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# **GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041**

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**BASIC CONDITIONS STATEMENT**

**MAY 2020**



Prepared for Great Barton Parish Council by



April 2020

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## 1 Introduction

As part of the formal submission of the Great Barton Neighbourhood Plan (GBNP) for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that it has complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as Amended). This Basic Conditions Statement accompanies the submission to the local planning authority, West Suffolk Council, of the GBNP under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by *"a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act"*.

This Statement has been prepared in order to confirm compliance with these basic conditions as follows:

- Section 2 identifies the legislative requirements for the 'basic conditions';
- Section 3 identifies the matters that the appointed examiner must consider and confirms how the Neighbourhood Plan responds to them;
- Sections 4 to 9 set out the basic conditions and reviews how the Neighbourhood Plan meets these requirements;
- Section 10 confirms that the Neighbourhood Plan is compatible with the Convention Rights.

It is considered that the Neighbourhood Plan (NP) complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

## 2. Legal Requirements

2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the "Basic Conditions" that the Neighbourhood Plan must comply with.

2.2 Paragraph 8 (1) states that the examiner must consider:

- (a) whether the draft neighbourhood development plan meets the basic conditions (see subparagraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) 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),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions tests.

2.4 Paragraph 8 (6) stipulates that the examiner is not to consider any matter that does not fall within subparagraph (1) apart from considering whether the draft Neighbourhood Plan is compatible with the Convention rights.

2.5 On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the Neighbourhood Plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

The Regulations substitute a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

## Meeting the Legal Requirements

Compliance with the individual elements of the legal requirements is set out below.

| Requirement  | Interpretation   | GBNP response  |
|--|--|--|
| 4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions  | This requires the GBNP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.   | This is considered in detail in later sections of this Statement.  |
| 4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004 | This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".   | Compliance with Sections 38A and 38B is demonstrated in the following rows.  |
|  | Section 38A(1)<br>"any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."   | The Neighbourhood Plan has been submitted by Great Barton Parish Council, the qualifying body (as defined in the Localism Act 2011).   |
|  | Section 38A(2)<br>A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan." | The GBNP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Great Barton, as designated by the former St Edmundsbury Borough Council on 14 January 2019. The boundary of the Neighbourhood Area is shown in Map 1 in the GBNP. |
|  | Section 38A, Paragraphs (3) - (12)   | These paragraphs are not of relevance to the submission phase of the NP.   |
|  | Section 38B1(a)<br>The Neighbourhood Development Plan "Must specify the period for which it is to have effect."  | The plan period of the GBNP is from 2018 to 2041.  |
|  | Section 38B1(b)<br>A Neighbourhood Development Plan "may not include provision about development that is excluded development."  | The GBNP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004.  |
|  | Section 38B1(c)<br>A Neighbourhood Development Plan may not relate to more than one neighbourhood area   | The GBNP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by the former St Edmundsbury Borough Council on 14 January 2019.  |
|  | Section 38B(2)<br>Only one Neighbourhood Development Plan may be made for each neighbourhood area.   | There are currently no other NP's in place in this Neighbourhood Area.   |
|  | Section 38B(3)<br>If to any extent a policy set out in a Neighbourhood Development Plan  | There are no conflicts within the GBNP.  |

| Requirement   | Interpretation   | GBNP response   |
|---|--|---|
|   | conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.  |   |
|   | <p>Section 38B(4)(a)</p> <p>Regulations made by the Secretary of State may make provisions for “restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”</p> <p>These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p> | The Neighbourhood Planning (General) Regulations 2012 have been used to inform the preparation of the GBNP.   |
|   | <p>Section 38B(4)(b)</p> <p>Regulations made by the Secretary of State may make provisions “requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.”</p>   | A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the GBNP. In both cases it was considered that the Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the GBNP. |
|   | Section 38B, which include paragraphs 38B(4)(c), 5 & 6,  | The remaining requirements are not of relevance to this Basic Conditions Statement.   |
| 4B 8 (1)(d) Whether the Referendum Should Extend Beyond the NP Area   | This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.   | The GBNP relates solely to land that falls within the Parish of Great Barton.   |
| 4B 8 (1)(e) Other Matters 3.28.   | This requires the examiner to consider such other matters as may be prescribed   | There are no other prescribed matters.  |
| Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 | These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.  | The SEA and HRA Screening Opinion has concluded that an Appropriate Assessment of the Plan is not required.   |

### 3. Compliance with Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement. The Regulations state that the Neighbourhood Plan will have met the basic conditions if it:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. Contributes to the achievement of sustainable development;
3. Is in general conformity with the strategic policies of the development plan for the area; and
4. Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

#### National Policy

3.2 The Great Barton Neighbourhood Development Plan must have appropriate regard to national planning policy. The following section describes how the GBNP relates to the National Planning Policy Framework (NPPF) which was originally published in 2012, amended in July 2018 and further amended in February 2019. It is the latter version of the NPPF that has been used as the basis to assess the GBNP. The NPPF is framed around a basic premise of achieving sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system to have regard to three overarching objectives:

- a) *“an economic objective – 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;*
- b) *a social objective – 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; and*
- c) *an environmental objective – 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.”*

3.3 The NPPF contains thirteen topic-based chapters in which more detailed policy guidance is set out for plan making and decision taking. Table 1, below, identifies how the GBNP meets the basic condition of having regard to the NPPF by assessing the Plan against the principles for each of the NPPF topic-based chapters.



**Table 1 - Compatibility of the Plan's vision, objectives and policies against the NPPF Core Principles**

| <b>NPPF Topic</b>                       | <b>Great Barton NP Objectives</b>   | <b>Great Barton NP Policies</b>  |
|---|---|--|
| Delivering a sufficient supply of homes | <ul style="list-style-type: none"> <li>To enable local people to stay in or return to the village throughout their lifetime and as their needs change</li> <li>To ensure an adequate supply of affordable housing to meet the needs of the parish</li> <li>To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village</li> </ul>   | <p>Policy GB 1 – Spatial Strategy</p> <p>Policy GB 2 – Housing Delivery</p> <p>Policy GB 3 – Land at School Road (The Triangle)</p> <p>Policy GB 4 – Housing Mix</p> <p>Policy GB 5 – Housing Design</p>                                 |
| Building a strong, competitive economy  | <ul style="list-style-type: none"> <li>Support small-scale business creation and retention</li> <li>Encourage the provision of services and infrastructure that enables business development</li> </ul>   | Policy GB 6 – Retention of existing Employment Premises  |
| Ensuring the vitality of town centres   | Not appropriate to Great Barton   | None   |
| Promoting healthy and safe communities  | <ul style="list-style-type: none"> <li>To protect existing community, retail, education and leisure facilities and support further growth where appropriate</li> <li>To ensure that sufficient community and leisure facilities are maintained to serve the Parish including new complementary provision in association with new development</li> <li>To encourage multi-generational community and leisure facilities</li> <li>To promote measures to improve the safety of the roads and footways through the Parish and beyond</li> <li>To provide improvements to footpath connections through the Parish including measures to enhance pedestrian safety and safe crossing points</li> </ul> | <p>Policy GB 7 – Community Facilities</p> <p>Policy GB 8 – Sport and Recreation Facilities</p> <p>Policy GB 9 – Local Green Spaces</p> <p>Policy GB 12 -Development Design Considerations</p> <p>Policy GB 15 – Public Rights of Way</p> |
| Promoting sustainable transport         | <ul style="list-style-type: none"> <li>To provide improvements to footpath connections through the Parish including measures to enhance pedestrian safety and safe crossing points</li> <li>To maintain, develop and enhance cycle routes through the Parish and beyond</li> <li>To encourage non-car modes, including public transport</li> </ul>  | <p>Policy GB 12 -Development Design Considerations</p> <p>Policy GB 15 – Public Rights of Way</p>  |
| Supporting high quality communications  | <ul style="list-style-type: none"> <li>Encourage the provision of services and infrastructure that enables business development</li> </ul>  | <p>Policy GB 5 – Housing Design</p> <p>Policy GB 12 -Development Design Considerations</p>   |

| NPPF Topic   | Great Barton NP Objectives  | Great Barton NP Policies   |
|--|---|--|
| Making effective use of land   | <ul style="list-style-type: none"> <li>To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages</li> <li>To minimise the impact of development on the best and most versatile agricultural land</li> </ul>   | Policy GB 1 – Spatial Strategy<br>Policy GB 2 – Housing Delivery   |
| Achieving well-designed places                                       | <ul style="list-style-type: none"> <li>To preserve and enhance the character of the area</li> <li>To protect important open green spaces and wooded areas within the parish</li> <li>To ensure development is well designed and complements the diverse character of the parish</li> <li>To reduce the environmental impact of new buildings through the use of energy saving technologies</li> <li>To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village</li> <li>To provide improvements to footpath connections through the Parish including measures to enhance pedestrian safety and safe crossing points</li> </ul> | Policy GB 5 – Housing Design<br>Policy GB 10 – The Park Special Character Area<br>Policy GB 11 – Hall Park Special Character Area<br>Policy GB 12 – Development Design Considerations<br>Policy GB 13 – Sustainable Construction Practices<br>Policy GB 14 – Buildings of Local Significance |
| Protecting Green Belt land   | Not appropriate to Great Barton   | None   |
| Meeting the challenge of climate change, flooding and coastal change | <ul style="list-style-type: none"> <li>To reduce the environmental impact of new buildings through the use of energy saving technologies</li> </ul>   | Policy GB 12 – Development Design Considerations<br>Policy GB 13 – Sustainable Construction Practices  |
| Conserving and enhancing the natural environment                     | <ul style="list-style-type: none"> <li>To preserve and enhance the character of the area</li> <li>To protect important open green spaces and wooded areas within the parish</li> <li>To ensure development is well designed and complements the diverse character of the parish</li> <li>To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape</li> <li>To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages</li> </ul>  | Policy GB 1 – Spatial Strategy<br>Policy GB 9 – Local Green Spaces<br>Policy GB 12 – Development Design Considerations<br>Policy GB 13 – Sustainable Construction Practices  |

| NPPF Topic                                   | Great Barton NP Objectives   | Great Barton NP Policies  |
|--|--|---|
|  | <ul style="list-style-type: none"> <li>• To protect and enhance biodiversity</li> <li>• To minimise the impact of development on the best and most versatile agricultural land</li> <li>• To reduce the environmental impact of new buildings through the use of energy saving technologies</li> </ul> |   |
| Conserving the historic environment          | <ul style="list-style-type: none"> <li>• To preserve and enhance the character of the area</li> </ul>  | Policy GB 10 – The Park Special Character Area<br>Policy GB 11 – Hall Park Special Character Area<br>Policy GB 14 – Buildings of Local Significance |
| Facilitating the sustainable use of minerals | Not appropriate to Great Barton  | None  |

### How the purpose of GBNP policies achieve sustainable development

3.4 The table below identifies the purpose of each policy in the Neighbourhood Plan and its intended outcome in relation to achieving sustainable development as defined by the NPPF.

| Policy | Purpose   | Outcome  |
|--------|---|--|
| GB 1   | To set out the strategy for the location of growth in Great Barton during the plan period.  | Ensures that new development is located close to existing village facilities and minimises the development of agricultural land in remote locations.   |
| GB 2   | Identifies the amount of new housing growth that will take place in the neighbourhood area and how this growth will be delivered. | Provides certainty in terms of the amount and location of new housing in the village to ensure that the identified housing needs are met.  |
| GB 3   | Allocates a site for housing development.   | Contributes to meeting the future housing need in the main built-up area of the village.   |
| GB 4   | Provides requirements for house sizes and types.  | Ensures that future housing provision meets the locally identified need.   |
| GB 5   | Provides guidelines and criteria for the design of new housing.   | Ensures that new housing reflects identified local characteristics and meets current standards of design and space.  |
| GB 6   | Seeks to maintain employment facilities in the parish.  | Ensures that local opportunities for employment are available.   |
| GB 7   | Encourages the retention of existing community facilities and the provision of new facilities.                                    | Supports strong, vibrant and healthy communities, that reflect current and future needs and supports communities' health, social and cultural well-being.  |
| GB 8   | Encourages the retention of existing sport and recreation facilities and the provision of new facilities.                         | Supports strong, vibrant and healthy communities, that reflect current and future needs and supports communities' health, social and cultural well-being.  |
| GB 9   | Designates green spaces that meet the NPPF criteria.  | Identifies and protects green areas of particular importance to the local community.   |
| GB 10  | Identifies an area of locally distinct character that should be protected   | Ensures that development proposals are sympathetic to local character and history.   |
| GB 11  | Identifies an area of locally distinct character that should be protected   | Ensures that development proposals are sympathetic to local character and history.   |
| GB 12  | Provides a range of criteria against which all development proposals will be assessed   | Contributes to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, and minimising waste and pollution. |
| GB 13  | Promotes the incorporation within development proposals of measures that reduce energy consumption.                               | Supports an increase in the use of renewable and low carbon energy.  |
| GB 14  | Identifies built assets that are of local significance.   | Contributes to maintaining the locally distinct character of the village.  |
| GB 15  | Promotes the protection and improvement of public rights of way.  | Supports communities' health, social and cultural well-being.  |



### General conformity with the strategic policies contained in the development plan

- 3.5 The Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the GBNP comprises three local plan documents, all prepared by the former St Edmundsbury Borough Council:
1. The St Edmundsbury Core Strategy (2010);
  2. The Rural Vision 2031 (2014); and
  3. The Joint Development Management Policies Local Plan document (2015)

### Compatibility of the GBNP with the Strategic Policies of the Development Plan

- 3.6 The Government's Planning Practice Guidance states:
- "Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:
- whether the policy sets out an overarching direction or objective
  - whether the policy seeks to shape the broad characteristics of development
  - the scale at which the policy is intended to operate
  - whether the policy sets a framework for decisions on how competing priorities should be balanced
  - whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
  - in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
  - whether the Local Plan identifies the policy as being strategic"
- 3.7 West Suffolk Council has provided a list of some 61 adopted policies considered to meet the criteria of being "strategic". We have assessed compatibility of GBNP policies against all policies that are considered relevant to Great Barton. Those strategic policies that are not considered relevant are listed in Appendix A of this Statement.
- 3.8 The table below provides details of the policies in the development plan, a link to the GBNP policy (where relevant) and a narrative of conformity of the GBNP with the adopted development plan.

| Local Plan Strategic Policy                       | Neighbourhood Plan Policy  | Comment   |
|---|--|---|
| <b>St Edmundsbury Core Strategy 2010</b>          |  |   |
| CS1 St Edmundsbury Spatial Strategy               | <b>GB 1 – Spatial Strategy</b>   | Policy GB 1 has been prepared to be in accordance with this policy. The Core Strategy policy focuses most development on Bury St Edmunds and Haverhill and the GBNP will not undermine that strategy.   |
| CS2 Sustainable Development                       | <b>All policies of the Neighbourhood Plan</b>  | The lengthy Core Strategy policy sets out many criteria by which development proposals will be considered to deliver sustainable development. The policies of the GBNP complement this policy based on locally specific evidence.   |
| CS3 Design and Local Distinctiveness              | <b>GB 5 – Housing Design</b><br><b>GB 10 – The Park Special Character Area</b><br><b>GB 11 – Hall Park Special Character Area</b><br><b>GB 12 – Development Design Considerations</b><br><b>GB 13 – Sustainable Construction Practices</b><br><b>GB 14 – Buildings of Local Significance</b> | The Core Strategy policy identifies many criteria against which proposals will be judged in order to “contribute to a high quality, safe and sustainable environment.” The GBNP policies complement this policy by adding local context.  |
| CS4 Settlement Hierarchy and Identity             | <b>All policies of the Neighbourhood Plan</b>  | The Core Strategy identifies which settlements fall within identified categories. Great Barton falls within the designated “Local Service Centres” and the policies in the GBNP are in accordance with this policy.   |
| CS5 Affordable Housing                            | <b>GB 3 – Land at School Road (The Triangle)</b><br><b>GB 5 – Housing Design</b>   | The Core Strategy policy sets the site threshold for when affordable housing should be provided. It has, to some extent, been superseded by Government policy in that sites of between 5 and 9 dwellings can no longer seek affordable housing. GBNP does not repeat the policies of the Core Strategy for the provision of affordable housing but requires the development identified in GB 3 to meet the affordable housing requirements of CS5. Policy GB 5 requires affordable housing to be “tenure blind” and provided in small clusters. |
| CS6 Gypsies, Travellers and Travelling Showpeople | No specific policies apply   | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that strategy.  |
| CS7 Sustainable Transport                         | <b>GB 5 – Housing Design</b><br><b>GB 12 – Development Design Considerations</b>   | The Core Strategy requires development to provide for travel by a range of means of transport other than the private car in accordance a specified hierarchy. It also requires proposals to be accessible to people of all abilities including those with mobility impairments.<br>GBNP reinforces these requirements at a local level.   |
| CS8 - Strategic Transport Improvements            | No specific policies apply   | The Core Strategy identifies a number of transport projects and ambitions including the   |

| Local Plan Strategic Policy                         | Neighbourhood Plan Policy   | Comment   |
|---|---|---|
|   |   | desire to relieve the adverse impacts of traffic in Bury St Edmunds, Haverhill and those villages which have identified transport issues. The policies of the GBNP do not undermine such ambitions.   |
| CS9 Employment and the Local Economy                | <b>GB 6</b> – Retention of existing Employment Premises                             | The Core Strategy policy specifically states that proposals for growth in Key Service Centres and Local Service Centres will be expected to include provision for employment land and premises to meet local needs. GBNP 6 seeks the retention of existing employment sites and encourages appropriate increases in local employment.   |
| CS10 Retail, Leisure, Cultural and Office Provision | <b>GB 7</b> – Community Facilities<br><b>GB 8</b> – Sport and Recreation Facilities | The Core Strategy policy states that retail and leisure proposals in Local Service Centres such as Great Barton will be expected to be of an appropriate scale and character to reflect the role and function of the local centres and in accordance with the sequential approach. The identified GBNP policies do not undermine this approach.                                     |
| CS11 Bury St Edmunds Strategic Growth               | <b>GB1</b> – Spatial Strategy   | The Core Strategy policy identifies long term strategic growth at north-east Bury St Edmunds, referred to as the Severals in the GBNP. The policies in the GBNP do not conflict with this strategic policy.   |
| CS12 Haverhill Strategic Growth                     | <b>Not applicable</b>   | The Core Strategy policy is not applicable to the GBNP  |
| CS13 Rural Areas                                    | <b>All policies of the Neighbourhood Plan apply</b>                                 | The Core Strategy states that the scale of development in Local Service Centres will reflect the need to maintain the sustainability of local services for the communities they serve, the diversification of the economy and the provision of housing for local needs. All the policies in the GBNP accord with this strategy.   |
| CS14 Community Infrastructure Capacity and Tariffs  | <b>All policies of the Neighbourhood Plan apply</b>                                 | The Core Strategy requires that all new proposals for development will be required to demonstrate that the necessary on and off-site infrastructure capacity required to support the development and to mitigate the impact of it on existing infrastructure exists or will exist prior to that development being occupied. All the policies in the GBNP accord with this strategy. |
| CS15 Plan, Monitor and Manage                       | No specific policies apply  | The Core Strategy policy sets out how the delivery of the Local Development Framework will be monitored and reviewed. There is no need for the GBNP to address this matter.   |

| Rural Vision 2031 (2014)  |   |  |
|---|---|--|
| RV1 Presumption in Favour of Sustainable Development  | All policies support the principal of sustainable development | The Neighbourhood Plan has been prepared to ensure that its policies support appropriate sustainable development commensurate to the Core Strategy designation for Great Barton.   |
| RV2 Neighbourhood Development Plans and Neighbourhood Development Orders in the Rural Areas | <b>All policies of the Neighbourhood Plan</b>                 | Policy RV2 sets criteria that Neighbourhood Plans must meet. The GBNP satisfies these requirements in particular that the level of development proposed will meet “at least the minimum level of growth and ..... conform with the strategic policies as set in the adopted Core Strategy” |

| Local Plan Strategic Policy                 | Neighbourhood Plan Policy  | Comment  |
|---|--|--|
| RV3 Housing Settlement Boundaries           | <b>GB 1</b> - Spatial Strategy<br><b>GB 2</b> – Housing Development                    | The policy states that housing settlement boundaries are defined and within the housing settlement boundaries planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted. The GBNP has been prepared in accordance with this policy. |
| RV7 Allotments                              | <b>GB 7</b> - Community Facilities   | The policy promotes the retention of allotments unless specific circumstances apply. The GBNP policy has been prepared to be in accordance with this policy.   |
| RV8 Safeguarding Educational Establishments | <b>GB 3</b> - Land at School Road (The Triangle)<br><b>GB 7</b> - Community Facilities | The policy safeguards existing education establishments unless specific circumstances apply. The GBNP makes specific provision for the future expansion of Great Barton Primary School   |
| RV9 Green Infrastructure in Rural areas     | <b>GB 9</b> - Local Green Spaces<br><b>GB 12</b> - Development Design Considerations   | The policy states that the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. GBNP does not undermine this policy objective.   |
| RV18 Great Barton                           | <b>GB 3</b> - Land at School Road (The Triangle)                                       | The policy allocates land at The Triangle for development, as referred to in the GBNP. Policy GB3 expands upon this allocation and provides more specific criteria for the development of the whole site.  |

| Bury St Edmunds Vision 2031 (2014)              |  |   |
|---|--|---|
| BV6 Strategic Site – North-east Bury St Edmunds | All policies support the development of this site. | The local plan policy provides a greater level of detail than Core Strategy Policy CS11. The policies of the GBNP do not undermine this policy. |

| Joint Development Management Policies Local Plan Document (2015)       |  |   |
|--|--|---|
| DM1 Presumption in Favour of Sustainable Development                   | <b>All policies of the Neighbourhood Plan</b>                                    | The Neighbourhood Plan has been prepared to ensure that its policies support appropriate sustainable development commensurate to the Core Strategy Spatial Strategy designation for Great Barton.   |
| DM2 Creating Places – Development Principles and Local Distinctiveness | <b>GB 5</b> – Housing Design<br><b>GB 12</b> – Development Design Considerations | Policy DM2 identifies many criteria against which proposals will be judged in relation to achieving high quality design and creating locally distinct places. The GBNP policies complement this policy by identifying locally distinct features of the nature that Policy DM2 requires development proposals to have regard to. |
| DM3 Masterplans  | No specific policies apply   | There is no need for the GBNP to address this matter as it is adequately addressed in the adopted Local Plan documents and the NPPF. Development at North-East Bury St Edmunds (The Severals) has an adopted masterplan and the GBNP does not undermine its content.  |



| Local Plan Strategic Policy   | Neighbourhood Plan Policy                        | Comment  |
|---|--|--|
| DM4 Development Briefs  | <b>GB3</b> - Land at School Road (The Triangle)  | The policy sets out the circumstances when a development brief would be required and the matters that should be addressed. The adopted Local Plan refers to the need for a development brief for the site at School Road (Policy GB 3) and the policy does not undermine this requirement should the local planning authority still deem it necessary. |
| DM5 Development in the Countryside  | <b>GB1</b> – Spatial Strategy                    | Policy GB 1 complements the Local Plan policy by stating that development will be focused with the defined Settlement Boundaries.  |
| DM6 Flooding and Sustainable Drainage   | <b>GB13</b> – Sustainable Construction Practices | The policy sets out requirements for proposals to identify how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere. Policy GB 13 complements and updates this policy.   |
| DM7 Sustainable Design and Construction   | <b>GB13</b> – Sustainable Construction Practices | The Local Plan policy sets out standards for achieving sustainable construction. Policy GB 13 supplements this policy and adds additional criteria.  |
| DM8 Low and Zero Carbon Energy Generation   | <b>GB13</b> – Sustainable Construction Practices | The Local Plan policy supports proposals for generation or recovery of low carbon or renewable energy. Policy GB 13 supplements this policy.   |
| DM9 Infrastructure Services and Telecommunications Development  | No specific policies apply                       | The Local Plan policy sets out criteria for the consideration of proposals for infrastructure services and telecommunications development. The matter is not addressed in GBNP.  |
| DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance                      | No specific policies apply                       | The Local Plan policy provides criteria for the consideration of potential impact on nature conservation sites or interests. The matter is not addressed in GBNP.  |
| DM11 Protected Species  | No specific policies apply                       | The Local Plan policy sets out requirements for the consideration of development proposals that would have an adverse impact on protected habitats and species. There is no need for the GBNP to repeat these requirements.  |
| DM12 - Mitigation, Enhancement, Management and Monitoring of Biodiversity                             | No specific policies apply                       | The Local Plan policy identifies requirements for the protection of biodiversity and the opportunities for enhancements. There is no need for the GBNP to repeat these requirements.   |
| DM13 - Landscape Features   | <b>GB 12</b> – Development Design Considerations | Policy GB 12 complements Policy DM13 by referencing locally identified features of importance including important settlement gaps and important views.   |
| DM14 - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards | No specific policies apply                       | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.   |
| DM15 - Listed Buildings   | No specific policies apply                       | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.   |
| DM16 - Local Heritage Assets and Buildings Protected by an Article 4 Direction                        | <b>GB 14</b> – Buildings of Local Significance   | Policy DM16 sets out criteria for how proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets will be considered. Policy GB 14 identifies important local buildings and does not undermine the Local Plan policy.   |
| DM17 - Conservation Areas   | No specific policies apply                       | There is no conservation area in Great Barton  |

| Local Plan Strategic Policy  | Neighbourhood Plan Policy   | Comment   |
|--|---|---|
| DM18 - New Uses for Historic Buildings   | No specific policies apply  | Policy DM 18 identifies how proposals for the adaptation of a historic building to sustain a new use will be considered. GBNP does not undermine this policy.   |
| DM19 - Development Affecting Parks and Gardens of Special Historic or Design Interest                                | <b>GB 10</b> – The Park Special Character Area<br><b>GB 11</b> – Hall Park Special Character Area             | The Local Plan recognises that, in addition to those currently on the 'Parks and Gardens of Historic Interest' Register, there are many others of local interest. The authorities will also seek to protect these when considering proposals. GBNP acknowledges the importance of two specific areas in Great Barton and the policies do not conflict with the aims of the Local Plan policy. |
| DM20 - Archaeology   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM21 - Enabling Development  | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM22 - Residential Design  | <b>GB 4</b> – Housing Mix<br><b>GB 5</b> – Housing Design<br><b>GB 12</b> – Development Design Considerations | The Local Plan policy provides criteria by which proposals for new residential development will be considered. The GBNP policies supplement this policy by setting out locally specific criteria informed by local evidence and assessments.  |
| DM23 - Special Housing Needs   | <b>GB 4</b> – Housing Mix<br><b>GB 5</b> – Housing Design   | The Local Plan policy generally supports proposals for new or extensions to existing accommodation for elderly and/or vulnerable people. The policies of the GBNP complement this policy.   |
| DM24 - Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage | <b>GB 12</b> – Development Design Considerations  | Policy GB 12 complements Policy DM24 through seeking to ensure that the local character of the built environment is referenced in development proposals   |
| DM25 - Extensions to Domestic Gardens within the Countryside   | <b>GB 12</b> – Development Design Considerations  | Policy GB12 complements Policy DM25 by referencing locally identified features of importance including important settlement gaps and important views.   |
| DM26 - Agricultural and Essential Workers Dwellings  | <b>GB 1</b> - Spatial Strategy<br><b>GB 2</b> – Housing Development   | The Local Plan policy sets out criteria against which proposals for agricultural and essential workers dwellings will be considered. The policies in GBNP complement this policy.   |
| DM27 - Housing in the Countryside  | <b>GB 1</b> - Spatial Strategy<br><b>GB 2</b> – Housing Development   | The Local Plan policy sets out criteria against which proposals for Agricultural and essential workers dwellings will be considered. The policies in GBNP complement this policy.   |
| DM28 - Residential Use of Redundant Buildings in the Countryside   | <b>GB 1</b> - Spatial Strategy<br><b>GB 2</b> – Housing Development   | The Local Plan policy sets out criteria against which proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will be considered. The policies in GBNP complement this policy.  |
| DM29 - Rural Housing Exception Sites in St Edmundsbury   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |

| Local Plan Strategic Policy  | Neighbourhood Plan Policy   | Comment   |
|--|---|---|
| DM30 - Appropriate Employment Uses and Protection of Employment Land and Existing Businesses | <b>GB 6</b> – Retention of existing Employment Premises             | The Local Plan policy sets out criteria whereby proposals for non-employment uses on sites and premises used and/or designated on the policies maps for employment purposes. The GBNP policy complements this policy by identifying local employment sites which it is desired to retain because of their contribution to providing local employment. |
| DM31 - Farm Diversification  | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM32 - Business and Domestic Equine Related Activities in the Countryside                    | No specific policies apply  | Although there is a stud farm in the Neighbourhood Area, it is not necessary for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM33 - Re-Use or Replacement of Buildings in the Countryside                                 | <b>GB 1</b> - Spatial Strategy<br><b>GB 2</b> – Housing Development | The local plan policy identifies criteria whereby proposals for the conversion of buildings in the countryside will be considered. The GBNP policy recognises changes to the NPPF since the local plan was adopted and, specifically, the change to permitted development rights in terms of converting agricultural buildings to residential.        |
| DM34 - Tourism Development   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM35 - Proposals for Main Town Centre Uses   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM36 - Local Centres   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM37 - Public Realm Improvements   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM40 - Ancillary Retail Uses   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.  |
| DM41 - Community Facilities and Services   | <b>GB 7</b> - Community Facilities                                  | The local plan policy seeks to prevent the loss of community facilities without justification. The GBNP policy is in accordance with the local plan policy but identifies specific facilities in Great Barton where the policy would apply,   |
| DM42 - Open Space, Sport and Recreation Facilities   | <b>GB 8</b> – Sport and Recreation Facilities                       | The local plan policy promotes the provision and improvement of facilities and seeks to prevent their loss without justification. The GBNP policy is in accordance with the local plan policy but identifies specific facilities in Great Barton where the policy would apply,  |
| DM43 - Leisure and Cultural Facilities   | No specific policies apply  | There is no need for the GBNP to address this matter as it is adequately addressed in the   |

| Local Plan Strategic Policy                   | Neighbourhood Plan Policy          | Comment  |
|---|------------------------------------|--|
|   |                                    | Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.   |
| DM44 – Rights of Way                          | <b>GB15</b> – Public Rights of Way | The local plan policy seeks to resist proposals that would adversely affect the character of, or result in the loss of existing or proposed rights of way. The GBNP policy promotes the improvement of the network identified in the Neighbourhood Plan. |
| DM45 – Transport Assessments and Travel Plans | No specific policies apply         | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.   |
| DM46 – Parking Standards                      | No specific policies apply         | There is no need for the GBNP to address this matter as it is adequately addressed in the Local Development Plan documents and the NPPF and the GBNP will not undermine that policy.   |



## 4. Compatibility with European Union Obligations and Human Rights

### Environmental Impact and Habitat Regulations

- 4.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the Neighbourhood Plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 4.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in a SEA Screening Statement, which must be publicly available.
- 4.3 In accordance with Regulation 9 of the Regulations, Great Barton Parish Council requested West Suffolk Council, as the responsible body, to consider whether an environmental assessment of the emerging Great Barton Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determination is set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion: Great Barton Neighbourhood Plan dated January 2020. These were published at that time on the Great Barton Neighbourhood Plan pages of the West Suffolk Council website.
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to West Suffolk Council alongside the Neighbourhood Development Plan.

### Human Rights and Equality Impact Assessment

- 4.5 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the GBNP does not have any unintended consequences for particular groups the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 4.6 This section assesses the Submission Draft of the GBNP to ensure that Great Barton Parish Council, as "qualifying body", is satisfying its statutory duties in this regard. An assessment has been made on whether the objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objective and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

## Impact of Objectives of Great Barton Neighbourhood Plan on Persons with Protected Characteristics

| <b>GBNP Objectives</b>  | <b>Outcome for persons with certain protected characteristics</b> |
|---|---|
| To preserve and enhance the character of the area   | Neutral impact  |
| To protect important open green spaces and wooded areas within the parish   | Neutral impact  |
| To ensure development is well designed and complements the diverse character of the parish  | Neutral impact  |
| To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape         | Neutral impact  |
| To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages                               | Neutral impact  |
| To protect and enhance biodiversity   | Neutral impact  |
| To minimise the impact of development on the best and most versatile agricultural land  | Neutral impact  |
| To reduce the environmental impact of new buildings through the use of energy saving technologies   | Neutral impact  |
| To enable local people to stay in or return to the village throughout their lifetime and as their needs change  | Broadly positive impact   |
| To ensure an adequate supply of affordable housing to meet the needs of the parish  | Broadly positive impact   |
| To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village                     | Broadly positive impact   |
| Support small-scale business creation and retention   | Neutral impact  |
| Encourage the provision of services and infrastructure that enables business development  | Neutral impact  |
| To protect existing community, retail, education and leisure facilities and support further growth where appropriate  | Broadly positive impact   |
| To ensure that sufficient community and leisure facilities are maintained to serve the Parish including new complementary provision in association with new development | Broadly positive impact   |
| To promote measures to improve the safety of the roads and footways through the Parish and beyond   | Broadly positive impact   |
| To provide improvements to footpath connections through the Parish including measures to enhance pedestrian safety and safe crossing points                             | Neutral impact  |
| To maintain, develop and enhance cycle routes through the Parish and beyond   | Neutral impact  |
| To ensure that new development provides sufficient parking  | Neutral impact  |
| To minimise the impact of future development on the existing highway network  | Neutral impact  |
| To encourage non-car modes, including public transport  | Broadly positive impact   |

## Impact of Great Barton Neighbourhood Plan Policies on Persons with Protected Characteristics

| Policy | Purpose   | Outcome for persons with certain protected characteristics |
|--------|---|--|
| GB 1   | To set out the strategy for the location of growth in Great Barton during the plan period.  | Broadly positive impact                                    |
| GB 2   | Identifies the amount of new housing growth that will take place in the neighbourhood area and how this growth will be delivered. | Broadly positive impact                                    |
| GB 3   | Allocates a site for housing development.   | Neutral impact   |
| GB 4   | Provides requirements for house sizes and types.  | Broadly positive impact                                    |
| GB 5   | Provides guidelines and criteria for the design of new housing.   | Broadly positive impact                                    |
| GB 6   | Seeks to maintain employment facilities in the parish.  | Neutral impact   |
| GB 7   | Encourages the retention of existing community facilities and the provision of new facilities.                                    | Broadly positive impact                                    |
| GB 8   | Encourages the retention of existing sport and recreation facilities and the provision of new facilities.                         | Broadly positive impact                                    |
| GB 9   | Designates green spaces that meet the NPPF criteria.  | Broadly positive impact                                    |
| GB 10  | Identifies an area of locally distinct character that should be protected   | Neutral impact   |
| GB 11  | Identifies an area of locally distinct character that should be protected   | Neutral impact   |
| GB 12  | Provides a range of criteria against which all development proposals will be assessed   | Broadly positive impact                                    |
| GB 13  | Promotes the incorporation within development proposals of measures that reduce energy consumption.                               | Neutral impact   |
| GB 14  | Identifies built assets that are of local significance.   | Neutral impact   |
| GB 15  | Promotes the protection and improvement of public rights of way.  | Broadly positive impact                                    |

- 4.7 Certain protected characteristics are not affected by the GBNP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

## APPENDIX A Adopted development plan policies that do not apply to Great Barton Neighbourhood Plan

|   |
|---|
| <b>St Edmundsbury Core Strategy 2010</b>  |
| CS 12 - Haverhill Strategic Growth  |
|   |
| <b>Bury St Edmunds Vision 2031 (2014)</b>   |
| With the exception of BV6, the development plan document does not apply to the Great Barton Neighbourhood Plan Area |
|   |
| <b>Haverhill Vision 2031 (2014)</b>   |
| The development plan document does not apply to the Great Barton Neighbourhood Plan Area                            |
|   |
| <b>Rural Vision 2031 (2014)</b>   |
| RV4 – Rural Employment Areas  |
| RV5 - Protection of Special Uses 33   |
| RV6 - Park Farm Ingham  |
| RV10 - Barrow   |
| RV11 - Clare  |
| RV12 - Ixworth  |
| RV13 - Kedington  |
| RV14 - Stanton  |
| RV15 - Barningham   |
| RV16 - Cavendish  |
| RV17 - Chedburgh  |
| RV19 – Great Thurlow  |
| RV20 – Great and Little Whelnetham  |
| RV21 - Hopton   |
| RV22 - Ingham   |
| RV23 - Risby  |
| RV24 - Rougham  |
| RV25 - Wickhambrook   |
|   |
| <b>Joint Development Management Policies Local Plan Document (2015)</b>   |
| DM47 - Development Relating to the Horse Racing Industry  |
| DM48 - Development Affecting the Horse Racing Industry  |
| DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry                                       |
| DM50 – Horse Walks  |





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# **GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041**

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