



BREDFIELD NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

Bredfield Parish Council

Submission Edition

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BASIC CONDITIONS STATEMENT

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BASIC CONDITIONS STATEMENT

Introduction

1. This statement has been prepared by Bredfield Neighbourhood Development Plan Working Group for Bredfield Parish Council to accompany its submission to the local planning authority (Suffolk Coastal District Council) of Bredfield Neighbourhood Development Plan (*hereafter* BNDP) in accordance with the Neighbourhood Planning General Regulations 2012 as amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015 ('the Regulations')
2. The basic conditions of neighbourhood planning and other considerations are set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. The basic conditions are:
 - the Neighbourhood Development Plan must have appropriate regard to national policies and advice contained in guidance issued by the Secretary of State
 - the draft Neighbourhood Development Plan must contribute to the achievement of sustainable development
 - the draft Neighbourhood Development Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Suffolk Coastal District Council Local Plan and Suffolk Coastal District Core Strategy 2013 and the Final Draft Local Plan 2019.
 - the draft Neighbourhood Development Plan must meet the relevant EU obligations
 - that certain prescribed matters have been complied with
3. This basic condition statement addresses these requirements by:
 - demonstrating the conformity of the BNDP with the National Planning Policy Framework
 - showing how the BNDP will contribute to sustainable development
 - establishing the conformity of the BNDP with the East Suffolk Core Strategy
 - demonstrating compliance with the appropriate EU obligations and other prescribed matters.
4. In addition to this Basic Conditions Statement, the following documents have been prepared to support the preparation of the Plan:
 - The Neighbourhood Development Plan for Bredfield
 - Bredfield Neighbourhood Development Plan Consultation Statement
 - Site Assessments
 - Screening opinion for Strategic Environment Assessment
 - Scoping report for Strategic Environment Assessment
 - Strategic Environment Assessment
 - Habitats Regulation Assessment
 - Landscape and Wildlife Evaluation
 - Parish Character Assessment

Submitting Body

5 The BNDP has been submitted by Bredfield Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for its own Parish. The Neighbourhood Plan has been prepared by a Working Group set up by Bredfield Parish Council.

Neighbourhood Area

6 This Plan applies to the Parish of Bredfield, which was designated as a Neighbourhood Area on 12 August 2015. In accordance with part 2 of the Regulations, Suffolk Coastal District Council, the local planning authority, publicised the application from Bredfield Parish Council to produce a Neighbourhood Development Plan. The consultation period ran from 24 June 2015 to 22 July 2015. No objections were received during the consultation period.

7 The BNDP relates only to the development and use of land within the Parish of Bredfield and to no other Neighbourhood Areas.

8 It is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is being prepared for part or all the designated area.

9 No provision for excluded development such as national infrastructure, minerals or waste development is contained within the Neighbourhood Plan.

Conformity with the National Planning Policy Framework

10 The BNDP has been developed in consideration of the National Planning Policy Framework (NPPF). An explanation of how each of the neighbourhood plan policies have shown regard to the NPPF are outlined in table 1 below.

In general terms:

- The local community has been empowered to develop the plan for their neighbourhood

- The BNDP sets out a positive aim for the future of the area:
Our vision for Bredfield is of a thriving and vibrant village community, ready to welcome a degree of controlled growth, provided it does not put at risk our valued green spaces, our environmental and historic assets, our relatively safe roads, or the freedom from light pollution which the village currently enjoys

- The policies in the BNDP provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

- The development of the BNDP has been a creative process and policies seek to enhance and improve the area.

- The BNDP policies seek to secure high quality design and good standard of amenity, recognise and seek to enhance the unique character of the area, contribute to conserving and enhancing the natural environment and heritage assets, actively manage patterns of growth, support local business, encourage the fullest use of walking and cycling and support local strategies to improve health, social and cultural wellbeing.

TABLE 1 PLAN POLICIES AND CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

Policy Number	Title	NPPF references
BDP.1	<p>Maintaining distinctive views:</p> <p>Every proposed development must demonstrate that it will:</p> <ol style="list-style-type: none"> 1. Respect the local character of the landscape, and the current division of the village into distinct settlement groups separated by green space and open land 2. Not cause any significant loss or diminution of distinctive views from a public right of way that currently provides open field aspects or views over open spaces. 	<p>NPPF.122(d): Policies and decisions on development should take into account the desirability of maintaining an area’s prevailing character and setting</p> <p>NPPF.170 (a): The planning system should contribute to and enhance the natural and local environment protecting and enhancing valued landscapes</p>
BDP.2	<p>Maintaining the landscape:</p> <p>Proposed developments must demonstrate that landscape character has been considered and where possible enhanced by retaining as many of the existing trees, hedges and other significant landscape features, wherever practicable retaining existing ponds, streams and hedge banks</p>	<p>NPPF.20 (d): Policies should make provision for the conservation and enhancement of the natural, built and historic environment, including landscapes</p> <p>NPPF.170 (a): Policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes</p> <p>NPPF.170 (b): Policies should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside</p>
BDP.3	<p>Maintaining Priority Habitats:</p> <p>Development proposals that enable the protection and enhancement of the key features of the landscape will be supported whilst proposals that have a significant detrimental impact on veteran trees, woodlands, field margins, wildlife corridors, streams and ponds or long-established hedgerows which are visually prominent within the parish, or which are important for biodiversity will be resisted</p>	<p>NPPF.174 (b) : Plans should promote the conservation, restoration and enhancement of priority habitats</p>
BDP.4	<p>Green Spaces:</p> <p>No development will be approved that may harm the openness, special character,</p>	<p>NPPF.99: Local communities should be able to identify for special protection green areas of importance to them.</p>

	<p>significance and value of a Designated Local Green Space to the local community. Development proposals that safeguard, and/or provide opportunities to improve the quality and quantity of public access to green space through appropriate restoration, extension, expansion or diversification in a scale and setting compatible with their location will be supported</p>	<p>NPPF.100: The green space (must be) in reasonably close proximity to the community it serves; the green area is demonstrably special to a local community and holds a particular local significance</p>
BDP.5	<p>Locally Valued Heritage Assets:</p> <p>Certain buildings, sites, places, areas or landscape identified as having a degree of significance meriting consideration in planning decisions shall be protected by being listed as Locally Valued Heritage Assets. For proposed alterations to a building or structure on the List of Locally Valued Heritage Assets (being an alteration for which planning consent is required), the applicant must demonstrate that appropriate materials will be used, and/or that specific features of architectural or historic interest will be retained.</p>	<p>NPPF.185: Planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment; they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.</p>
BDP.6	<p>Protecting sites of archaeological interest:</p> <p>All development proposals must demonstrate that the potential impact on archaeological deposits has been considered and must ensure that evidence which could contribute to our understanding of human activity and past environments is not lost, by submitting evidence that the Historic Environment Record has been consulted with an appropriate desk-based assessment of the site, and, where necessary, a field evaluation. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	<p>NPPF.187(b): Local authorities should maintain and have access to up-to-date evidence about the historic environment to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</p> <p>NPPF.189: Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
BDP.7	<p>Farming and Agriculture:</p> <p>Proposals for the development of farming businesses, arboriculture enterprises or small holdings will be supported, providing they can be shown to be viable and of benefit to the local economy and the wellbeing of the parish,</p>	<p>NPPF.83(b): Policies should enable the development and diversification of agricultural and other land-based rural businesses</p>

	and that they do not create an unacceptable impact on highway safety or have a material detrimental effect on the surrounding environment, landscape or historic buildings.	
BDP.8	<p>Small scale business and tourism</p> <p>Business and tourism development should be small-scale and provide community benefits, including employment opportunities for local people. It should not increase air, noise or light pollution or create an unacceptable impact on highway safety or have significant detrimental effect on surrounding landscape or historic buildings</p>	<p>NPPF.83. Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas</p> <p>b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>c) sustainable rural tourism</p>
BDP.9	<p>Expansion of Business Premises</p> <p>The site known as The Forge may be expanded into the adjoining land (OS TM265522 = Field Parcel Number 4209) to a maximum area of 0.48ha with the subsequent relocation of existing businesses into new construction units and offer the opportunity for the establishment of new enterprises.</p>	<p>NPPF.83 (a) Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings</p> <p>NPF.84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements</p>
BDP.10	<p>Vehicle parking:</p> <p>New housing and economic development must adhere to Suffolk County Council standards and reflect the rural, spacious and attractive character of Bredfield</p>	<p>NPF.102(e): Transport issues should be considered from the earliest stages of plan-making and development proposals (and) parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places</p>
BDP.11	<p>Planning applications should be accompanied by information which demonstrates how the following considerations have been addressed:</p> <ul style="list-style-type: none"> - Provision of safe walking and cycling routes both in the immediate area of the site and to establish walkable access to services and facilities in the village - Opportunities to extend existing routes for walkers and cyclists and to accommodate people of all ages and abilities, including those with pushchairs and wheelchairs - How use of materials, provision of off-road parking and shared services and traffic calming measures will 	<p>NPPF.91: Policies should aim to achieve healthy, inclusive and safe places which promote social interaction; for easy pedestrian and cycle connections within and between neighbourhoods; (have) clear and legible pedestrian routes and enable and support healthy lifestyles</p> <p>NPPF.108: In assessing sites that may be allocated for development, it should be ensured that:</p> <p>(a) appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location;</p> <p>b) safe and suitable access to the site can be achieved for all users; and</p>

	<p>encourage low vehicle speeds throughout the development</p> <ul style="list-style-type: none"> - How the proposals link with public transport - That safe and suitable access to the site can be achieved for all users; and - The impact of the development on the transport network has been considered 	<p>c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.</p> <p>NPPF.110: Applications (for development) should:</p> <ul style="list-style-type: none"> a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods
BDP.12	<p>Future housing:</p> <p>Applications must include a mix of houses in size and type, with priority given to one/two bed homes and small two/three-bedroom houses to attract younger people into the village, or those downsizing</p>	<p>NPPF.61: The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people)</p>
BDP.13	<p>Location of development:</p> <p>The Physical Limit Boundary will be extended to incorporate land recognised as being suitable for development</p>	<p>NPPF.15: Planning principles should ensure that local people shape their surroundings</p> <p>NPPF.28: Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites.</p> <p>NPPF.119: Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.</p>

		<p>NPPF.136: Detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.</p>
BDP.14	<p>Scale of development:</p> <p>To protect the character and identity of Bredfield, in particular the division of the village into distinct settlement groups divided by green space and open land, new development will be confined to small-scale proposals of no more than ten houses</p>	<p>NPPF.65: ...policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations</p> <p>NPPF.68: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.</p> <p>NPPF.69: Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68) suitable for housing in their area.</p>
BDP.15	<p>Sites for Development</p> <p>Land identified as Sites 459, 534 and 694 is to be allocated as sites for housing to provide for additional homes in the Parish in accordance with the current Suffolk Coastal Local Plan and any new development plan document that replaces that Plan.</p>	<p>NPPF.28: Policies should be used by communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites</p> <p>NPPF.67: Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability</p> <p>NPPF.68: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area</p> <p>NPPF.69: Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68 suitable for housing in their area.</p> <p>NPPF.78: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially</p>

<p>BDP.16</p>	<p>Preserving character:</p> <p>Where new development is permitted, it must be in harmony with existing nearby buildings and the general landscape, and must be designed and constructed in such a way as to be an asset to the street scene</p>	<p>NPPF.125: Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>NPPF.127(b): Policies should ensure that Developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</p> <p>NPPF.127(c): ...and are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p>
<p>BDP.17</p>	<p>Conversion of redundant buildings</p> <p>Applications for the conversion of redundant farm, business or commercial building structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will in principle be considered sympathetically, subject to the other policies set out in this Plan</p>	<p>NPPF.79: Planning policies and decisions should avoid the development of isolated homes in the countryside unless ...</p> <p>c) the development would re-use redundant or disused buildings</p> <p>NPPF. 83: Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p>

Contributing to sustainable development

17 In 1987 Resolution 42/187 of the United Nations General Assembly defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The Government publication *Securing the Future* in 2005 set out five guiding principles to achieve this aim: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

18 The purpose of the planning system is to contribute to the achievement of sustainable development. This Neighbourhood Plan reflects the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are considered.

19 The Department for Communities and Local Government (DCLG) have made it clear that there is no legal requirement for a Neighbourhood Plan to have a sustainability appraisal, but rather, they must demonstrate how its plan will contribute to achieving sustainable development. The BNDP has been drafted to conform generally with the approved Suffolk Coastal District Council Core Strategy, for which a sustainability appraisal has been carried out to help deliver sustainable development across the District. This section of the Statement demonstrates how the BNDP fulfils the basic condition that the plan contributes to achieving sustainable development

20 The NPPF sets out three dimensions to sustainable development:

- **an economic role**– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements.
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible facilities that reflect the community’s needs and support its health, social and cultural well-being
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity.

21 The ways in which the BNDP contributes to achieving the economic, social and environmental aspects of sustainable development are set out below:

- Contributing to building a strong economy through supporting small scale business development and expansion and encouragement of businesses.
- Planning positively for housing growth to meet the needs of present and future generations in line with District-wide housing growth predictions.
- Supporting the highest recognised standards of design of the built environment, making Bredfield an even better place to live.
- Supporting the provision of a mix of housing types and sizes that can meet the needs of a wide range of people and promote a healthy and inclusive community.
- Safeguarding existing open space and community facilities for the health, social and cultural wellbeing of the community.

- Promoting policies to protect locally important landscape features and biodiversity, which contribute toward the sense of community and quality of life in the area.

Conformity with the strategic policies of the Local Plan

22 Neighbourhood Development Plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. The current adopted plan for the area is the Suffolk Coastal District Council Local Plan 2013 and the Suffolk Coastal District Core Strategy 2013-2027. In 2017 the District Council commenced a review of that plan, and consequently a new Draft Local Plan was published for consultation during July 2018, with the Final Draft Plan being issued in January 2019. It is intended that the new Plan will be effective from end-2019 and will cover the period 2016 – 2036.

23 The following section identifies how the policies of BNDP are in general conformity with the relevant strategic policies of the East Suffolk Core Strategy and Local Plan 2013-2017 and will also align with the policies set out in the Final Draft Local Plan 2019.

TABLE 2 LOCAL PLAN (2013) POLICIES and NDP POLICIES

LP Policy Number	Title	Comments
Strategic Policies		
SP.2	Housing Numbers and Distribution: Provision for 7,900+ new homes, distributed in accordance with settlement hierarchy	Plan Policy BDP.13 will allow the existing Physical Limit Boundary to be extended to allow development on the planned scale and BDP.14 and BDP.15 will fulfil the scale of development envisaged by the Local Plan whilst respecting the diversity of the streetscape.
SP.3	New Homes: To increase the stock of housing, to meet the full range of needed accommodation; to meet the needs of future population; to encourage and enable younger people to remain in the district	Policy BDP.12 will demand that applications must include a mix of houses in size and type, with priority given to one/two bed houses to attract younger people into the village, or those downsizing, and small two/three-bedroom houses.
SP.7	Economic Development in Rural Areas: Opportunities to maximise the economic potential of rural	Policy BDP.7 states that proposals for the development of farming businesses, arboriculture enterprises or small holdings will be supported, providing they can be shown to be viable and of benefit to the local economy

	areas, particularly where this will secure employment locally	<p>Policy BDP.8 establishes that business and tourism development should be small-scale and provide community benefits, including employment opportunities for local people.</p> <p>Policy BDP.9 supports the establishment of new businesses and the expansion of the existing enterprises.</p>
SP.14	Biodiversity and Geodiversity: Will be protected and enhanced using wildlife corridors, identified habitats, landscape character areas	BDP.3 will support proposals that enable the protection and enhancement of the key features of the landscape, including hedgerows and field margins, mixed deciduous woodland, meadows, streams, ponds and traditional orchards
SP.15	Landscape and townscape: To protect and enhance the various landscape character areas; sites, gaps, gardens and spaces that make a contribution will be protected and will be designated through Neighbourhood Plans	<p>Policy BDP.1 will establish certain distinctive views and confirm that the local character of the landscape, and the current division of the village into distinct settlement groups separated by green space and open land should be respected and development must not cause any significant loss or diminution of distinctive views from field aspects or views over open spaces.</p> <p>BDP.2 demands that proposed developments must demonstrate that landscape character has been considered and where possible enhanced.</p> <p>BDP.14 confirms the division of the village into distinct settlement groups divided by green space and open land</p>
SP.17	Green spaces: Communities should have access to green space within settlements in order to benefit health, community cohesion and greater understanding of the environment	Policy BDP.4 establishes Green Spaces and that no development will be approved that may harm the openness, special character, significance and value of a Designated Local Green Space
SP.27	Local Service Centres: To permit housing within physical limits or where there is proven local support; to encourage and enable young and old the opportunity to remain within their communities; to enable organic development to occur where	<p>BDP.12 demands that applications must include a mix of houses</p> <p>BDP.13 allows the limited Physical Limits to be expanded to allow development</p>

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	physical limits are severely limited	
Development Management Policies		
DM.13	Conversion and re-use of redundant buildings: Conversion of redundant buildings to residential use will be permitted subject to established criteria	BDP.17 establishes that applications for the conversion of redundant farm, business or commercial buildings will in principle be considered sympathetically, provided it has been demonstrated that the buildings are no longer viable or needed in their present role
DM.19	Parking standards: Proposals for development will be required to conform to adopted parking standards	BDP.10 will accord with this by specifying that new housing and economic development must adhere to Suffolk County Council standards and reflect the rural, spacious and attractive character of Bredfield
DM.20	Travel plans: Proposals for new development should be accompanied by a 'green travel' plan by improving road safety for pedestrians and cyclists; providing links to public transport	Policy BDP.11 establishes that proposals should be accompanied by information which demonstrates that there will be provision of safe walking and cycling routes; establish walkable access to services and facilities in the village; show that there are opportunities to extend existing routes for walkers and cyclists and to accommodate people of all ages and abilities, including those with pushchairs and wheelchairs and how the proposals link with public
DM.21	Design aesthetics: Proposals should relate well to the scale and character of their surroundings; proposals that seriously detract from the character of their surroundings will not be permitted; layouts should protect existing site features	BDP.14 will protect the character and identity of Bredfield, in particular the division of the village into distinct settlement groups divided by green space and open land BDP.16 demands that where new development is permitted, it must be in harmony with existing nearby buildings and the general landscape, and must be designed and constructed in such a way as to be an asset to the street scene in terms of the quality of overall design and materials, the relationship with nearby buildings and open spaces, in terms of size, positioning and appearance and must reflect the rural, spacious character of Bredfield
DM.27	Biodiversity and Geodiversity: All development proposals should protect the biodiversity and geodiversity value of the land and buildings and minimise fragmentation of	BDP.2 establishes that all proposed developments must demonstrate that landscape character has been considered and where possible enhanced. BDP.3 which gives support to proposals that enable the protection and enhancement of the

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	habitats; development proposals that would cause a direct or indirect adverse effect to designated environmental sites or priority habitats will not be permitted	key features of the landscape, including hedgerows and field margins, mixed deciduous woodland, meadows, streams, ponds and traditional orchards will be supported
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TABLE 3 FINAL DRAFT LOCAL PLAN (2019) POLICIES and NDP POLICIES

LP (2018) Policy Number	Policy	Comments
SCLP 3.3	Settlement Boundaries Land outside settlement boundaries in Local and Neighbourhood Plans is defined as Countryside Neighbourhood Plans can make minor adjustments to the Settlement Boundary and allocate additional land for development	BDP.13 establishes that the Settlement Boundary will be extended to incorporate land to incorporate land recognised as being suitable for development
SCLP4.3	Expansion of Employment Sites Proposals to expand or enhance existing employment premises will be permitted Where expansion of existing premises cannot take place within existing Employment Areas, development will be permitted on adjacent land outside the Settlement Boundary	BDP.9 allows the site known as The Forge to be expanded into the adjoining land to a maximum area of 0.48ha with the subsequent relocation of existing businesses into new construction units and offer the opportunity for the establishment of new enterprises
SCLP4.5	Economic Development in Rural Areas Proposals that grow and diversify the rural economy will be supported as long as they accord with any relevant Neighbourhood Plan and meet set criteria	BDP.8 states that business and tourism development should be small-scale and provide community benefits, including employment opportunities for local people. It should not increase air, noise or light pollution or create an unacceptable impact on highway safety or have significant detrimental effect on surrounding landscape or historic buildings.

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SCLP4.6	<p>Conversion and replacement of Rural Buildings for Employment Conversion of buildings for employment will be permitted</p>	<p>BDP.17 states that applications for the conversion of redundant structures, including for employment or tourism (including holiday accommodation) will in principle be considered sympathetically</p>
SCLP5.2	<p>Housing Development in Small Villages Residential development will be permitted within settlement boundaries where it is a small group of a scale appropriate to the size, location and character of the village</p>	<p>BDP.14 confirms that to protect the character and identity of Bredfield, in particular the division of the village into distinct settlement groups divided by green space and open land, new development should be confined to small-scale proposals of no more than ten houses</p>
SCLP5.5	<p>Conversion of buildings in the Countryside for housing Conversion of agricultural buildings for residential use will be permitted if it meets set criteria</p>	<p>BDP.17 establishes the principle that applications for the conversion of redundant farm structures for housing or tourism (including holiday accommodation) will be considered sympathetically</p>
SCLP5.8	<p>Housing Mix Proposals for new housing development will be expected to reflect the mix and type of housing identified in the SHMA; Proposals for 5 or more units should provide for a mix of sizes and types and provide for at least 40% of 1 or 2 bed properties Neighbourhood Plans may set out an approach to housing type and mix</p>	<p>BDP.12 states that applications must include a mix of houses in size and type, with priority given to one/two bed homes and small two/three-bedroom houses</p>
SCLP6.1	<p>Tourism The Council will seek to manage tourism and improve the tourist opportunities; Proposals will be determined by an area's capacity for further growth</p>	<p>BDP.8 which states that tourism development should be small-scale and provide community benefits, including employment opportunities for local people</p>
SCLP7.1	<p>Sustainable Transport Development proposals should be designed from the outset to incorporate measures to encourage people to travel using non-car modes to access employment, services and facilities; it should enhance cycle</p>	<p>BDP.11 demands that developments should demonstrate that a range of considerations have been addressed:, including the provision of safe walking and cycling routes both in the immediate area of the site and to establish walkable access to services and facilities in the village; Opportunities to extend existing routes; How the proposals link with public transport and</p>

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	and pedestrian networks; reduce conflict between users of the transport network	the impact of the development on the transport network has been considered
SCLP7.2	Parking Proposals and Standards Vehicle parking provision should be managed to support the economy and communities. Development proposals will be expected to meet the standard contained in 2015 Suffolk Guidance for Parking. Proposals should accord with Neighbourhood Plans	BDP.10 which states that new residential and economic development must adhere to Suffolk County Council parking standards. providing safe and secure parking for all vehicle modes and reflect the rural, spacious and attractive character of Bredfield
SCLP8.2	Open Spaces Supports the provision of open space with a presumption against development that involves the loss of open space. Neighbourhood Plans may identify areas of local Green Space and include policies	BDP.4 states that no development will be approved that may harm the openness, special character, significance and value of a Designated Local Green Space to the local community and development proposals that safeguard, and/or provide opportunities to improve the quality and quantity of public access to green space through appropriate restoration, extension, expansion or diversification in a scale and setting compatible with their location will be supported
SCLP10.1	Biodiversity and Geodiversity Development will be supported where it maintains, restores or enhances green infrastructure. Proposals that have an adverse impact on sites of bio- or geodiversity, including priority habitats will not be supported	BDP.3 establishes that development proposals that enable the protection and enhancement of the key features of the landscape, including hedgerows and field margins, mixed deciduous woodland, meadows, streams, ponds and traditional orchards will be supported. Proposals that have a significant detrimental impact on veteran trees, woodlands, field margins, wildlife corridors, streams and ponds in the parish, or have a significant detrimental impact on long-established hedgerows which are visually prominent within the parish, or which are important for biodiversity will be resisted.
SCLP10.3	Landscape Character Proposals for development should be sympathetic to defined features. They will be expected to demonstrate that scale, form, design will protect and enhance the features of the area and the relationship around settlements and their landscape setting Neighbourhood Plans may include policies related to	BDP.1 indicates that every proposed development must demonstrate that it will respect the local character of the landscape, and the current division of the village into distinct settlement groups separated by green space and open land and not cause any significant loss or diminution of distinctive views from a public right of way that currently provides open field aspects or views over open spaces. BDP.2 states that proposed developments must demonstrate that landscape character has been

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	protecting and enhancing landscape character	considered and where possible enhanced by retaining as many of the existing trees, hedges, shrubs and other vegetation as possible, and designing around existing trees and other significant landscape features, wherever practicable
SCLP10.5	Settlement Coalescence Development of undeveloped land between settlements will only be permitted where it does not lead to the coalescence of settlements... or the creation of urbanising effects	BDP.1 calls for the local character of the landscape, and the current division of the village into distinct settlement groups separated by green space and open land to be respected BDP.14 To protect the character and identity of Bredfield, in particular the division of the village into distinct settlement groups divided by green space and open land
SCLP11.1	Design Quality Council will support distinctive and high-quality design that demonstrates an understanding of the key features of local character	BDP.16 New development must be in harmony with existing nearby buildings and the general landscape, and must be designed and constructed in such a way as to be an asset to the street scene in terms of quality of overall design and materials and the relationship with nearby buildings and open spaces, in terms of size, positioning and appearance
SCLP11.3	Historic Environment The Council will work with others, including communities, to conserve and enhance the historic environment	BDP.6 All development proposals must demonstrate that the potential impact on archaeological deposits has been considered and must ensure that evidence which could contribute to our understanding of human activity and past environments is not lost
SCLP11.6	Non-Designated Heritage Assets Neighbourhood Plans can designate NDHA. Proposals for the re-use of NDHA will be supported if compatible. New uses which result in harm will be considered, based on the wider balance of the scale of harm/loss	BDP.5 states that certain buildings, monuments, sites, places or areas identified as having a degree of significance meriting consideration in planning decisions] shall be protected by being listed as Locally Valued Heritage Assets. Where a proposal (being a proposal which requires planning consent) may affect a building, structure or landscape listed as being a Locally Valued Heritage Asset, the applicant must demonstrate how the asset will be protected or enhanced. For proposed alterations to a building or structure on the List of Locally Valued Heritage Assets (being an alteration for which planning consent is required), the applicant must demonstrate that appropriate materials will be used, and/or that specific features of architectural or historic interest will be retained.

SCLP11.7	<p>Archaeology</p> <p>A full archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological importance</p>	<p>BDP.6 All development proposals must demonstrate that the potential impact on archaeological deposits has been considered and must ensure that evidence which could contribute to our understanding of human activity and past environments is not lost, by submitting evidence that the Historic Environment Record has been consulted with an appropriate desk-based assessment of the site, and, where necessary, a field evaluation. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence</p>
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Compliance with European Union obligations

24 A neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, to be legally compliant. There are three directives that may be of relevance to neighbourhood plans. These aim to protect and improve Europe’s most important habitats and species.

- Directive 2001/42/EC The Protocol on Strategic Environmental Assessment (SEA). This requires environmental assessment into plans at the earliest stages, and thus help in laying down the groundwork for sustainable development.
- Directive 92/43/EEC Habitats Directive on the conservation of natural habitats and of wild fauna and flora and
- Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively).

25 Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) do not apply to the BNDP.

Strategic Environmental Assessment (SEA)

26 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive 2001/42/EC. The Department for Community and Local Government (DCLG) planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan

- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

27 In the case of the Bredfield Neighbourhood Plan a Screening opinion on the draft NDP was sought from Suffolk Coastal District Council. The Environment Agency, Natural England and English Heritage were consulted on the requirement for a SEA, and the conclusion was that, as the housing policies set out different physical development limits to saved policies in the existing Local Plan. It would be necessary for a Strategic Environmental Assessment to be undertaken to ensure compliance with EU obligations.

28 Aecom Consulting were appointed to carry out a Strategic Environmental Assessment, and the resulting Scoping Report and Assessment are supporting documents to the Plan.

29 The Assessment finds that the plan as a whole is likely to have positive effects in relation to five themes: Biodiversity – Landscape and historic environment - Population and community – Health and wellbeing – Transportation. Neutral effects are anticipated for Climate change and negative effects are expected in relation to Land, soil and water resources. Overall, the Neighbourhood Plan will result in broadly positive effects in relation to the SEA framework.

Habitats Regulation Assessment

30 The European Union Habitats Directive and Birds Directive are aimed at protecting certain sites, such as Special Areas of Conservation (SAC) and Special Protection Areas (SPA) from the effects of development. With the inclusion of Ramsar sites they are often referred to as Natura 2000 sites. Article 6 (3) of the European Habitats Directive states that if a plan is likely to have a significant effect on a site, then an assessment must be undertaken by a competent authority.

31 A decision in April 2018 at the European Court of Justice (*People Over Wind and Sweetman vs. Coillite Teorante*) refined the directive and made it clear that an Appropriate Assessment must be undertaken where screening of a plan indicates that mitigation may be necessary. This was incorporated into British law by *The Conservation of Habitats and Species Regulations* in December 2018.

32 Mindful of this legislation, Bredfield Parish Council requested that East Suffolk District Council, as a competent authority, screen the Neighbourhood Plan and then if necessary, assess any potential impacts that could arise, and determine the mitigation required from the implementation of the Plan on any identified site.

33 As a result of the screening, Policy BDP.15 was identified as having a likely significant effect on protected European wildlife sites, and therefore East Suffolk District Council carried out a Habitats Regulation Assessment (HRA). Natural England was consulted during this process. This determined that the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) provides adequate measures to mitigate any impact.

34 The Habitats Regulation Assessment is a supporting document to this Plan.

Other basic conditions: Human Rights and Equality

35 The Human Rights Act (1998) sets out the fundamental rights and freedoms that everyone in the United Kingdom is entitled to. It incorporates the rights set out in the European Convention on Human Rights (ECHR) into domestic British law. There are four articles which may bear on a Neighbourhood Plan:

- Article 1 protects the right of everyone to the peaceful enjoyment of possessions. BNDP does include policies that would restrict development to some extent, but it does not have any greater impact than the general restrictions on development rights already provided for in national law.
- Article 6 is the right to a fair and public hearing of an individual's rights. The process for preparing the BNDP has allowed for extensive consultation, as outlined in the Consultation Statement and the subsequent examination and referendum will further support the objectives of the article.
- Article 8 protects the right to respect for a private life. Although policies in the BNDP may result in development near existing properties, it is not believed that the effects would be so great as to be unacceptable when set against the advantages offered by such development.
- Article 14 demands the enjoyment of the rights and freedoms of the ECHR without discrimination on any grounds. The policies and statements contained in the BNDP have been developed in consultation with the local community to produce as inclusive a document as possible.

36 The Equality Act 2010 requires that public bodies must consider all individuals when shaping policy to eliminate unlawful discrimination and to promote equality of opportunity for specified equality groups. Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Assessment must address the 'protected characteristics' identified within the Act:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation.

The purpose of an Equality Impact Assessment is to help understand and ultimately protect the groups identified above from any adverse impact.

37 The following Assessment considers the needs of these groups and how they might be affected by the BNDP.

Equality: Baseline Data

38 Any Assessment will rely on Census data for 2011 published by the Office for National Statistics. Data is available for Bredfield for age, disability, race, religious belief and sex. There is no known data for gender reassignment, pregnancy and maternity or sexual orientation. Full data figures for Bredfield from Census data for 2011 published by the Office for National Statistics are contained in the accompanying Consultation Document.

39 This shows that, generally, the proportion of Male/Females is comparable to the national picture. The proportion of older people is higher than the national picture, not uncommon with rural areas on the fringe of larger settlements. The proportion of Christians is higher than the national average, again perhaps reflective of the median age of the population and the rural setting. Gender reassignment and sexual orientation are generally invisible characteristics for which little reliable data exists. There was also no data available for pregnancy or maternity.

40 In conclusion, the Parish Council is content that the Plan will have no negative impacts on any protected characteristic by reference to data or evidence. Thus, no recommendations are made, and the Parish Council believes that the Neighbourhood Plan to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met and is compatible with the Human Rights Act 1998.

Conclusion

- 41 This Basics Conditions Statement demonstrates that the BNDP:
- has regard to national policy
 - contributes towards the achievement of sustainable development
 - is in general conformity with the Suffolk District Council Core Strategy 2011
 - will be in general conformity with the Suffolk District Local Plan as published in Draft 2019
 - does not breach, and is otherwise compatible with EU obligations and:
 - has met the prescribed conditions and matters relating to the proposal for the Neighbourhood Development Plan.

Bredfield Parish Council therefore believes that the Bredfield Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

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