECC3: BECCLES TOURISM	81, 83, 91, 92	This policy contributes to the NPPF requirements of promoting healthy and safe communities and building a strong and competitive economy. The policy encourages development that enhances the tourism offer, particularly at one of the key assets (Beccles Quay) and along the river.
POLICY BECC4: HOTEL ACCOMMODATION	81, 83, 85	This policy contributes to the NPPF requirements of ensuring the vitality of town centres and building a strong and competitive economy.
POLICY BECC5: HERITAGE AND DESIGN	185	This policy contributes to the NPPF objective of conserving and enhancing the historic environment. It directs development to ensure that it respects the local character of heritage assets and the Conservation Area.
POLICY BECC6: LOCAL ROAD JUNCTIONS	102, 111	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy ensures that development properly addresses the impact of vehicular traffic and key junctions serving Beccles.
POLICY BECC7: KEY MOVEMENT ROUTES	91, 102, 103, 104	This policy contributes to the NPPF objective of promoting sustainable transport. The policy seeks to enhance the main routes where walking and cycling can be significantly increased if appropriate infrastructure is provided.
POLICY BECC8: BECCLES TOWN CENTRE	85	This policy contributes to the NPPF objective of ensuring the vitality of town centres. The policy seeks to protect town centre uses and provide flexibility for temporary uses of vacant shops.
POLICY BECC9: MEDICAL PROVISION IN BECCLES	91, 92	This policy contributes to the NPPF requirement of promoting healthy and safe communities. The policy supports expanded medical provision to serve the needs of a growing town.
POLICY BECC10: GENERAL DESIGN PRINCIPLES	125, 127	This policy contributes to the NPPF requirement of achieving well designed places and making effective use of land. The policy encourages development to reflect the character of local surroundings and to ensure space standards are met.
POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES		This policy contributes to the NPPF requirements of achieving well designed places and promoting healthy and safe communities. The policy seeks to ensure the design of streets and the public realm maximises the potential to enhance health and wellbeing.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY BECC12: MULTI-VALUE SUSTAINABLE DRAINAGE SYSTEMS AND BIODIVERSITY	149, 150, 170, 174	This policy contributes to the NPPF objectives of conserving and enhancing the natural environment and meeting the challenge of climate change, flooding and coastal change. The policy seeks to ensure that SuDS are provided creatively and that biodiversity is maximised.
POLICY BECC13: LOW ENERGY HOUSING DESIGN	149, 150	This policy contributes to the NPPF objective of meeting the challenge of climate change, flooding and coastal change. The policy expects small new housing sites to incorporate measures that improve the energy efficiency of buildings.

3. Basic Condition (iv) – Contribution to Sustainable Development

- 3.1. The NPPF states in paragraph 11 that a presumption in favour of sustainable development is at the heart of the NPPF.
- 3.2. For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’. The evidence base presented alongside the Plan, coupled with the reasoned justification for each policy in the Plan, demonstrates how the Plan guides development towards sustainable solutions.
- 3.3. Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of Beccles NP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘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.’	
BECCLES NP Objectives	To develop Beccles Quay as an asset for residents and visitors. To maintain a thriving town centre and minimise vacancies. Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.
BECCLES NP Policies	POLICY BECC3: BECCLES TOURISM POLICY BECC4: HOTEL ACCOMMODATION POLICY BECC8: BECCLES TOWN CENTRE POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES
Commentary	The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meet the twin challenges of global competition and of a low carbon future. The Plan seeks to contribute to the delivery of this national aim by building on its twin assets of tourism (on the Broads) and its historic town centre. It seeks to promote tourism (BECC3) and tourist accommodation (BECC4), whilst providing a flexible approach to temporary uses of empty shops in the town centre (BECC8) and seeking to improve the pedestrian environment of the town centre (BECC11).

Deliver social sustainability	
NPPF definition – ‘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.’	
BECCLES NP Objectives	<p>To contribute to the Waveney Local Plan housing strategy and provide a range of attractive housing types and tenures to meet all needs.</p> <p>To ensure that the new housing proposed to the south of Beccles is integrated with the existing town.</p> <p>To provide new community facilities especially for parents with young children, and teenagers, plus a new leisure centre and/or indoor pool.</p> <p>To enhance existing open spaces, play areas and other facilities including the library and the Waveney Centre.</p> <p>To enhance pedestrian safety in order to maximise walking into the town centre and to other key destinations.</p> <p>To support safe cycle routes, maintain and enhance public transport routes and community transport services, wherever possible.</p> <p>To maintain and enhance the character and heritage of our built environment, promote development of brownfield sites and maintain a clean, litter-free and attractive townscape.</p> <p>To maintain a thriving town centre and minimise vacancies.</p> <p>Improve the environment of the town centre and explore ways of making more car-free spaces for pedestrians.</p> <p>To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.</p> <p>To encourage a physically and mentally healthy community.</p>
BECCLES NP Policies	<p>POLICY BECC1: PROVISION OF A COMMUNITY HUB IN THE BECCLES AND WORLINGHAM GARDEN NEIGHBOURHOOD</p> <p>POLICY BECC2: COMMUNITY FACILITIES</p> <p>POLICY BECC5: HERITAGE AND DESIGN</p> <p>POLICY BECC7: KEY MOVEMENT ROUTES</p> <p>POLICY BECC8: BECCLES TOWN CENTRE</p> <p>POLICY BECC9: MEDICAL PROVISION IN BECCLES</p> <p>POLICY BECC10: GENERAL DESIGN PRINCIPLES</p> <p>POLICY BECC11: DESIGN OF STREETS AND PUBLIC SPACES</p>
Commentary	<p>One of the key objectives in the NPPF is to promote healthy communities, which incorporates social sustainability. The local community’s needs and interests can be met through the provision of new community facilities (BECC1 and BECC2), including medical facilities (BECC9), strengthening the vitality of the town centre (BECC8) and ensuring good design of the public realm to enhance the way it is used by pedestrians (BECC11).</p> <p>One of the strengths of Beccles is its heritage which makes it such an attractive place to live. BECC5 and BECC10 seek to ensure that development is informed by the local character and that the heritage assets of Beccles are retained.</p>

	BECC7 seeks to protect and improve cycling and walking routes, which not only create a physically healthier community, but one that is also more inclusive and people-friendly.
Deliver environmental sustainability	
NPPF definition – ‘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.’	
BECCLES NP Objectives	To encourage the appropriate care and management of our wider green environment. To co-operate with the relevant bodies in improving the water quality of the River Waveney.
BECCLES NP Policies	POLICY BECC12: MULTI-VALUE SUSTAINABLE DRAINAGE SYSTEMS AND BIODIVERSITY POLICY BECC13: LOW ENERGY HOUSING DESIGN
Commentary	The natural environment and addressing climate change is of key importance to Beccles and its community. BECC12 seeks to push development to develop multi-functional SuDS and also to take all opportunities to maximise biodiversity. BECC13 ensures that small residential developments maximise the energy efficiency of buildings.

- 3.4 As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to achieving well-designed places, promoting a healthy and safe community and conserving and enhancing the natural and historic environment.

4. Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

- 4.1. The development plan currently consists of the following:
- 2019 Waveney Local Plan
 - 2019 Broads Local Plan
 - 2011 Suffolk Waste Core Strategy
 - 2008 Suffolk Minerals Core Strategy
- 4.2. Table 4.1 details the Beccles NP policies alongside a consideration of how they are in general conformity with the strategic policies in the 2019 Waveney Local Plan and the 2019 Broads Local Plan. Where it is not clear whether a policy is strategic, a judgment has been made. Equally, there are a number of strategic policies in these documents which are not considered relevant to any of the policies in the Neighbourhood Plan. In such cases, these strategic policies have not been included.
- 4.3. Where a policy is not identified in Table 4.1, it is considered that the Neighbourhood Plan does not contain any policies that directly relate to it.
- 4.4. It is confirmed that there are no policies in either the 2008 Suffolk Minerals Local Plan or the 2011 Suffolk Waste Local Plan that the Beccles NP policies have any relevance to.

Table 4.1: Assessment of conformity with strategic policies in the development plan

Local Plan Policy	Beccles NP policy
Waveney Local Plan	
Policy WLP1.3 – Infrastructure	Policy BECC1 seeks to ensure that new community facilities required by the community are delivered by the new Garden Community. BECC2 seek to ensure that new community facilities required by the community are delivered in accessible locations. BECC9 encourages the expansion of medical provision to serve the resident population.
Policy WLP8.16 – New Hotels and Guest Houses	Policy BECC4 encourages provision of hotel accommodation within the town centre.
Policy WLP8.19 – Vitality and Viability of Town Centres	Policy BECC8 seeks to maximise the potential of appropriate uses, including temporary uses, to enhance the vitality of the town centre.
Policy WLP8.21 – Sustainable Transport	Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles. Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.
Policy WLP8.22 – Built Community Services and Facilities	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations.
Policy WLP8.24 – Flood Risk	Policy BECC12 seeks to ensure that development maximises the potential of SuDS provision.
Policy WLP8.27 – Renewable and Low Carbon Energy	Policy BECC13 seeks to ensure that small residential development maximises the potential to deliver energy efficient buildings.
Policy WLP8.29 – Design	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character.
Policy WLP8.30 – Design of Open Spaces	Policy BECC11 seeks to ensure that public realm schemes reflect the character of Beccles.
Policy WLP8.34 – Biodiversity and Geodiversity	Policy BECC12 seeks to ensure that the biodiversity value of SuDS and of the River Waveney are maximised.
Policy WLP8.37 – Historic Environment	Policy BECC5 seeks to ensure high quality design that reflects the historic character of Beccles.

Local Plan Policy	Beccles NP policy
Policy WLP8.38 – Non-Designated Heritage Assets	Policy BECC5 seeks to protect and encourage the enhancement of non-designated heritage assets
Policy WLP8.39 – Conservation Areas	Policy BECC5 seeks to ensure that development that affects the setting of the Beccles Conservation Area ensures that it reflects its character.

Local Plan Policy	Beccles NP policy
Broads Local Plan	
Policy SP2: Strategic flood risk policy	Policy BECC12 seeks to ensure that development maximises the potential of SuDS provision.
Policy DM7: Open space on land, play space, sports fields and allotments	Policy BECC2 encourages the provision of a youth space.
Policy DM8: Green infrastructure	Policy BECC11 seeks to ensure that public realm schemes maximise health and wellbeing
Policy SP3: Climate change	Policy BECC13 seeks to ensure that small residential development maximises the potential to deliver energy efficient buildings.
Policy SP5: Historic Environment	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character. It also seeks to ensure that development that affects the setting of the Beccles Conservation Area ensures that it reflects its character.
Policy DM11: Heritage Assets	Policy BECC5 seeks to protect and encourage the enhancement of non-designated heritage assets
Policy DM13: Natural Environment	Policy BECC12 seeks to ensure that the biodiversity value of SuDS and of the River Waveney are maximised.
Policy SP8: Getting to and around the Broads	Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles.
Policy SP9: Recreational access around the Broads	Policy BECC3 encourages the provision of moorings on the River Waveney
Policy DM23: Transport, highways and access	Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.
Policy SP11: Waterside sites	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy SP12: Sustainable tourism	Policy BECC4 encourages provision of hotel accommodation within the town centre. Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay. Policy BECC7 seeks to enhance the main pedestrian and cycle routes through Beccles.

Local Plan Policy	Beccles NP policy
Policy DM31: Access to the water	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy SP14: Mooring provision	Policy BECC3 encourages the provision of moorings on the River Waveney for tourist boating activities.
Policy DM33: Moorings, mooring basins and marinas	Policy BECC3 encourages the provision of moorings on the River Waveney for tourist boating activities.
Policy DM43: Design	Policy BECC5 seeks to ensure high quality design that reflects the character of Beccles, particularly its historic character.
Policy SP16: New community facilities	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations.
Policy DM44: Visitor and community facilities and services	Policies BECC1 and BECC2 seek to ensure that new facilities required by the community are delivered in accessible locations. Policy BECC9 encourages the expansion of medical provision to serve the resident population.
Policy DM45: Designing places for healthy lives	Policy BECC11 seeks to ensure that public realm schemes maximise health and wellbeing
Policy DM46: Safety by the water	Policy BECC3 encourages the provision of moorings on the River Waveney and improvements to Beccles Quay.
Policy DM48: Conversion of buildings	Policy BECC2 encourages bringing derelict buildings back into uses that enhance the tourism offer of Beccles
Policy SSROADS: Main road network	Policy BECC6 seeks to ensure that development demonstrates that it is able to mitigate the traffic impacts at key junctions.

5. Basic Condition (vi) – Conformity with EU Obligations

- 5.1. The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). In February 2019, the draft Neighbourhood Plan was subject to an initial screening report prepared by East Suffolk Council. This was published for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Beccles Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. Following feedback from the statutory bodies, East Suffolk Council issued its screening opinion in April 2019, which considered that an SEA would not be required.
- 5.2. The Screening Opinion has been submitted at Regulation 16 stage as part of the evidence base for the Plan.
- 5.3. In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

6. Basic Condition (vii) – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive², it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2. In February 2019, an SEA Screening Report – which included an HRA screening – was prepared by East Suffolk Council and published for consultation with Natural England, being the relevant statutory body. Following feedback from Natural England, East Suffolk Council issued its screening opinion in April 2019, which considered that an HRA would not be required because the Plan is not likely to have significant impacts on European protected species or sites.
- 6.3. Later in April 2019, the Planning Practice Guidance was changed in respect of HRA screening. East Suffolk Council advised that the plan should be fully and explicitly assessed for the need for Appropriate Assessment following this change in Government guidance. Following the amendments made in light of representations made on the Regulation 14 version of the Neighbourhood Plan, a revised screening was undertaken. East Suffolk Council issued its re-screening opinion in February 2020, which came to the same conclusion, namely that an HRA would not be required.
- 6.4. The Screening Report including the responses from the statutory body has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

² Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

7. Conclusion

- 7.1. The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Beccles Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Beccles Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.



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