



Beyton Neighbourhood Plan 2018-2037

Basic Conditions Statement

January 2023

Beyton Parish Council

January 2023

Prepared for Beyton Parish Council by



Contents

1	Introduction	3
2.	Legal Requirements.....	4
	Meeting the Legal Requirements	5
3.	Compliance with Basic Conditions	7
	National Policy.....	7
	Table 1 - Compatibility of the plan's vision, objectives and policies against the NPPF Core Principles.....	8
	How the purpose of BNP policies achieve sustainable development.....	10
	General conformity with the strategic policies contained in the development plan.....	11
	Vision of BNP and the Mid Suffolk Core Strategy 2008.....	11
	Fit of the Objectives of Beyton Neighbourhood Development Plan with the Mid Suffolk Core Strategy 2008 as amended by the Focused Review 2012	11
	Fit of the Beyton Neighbourhood Development Plan with the Vision and Objectives of the Babergh and Mid Suffolk Joint Local Plan Pre-Submission Version Vision and Objectives November 2020.....	13
	Compatibility of the BNP with the Strategic Policies of the Development Plan.....	15
4.	Compatibility with European Union Obligations and Human Rights	30
	Environmental Impact and Habitat Regulations	30
	Human rights and equality impact assessment.....	30
	Impact of Objectives of Beyton Neighbourhood Development Plan on Persons with Protected Characteristics.....	31
	Impact of Beyton Neighbourhood Development Plan Policies on Persons with Protected Characteristics.....	31
	APPENDIX A Adopted development plan policies that do not apply to Beyton Neighbourhood Plan	33

1 Introduction

As part of the formal submission of the Beyton Neighbourhood Plan (BNP) 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 Statement accompanies the submission to the local planning authority, Mid Suffolk District Council, of the BNP 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" by assessing the Neighbourhood Plan against:

- 1 - The Legal Requirements
- 2 - The Basic Conditions
- 3 - Conformity with National Planning Policy
- 4 - Achieving sustainable development
- 5 - The strategic policies contained in the development plan
- 6 - Compatibility with European Union Obligations and Human Rights

Based on the above assessments, it is considered that the Beyton Neighbourhood Plan 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	BNP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the BNP 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) "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 Beyton Parish Council, a qualifying body (as defined in the Localism Act 2011).
	Section 38A(2) 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 BNP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Beyton, as designated by Mid Suffolk District Council on 20 March 2019. The boundary of the Neighbourhood Area is shown in Map 1 in the BNP.
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the BNP is from 2018 to 2037.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The BNP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004.
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The BNP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by Mid Suffolk District Council on 20 March 2019.
	Section 38B(2) 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) If to any extent a policy set out in a Neighbourhood Development Plan	There are no conflicts within the BNP

Requirement	Interpretation	BNP response
	<p>conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.</p> <p>Section 38B(4)(a) 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.” These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p>	<p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the preparation of the BNP.</p>
	<p>Section 38B(4)(b) 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>	<p>A screening process was carried out by the local planning authority in 2021 to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the BNP.</p> <p>The outcome was that the need for an SEA Scoping Report was 'screened-in', but the need for a HRA Report was 'screened-out'.</p> <p>The SEA screening concluded that due to potential impacts on heritage an SEA would be required and this was supported by Historic England.</p> <p>In terms of HRA the screening concluded that further assessment was not required and this was supported by Natural England.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 & 6,</p>	<p>The remaining requirements are not of relevance to this Basic Conditions Statement</p>
<p>4B 8 (1)(d) Whether the Referendum Should Extend Beyond the NP Area</p>	<p>This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.</p>	<p>The BNP relates solely to land that falls within the Parish of Beyton.</p>
<p>4B 8 (1)(e) Other Matters 3.28.</p>	<p>This requires the examiner to consider such other matters as may be prescribed</p>	<p>There are no other prescribed matters.</p>
<p>Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018</p>	<p>These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.</p>	<p>The HRA Screening Opinion has concluded that an Appropriate Assessment of the Plan is not required. However a SEA is required on heritage grounds only which does not have an impact on 2018 Regulations.</p>

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 Beyton Neighbourhood Development Plan must have appropriate regard to national policy. The following section describes how the BNP relates to the National Planning Policy Framework (NPPF) which was originally published in 2012, amended in July 2018, February 2019 and further amendments were made in July 2021. It is the latter version of the NPPF that has been used as the basis to assess the BNP. 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving 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 BNP meets the basic condition of having regard to the NPPF by assessing the Plan against the principles for each of the topic-based chapters.

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

NPPF Topic	Beyton NP Objectives	Beyton NP Policies
Delivering a sufficient supply of homes	<p>1. Enable the delivery of new housing that meets locally identified needs and desires of villagers.</p> <p>2. Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment</p>	<p>BTN 1 – Spatial strategy</p> <p>BTN 2 – Housing development</p> <p>BTN 3 – Land at the former Nursery, Tostock Road</p> <p>BTN 4 – Land south of Bury Road</p> <p>BTN 5 – Land opposite The Bear public house, Tostock Road</p> <p>BTN 6 – Affordable Housing on Rural exception Sites</p> <p>BTN 7 – Housing mix</p>
Building a strong, competitive economy	8. Maintain and improve the existing community services and facilities	BTN 14 – Protecting existing services and facilities
Ensuring the vitality of town centres	8. Maintain and improve the existing community services and facilities	BTN 14 – Protecting existing services and facilities
Promoting healthy and safe communities	<p>4. Protect important views and links to the wider countryside.</p> <p>8. Maintain and improve the existing community services and facilities</p>	<p>BTN 11 – Local Green Spaces</p> <p>BTN 15 – Open space, sport and recreation facilities</p>
Promoting sustainable transport	<p>11. Reduce the impact of through traffic on the village.</p> <p>12. Improve measures for walkers and cyclists.</p>	<p>BTN 14 – Protecting existing services and facilities</p> <p>BTN 16 – Design Considerations</p>
Supporting high quality communications	8. Maintain and improve the existing community services and facilities	BTN 16 – Design Considerations
Making effective use of land	<p>2. Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment.</p> <p>8. Maintain and improve the existing community services and facilities</p> <p>10. Minimise the impact of new development on the environment.</p>	<p>BTN 2 – Housing development</p> <p>BTN 3 – Land at the former Nursery, Tostock Road</p> <p>BTN 4 – Land south of Bury Road</p> <p>BTN 5 – Land opposite The Bear public house, Tostock Road</p> <p>BTN 16 – Design Considerations</p>

NPPF Topic	Beyton NP Objectives	Beyton NP Policies
		BTN 17 – Sustainable Building
Achieving well-designed places	2. Ensure that new housing is designed and located to reflect the characteristics of Beyton’s built and natural environment 9. Maintain and enhance the character and heritage of the village 11. Reduce the impact of through traffic on the village. 12. Improve measures for walkers and cyclists.	BTN 11 – Local Green Spaces BTN 15 – Open space, sport and recreation facilities BTN 16 – Design Considerations BTN 17 – Sustainable Building BTN 18 – Dark Skies BTN 19 – Flooding and Sustainable Drainage
Protecting Green Belt land	Not applicable to Beyton NP	
Meeting the challenge of climate change, flooding and coastal change	10. Minimise the impact of new development on the environment.	BTN 16 – Design Considerations BTN 17 – Sustainable Building BTN 19 – Flooding and Sustainable Drainage
Conserving and enhancing the natural environment	3. Protect and preserve important green spaces and woodland. 4. Protect important views and links to the wider countryside. 5. Develop greater biodiversity and habitats.	BTN 8 – Area of Local Landscape Sensitivity BTN 9 – Biodiversity BTN 10 – Protection of Important Views BTN 11 – Local Green Spaces BTN 15 – Open space, sport and recreation facilities BTN 16 – Design Considerations BTN 18 – Dark Skies BTN 19 – Flooding and Sustainable Drainage
Conserving and enhancing the historic environment	6. Ensure new development respects the historic character of the village. 7. Protect existing historic assets.	BTN 12 – Buildings of Local Significance BTN 13 – Heritage Assets BTN 16 – Design Considerations
Facilitating the sustainable use of minerals	Not applicable to Beyton NP	

How the purpose of BNP 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
BTN 1	To set out the strategy for the location of new development in Beyton during the plan period.	Ensures that new development is within the settlement boundary commensurate with the role and function of the village.
BTN 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 both within the village and opportunities through agricultural conversions to ensure that the identified housing needs are met.
BTN 3	Allocates a site for housing development.	Contributes to meeting the identified housing need.
BTN 4	Allocates a site for housing development.	Contributes to meeting the identified housing need.
BTN 5	Allocates a site for housing development.	Contributes to meeting the identified housing need.
BTN 6	Provides a mechanism for the delivery of affordable housing to meet local needs.	Will help people with a local connection remain in the village rather than move away to find affordable homes.
BTN 7	Seeks to ensure that new housing is of a size to meet identified local needs.	Contributes to meeting the identified housing need.
BTN 8	Identifies an area of local importance due to its high landscape quality.	Ensures that development proposals are sympathetic to the local landscape setting.
BTN 9	Seeks to ensure new development delivers a net gain in biodiversity.	Provides a positive strategy for the conservation and enhancement of the natural environment.
BTN 10	Identifies important views to be protected.	Ensures important views are retained to conserve the setting of the plan area.
BTN 11	Designates 12 local green spaces that meet the NPPF criteria.	Identifies and protects green areas of particular importance to the local community
BTN 12	Identifies built assets that are of local significance.	Contributes to maintaining the locally distinct character of the village.
BTN 13	Enables the preservation and enhancement of the village's heritage assets.	Provides a positive strategy for the conservation and enjoyment of the historic environment.
BTN 14	Protects existing facilities from being lost.	Contributes to maintaining a sustainable community.
BTN 15	Seeks to retain and enhance open space, sports and recreation facilities.	Contributes to maintaining a healthy community.
BTN 16	Provides a range of criteria against which all development proposals will be assessed	Ensures that all new development makes a positive contribution to the local character of the area.
BTN 17	Promotes the incorporation of energy conservation measures into development proposals.	Contributes to reducing carbon emissions.
BTN 18	Seeks to ensure new development minimises light pollution.	Limits the impact of light pollution from artificial lighting on local amenity, intrinsically dark landscapes and nature conservation.
BTN 19	To reduce impact of surface water and fluvial flooding in the area.	Ensures development proposals incorporate appropriate drainage mechanisms.

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 is the Mid Suffolk Core Strategy (adopted September 2008), the Core Strategy Focused Review (adopted 2012) and the saved policies of the Mid Suffolk Local Plan (adopted September 1998).
- 3.6 Mid Suffolk District Council has commenced the preparation of a new joint local plan with Babergh District Council to cover the two local planning authority areas. Consultation on Issues and Options took place between January and March 2015, with a further options consultation in August 2017. Preferred Options were consulted on in July 2019 and on 31 March 2021 the Joint Local Plan was submitted for examination. Whilst the examination hearings commenced in September 2021, the appointed examiners have subsequently identified matters which require further investigation and evidence. Correspondence from the inspectors dated [9 December 2021](#), refers to the need for a review of the settlement hierarchy, spatial distribution of housing and the housing site selection process. The most recent correspondence from the inspectors dated [16 September 2022](#), acknowledges that it is unlikely that consultation on proposed main modifications will occur before late Autumn 2022, to be followed by further hearing sessions if necessary. At the time of preparing this Basic Conditions Statement no further details or new evidence is available on the Council's website. Consequently, the Neighbourhood Plan has had regard to the submission version of the Joint Local Plan as published, but only in so far as to reference the strategic vision and objectives, in acknowledgement that the spatial strategy and indeed the position of Beyton in the settlement hierarchy could change.

Vision of BNP and the Mid Suffolk Core Strategy 2008

- 3.7 The Mid Suffolk Core Strategy 2008 Spatial Vision states, in relation to the BNP, that:
- By 2025 the district will become a more prosperous, healthy, safer, attractive and greener place to live with fewer inequalities, improved access to and provision of housing, employment and services for all;
 - The Council will maintain the rural character of the individual villages;
 - The Vision will be achieved in ways that reduce the impact of society on the environment, improve the quality of design of the built environment and protect and enhance settlement character, environmental assets such as its biodiversity, geodiversity and historic environment;
 - Development will need to address the issues of energy and resource conservation; good design in new development; incorporate sustainable drainage systems; and the enhancement of the natural and built environment and heritage.
- 3.8 The Neighbourhood Plan Vision, reproduced below, conforms with the Core Strategy Vision.

To remain a distinct and rural village by preserving and enhancing our surroundings and delivering new housing of an appropriate form, location and scale. A safe, thriving and tranquil place where valued services are improved and enhanced, leading to a better quality of life for all.

Fit of the Objectives of Beyton Neighbourhood Development Plan with the Mid Suffolk Core Strategy 2008 as amended by the Focused Review 2012

- 3.9 The following tables firstly, identify how the objectives of the Core Strategy and the BNP complement each other. This is then followed by reference to the strategic vision and objectives of the Babergh and Mid Suffolk Joint Local Plan – pre-submission version as referenced in para 3.6 above.

Core Strategy Objective	Neighbourhood Plan Objectives
SO1: To protect, manage, enhance and restore the landscape, biodiversity and geodiversity of the district.	3 Protect and preserve important green spaces and woodland.
	4 Protect important views and links to the wider countryside.
	5 Develop greater biodiversity and habitats

Core Strategy Objective	Neighbourhood Plan Objectives
SO2: To seek to improve water quality and reduce pollution to the wider environment	10 Minimise the impact of new development on the environment.
SO3 (2012): To respond to the possible harm caused by climate change Mid Suffolk will seek to minimise its carbon footprint, by encouraging a shift to more sustainable travel patterns. In particular the Council will address congestion and pollution and ensure that all new development minimises its carbon emissions, and carbon consumption and is adapted to future climate change.	5 Develop greater biodiversity and habitats. 10 Minimise the impact of new development on the environment. 11 Reduce the impact of through traffic on the village. 12 Improve measures for walkers and cyclists
SO4: To protect, manage, enhance and restore the historic heritage / environment and the unique character and identity of the towns and village by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character.	6 Ensure new development respects the historic character of the village. 7 Protect existing historic assets
SO5: Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in towns and key service centres and primary village.	8 Maintain and improve the existing community services and facilities
SO6 (2012): Provision of housing, employment, retail infrastructure and access to services will be coordinated to ensure that delivery of necessary infrastructure takes place to accommodate new development and to enable communities to be balanced, inclusive and prosperous.	1 Enable the delivery of new housing that meets locally identified needs and desires of villagers. 2 Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment 8 Maintain and improve the existing community services and facilities
SO7: To support sustainable communities by locating development where it will enable people to access jobs and key services, such as education, health, recreation and other facilities recognising and respecting the diversity in the function and character of Mid Suffolk's towns, key service centres and primary and secondary village and countryside.	1 Enable the delivery of new housing that meets locally identified needs and desires of villagers. 2 Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment 8 Maintain and improve the existing community services and facilities
SO8: To meet the requirement set by the Regional Spatial Strategy for new housing while maintaining the special character of Mid Suffolk's towns, village and countryside. New development will be of a high standard of design and layout and will address the need for energy and resource conservation.	9 Maintain and enhance the character and heritage of the village. 10 Minimise the impact of new development on the environment. 11 Reduce the impact of through traffic on the village. 12 Improve measures for walkers and cyclists.
SO9: Planning and housing policies will maximise the provision of affordable housing to meet local needs.	1 Enable the delivery of new housing that meets locally identified needs and desires of villagers. 2 Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment
SO10: To prepare for an ageing population, including the provision and retention of community facilities and suitable housing, including sheltered and assisted accommodation.	1 Enable the delivery of new housing that meets locally identified needs and desires of villagers. 2 Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment

Core Strategy Objective	Neighbourhood Plan Objectives
SO11: To support the growth of the local economy and rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.	8 Maintain and improve the existing community services and facilities.
SO12: Promote high quality, sustainable tourism.	No specific objectives apply
SO13: Support and enable public and community transport services and encourage walking and cycling initiatives to provide access to jobs, shops and services and consider new methods of delivering and protecting existing services for smaller communities.	8 Maintain and improve the existing community services and facilities. 11 Reduce the impact of through traffic on the village. 12 Improve measures for walkers and cyclists.
SO14: To provide accessible and varied opportunities for leisure, cultural and recreational activities in order to promote healthy lifestyles.	3 Protect and preserve important green spaces and woodland. 4 Protect important views and links to the wider countryside. 8 Maintain and improve the existing community services and facilities. 12 Improve measures for walkers and cyclists.
SO15: To develop vibrant and prosperous towns and service centres by encouraging development that supports their function with a range of good quality jobs, businesses, shops and services that meet the needs of local people.	8 Maintain and improve the existing community services and facilities.

Fit of the Beyton Neighbourhood Development Plan with the Vision and Objectives of the Babergh and Mid Suffolk Joint Local Plan Pre-Submission Version Vision and Objectives November 2020.

Babergh and Mid Suffolk Joint Local Plan Pre-Submission version November 2020 Vision and Objectives	Neighbourhood Plan Objectives and Policies
<p>Vision reflects the following in relation to Beyton:</p> <p>By 2037 the districts will have transitioned to a low carbon future; Growth will embed the principles of sustainable development; Housing delivery will include affordable housing and cater for the ageing population; enhanced biodiversity through measurable net gains; development will be sensitive to the historic and landscape character; development will apply good design principles;</p>	<p><u>Objectives</u></p> <ol style="list-style-type: none"> 1, Enable the delivery of new housing that meets locally identified needs and desires of villagers. 2. Ensure that new housing is designed and located to reflect the characteristics of Beyton’s built and natural environment. 4 Protect important views and links to the wider countryside. 5. Develop greater biodiversity and habitats 6. Ensure new development respects the historic character of the village 9 Maintain and enhance the character and heritage of the village. 10 Minimise the impact of new development on the environment 12 Improve measures for walkers and cyclists <p><u>Policies</u></p>

Babergh and Mid Suffolk Joint Local Plan Pre-Submission version November 2020 Vision and Objectives	Neighbourhood Plan Objectives and Policies
many communities have adopted neighbourhood plans adding locally to the decision making process.	<p>All policies with specific reference to:</p> <p>BTN 6 Affordable housing on rural exception sites BTN 7 Housing Mix BTN 8 Area of Local Landscape Sensitivity BTN 9 Biodiversity BTN 10 Protection of Important views BTN 13 Heritage Assets BTN 16 Design Considerations BTN 17 Sustainable building BTN 19 Flooding and Sustainable Drainage</p>
Objectives:	
Housing :	
<p>1. Delivery of the right types of homes, of the right tenure in the right place meeting need.</p>	<p><u>Objectives</u></p> <p>1 Enable the delivery of new housing that meets locally identified needs and desires of villagers.</p> <p>2 Ensure that new housing is designed and located to reflect the characteristics of Beyton’s built and natural environment.</p> <p><u>Policies</u></p> <p>BTN 1 – Spatial Strategy BTN 2 – Housing Development BTN 6 – Affordable housing on rural exception sites BTN 7 – Housing Mix</p>
Economy :	
<p>2. Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.</p> <p>3. To encourage inward investment to the Districts, by supporting infrastructure improvements that will enable the continued growth of The Port of Felixstowe and strengthen the Districts’ links to The Port of Felixstowe and the rest of the UK.</p>	<p><u>Objectives</u></p> <p>The BNP has little reference to employment sites and economic matters given the nature and scale of the village, but seeks to retain existing services and facilities :</p> <p>8. Maintain and improve the existing community services and facilities</p> <p><u>Policies</u></p> <p>BTN 14 – Protecting Existing Services and Facilities</p>
Environmental :	
<p>4. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains,</p>	<p><u>Objectives</u></p> <p>3. Protect and preserve important green spaces and woodland.</p> <p>4. Protect important views and links to the wider countryside.</p>

Babergh and Mid Suffolk Joint Local Plan Pre-Submission version November 2020 Vision and Objectives	Neighbourhood Plan Objectives and Policies
<p>green spaces, air and water quality, and river corridors) for current and future generations.</p> <p>5. Ensure new development avoids areas of flood risk and reduces future flood risk.</p> <p>6. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.</p>	<p>5. Develop greater biodiversity and habitats</p> <p>6. Ensure new development respects the historic character of the village.</p> <p>7. Protect existing historic assets.</p> <p>11. Reduce the impact of through traffic on the village.</p> <p>12. Improve measures for walkers and cyclists</p> <p><u>Policies</u></p> <p>BTN 8 – Area of Local Landscape Sensitivity</p> <p>BTN 9 – Biodiversity</p> <p>BTN 10 – Protection of Important views</p> <p>BTN 11 – Local Green Spaces</p> <p>BTN 12 – Buildings of Local Significance</p> <p>BTN 13 – Heritage Assets</p> <p>BTN 15 – Open space, sport and recreation facilities</p> <p>BTN 16 – Design Considerations</p> <p>BTN 17 – Sustainable Building</p> <p>BTN 19 – Flooding and Sustainable Drainage</p>
Healthy communities and infrastructure :	
<p>7. To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel.</p> <p>8. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans.</p> <p>9. To work with the communities of Hadleigh and Sudbury in Babergh and Eye, Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.</p>	<p><u>Objectives</u></p> <p>1. Enable the delivery of new housing that meets locally identified needs and desires of villagers.</p> <p>8. Maintain and improve the existing community services and facilities</p> <p>11. Reduce the impact of through traffic on the village.</p> <p>12. Improve measures for walkers and cyclists</p> <p><u>Policies</u></p> <p>BTN 1 – Spatial Strategy</p> <p>BTN 2 – Housing Development</p> <p>BTN 3 – Land at the former Nursery, Tostock Road</p> <p>BTN 4 – Land south of Bury Road</p> <p>BTN 5 – Land opposite The Bear public house, Tostock Road</p> <p>BTN 6 – Affordable Housing on Rural exception Sites</p> <p>BTN 7 – Housing Mix</p> <p>BTN 6 – Affordable housing on rural exception sites</p> <p>BTN 7 – Housing Mix</p> <p>BTN 15 – Open space, sport and recreation facilities</p> <p>BTN 17 – Sustainable Building</p>

Compatibility of the BNP with the Strategic Policies of the Development Plan

3.10 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”

- 3.11 A significant number of policies in the Mid Suffolk Local Plan (1998) are officially “saved” by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. In total these amount to over 150 policies. Mid Suffolk District Council has not identified which of the saved local plan policies are of a strategic nature. In the absence of this, the compatibility of the BNP policies against all policies have been assessed in terms of those that are considered relevant to Beyton. Those that are not considered relevant are listed in Appendix A of this Statement. Whilst these policies remain saved the Joint Local Plan sets out an extensive list of policies that will be replaced (see Appendix 3 [Babergh and Mid Suffolk Joint Local Plan](#)), pending its successful examination and subsequent adoption.
- 3.12 The Core Strategy (2008) and Focused Review (2012) remain the more relevant development plan documents in relation to the assessment of the Neighbourhood Plan.
- 3.13 The table on the following pages provides details of the policies in the development plan, a link to the BNP policy (where relevant) and a narrative of conformity of the BNP with the development plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Mid Suffolk Core Strategy 2008		
CS1: Settlement Hierarchy	BTN 1 – Spatial Strategy	<p>Policy CS1 identifies Beyton as a Secondary Village which will benefit from small-scale development to meet local needs.</p> <p>The BNP provides opportunities for growth in accordance with the village's designation as a Secondary Village in the Core Strategy.</p>
CS2: Development in the Countryside and Countryside Villages	BTN 1 – Spatial Strategy BTN 2 – Housing Development BTN 3 – Land at the former Nursery, Tostock Road BTN 4 – Land south of Bury Road BTN 5 – Land opposite The Bear public house, Tostock Road BTN 6 – Affordable Housing on Rural exception Sites BTN 7 – Housing Mix	<p>Policy CS2 restricts development in the countryside to defined categories.</p> <p>The BNP confirms this approach while having regard to the need to provide opportunities for housing that meets local needs of the village through the allocation of 3 sites for housing, a rural exceptions policy and a housing mix policy which includes specific reference to bungalows.</p>
CS3: Reduce contributions to Climate Change	BTN 17 – Sustainable Building	<p>Policy CS3 relates to standalone renewable energy proposals and sustainable construction techniques.</p> <p>The BNP complements this approach.</p>
CS4: Adapting to Climate Change	BTN 9 – Biodiversity BTN 19 – Flooding an Sustainable Drainage	<p>The policy covers flood risk, pollution and protection of biodiversity.</p> <p>The BNP seeks to protect and enhance biodiversity, and promotes the inclusion of measures to promote environmental sustainability and reduce climate change</p>
CS5: Mid Suffolk's Environment	BTN 8 – Area of Local Landscape Sensitivity BTN 9 – Biodiversity	<p>The policy seeks to maintain and enhance the environment, including the historic environment.</p>

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	BTN10 – Protection of Important Views BTN 11 – Local Green Spaces BTN 12 – Buildings of Local Significance BTN 13 – Heritage Assets	Various policies referred to in the BNP complement this policy.
CS6: Services and Infrastructure	BTN 14 – Protecting Existing Services and Facilities	The policy requires development to provide or support the delivery of appropriate infrastructure. Policy BTN 14 complements this approach.
CS7: Brownfield Target	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The Core Strategy sets a target of 50% of new homes on brownfield sites. Policy BTN 1 promotes development within the settlement boundary, whilst Policy BTN 2 specifically refers to small brownfield sites for development.
CS8: Provision and Distribution of Housing		The Core Strategy policy was superseded by the Core Strategy Focused Review 2012
CS9: Density and Mix	BTN 2 – Housing Development BTN 7 – Housing Mix BTN 16 – Design Considerations	The policy requires a mix of house types, sizes and affordability, reflecting that lower densities may be justified in villages to take account of the character and appearance of the area. BNP does not contradict the Core Strategy policy.
CS10: Gypsy and Travellers	No specific policies apply	The policy seeks to provide appropriately located pitches to meet the identified need between 2006 and 2016. The BNP does not compromise the ability to use the criteria in Policy CS10 to consider the location of suitable sites.

Mid Suffolk Core Strategy Focused Review 2012		
Policy FC1: Presumption in favour of sustainable development	No specific policies apply	The local plan policy confirms that the NPPF presumption in favour of sustainable development will be applied. The BNP meets the NPPF sustainable development criteria.
Policy FC1.1: Mid Suffolk approach to delivering Sustainable Development	All policies contribute to the delivery of sustainable development.	The local plan policy requires development proposals to demonstrate the principles of sustainable development. The BNP meets the NPPF sustainable development

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		criteria.
Policy FC2: Provision and Distribution of Housing	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The policy identifies the minimum amount of housing to be provided in the district to 2027 and locational strategy for where it will be provided. BNP does not contradict the Core Strategy policy.
Policy FC3: Employment	No specific policies apply	The policy identifies the number of new jobs that are likely to be required in the district by 2031 and provides a locational strategy for these jobs. BNP does not conflict with this policy given the village’s designation as a Secondary Village in the Core Strategy.

Mid Suffolk Local Plan First Alteration 2006 Saved Policies

H4 Proportion of Affordable Housing in new housing developments	BTN 3 – Land at the former Nursery, Tostock Road BTN 4 – Land south of Bury Road BTN 5 – Land opposite The Bear public house, Tostock Road	The Local Plan policy seeks to negotiate up to 35% of housing to be affordable on sites of 5 or more or 0.17ha and above in villages. The NPPF has potentially superseded the threshold and replaced it with 10 dwellings. Three sites are allocated for development in the BNP each referring to the provision of 35% affordable housing.
H5 Affordable Housing on rural exception sites	BTN 6 – Affordable Housing on Rural Exception Sites	The Local Plan policy identifies a process for delivering local needs affordable housing on sites abutting the settlement boundary of a small rural settlement. Policy BTN 6 reflects the local plan policy and updates this to refer to entry level sites as per NPPF.

Mid Suffolk Local Plan 1998 Saved Policies

SB2 Development appropriate to its setting	BTN 8 – Area of Local Landscape Sensitivity BTN 19 – Protection of Important Views	The local plan policy sets out design criteria by which new development will be considered. The policies in the BNP complement the saved policies by providing a local context.
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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	BTN 16 – Design Considerations	
SB3 Retaining visually important open spaces	BTN 10 – Protection of Important Views BTN11 – Local Green Spaces BTN 15 – Open Space, sport and Recreation facilities	The local plan policy seeks to protect visually important open spaces. This is updated by locally developed BNP policies that identify important local characteristics in the Plan Area including important views and local green spaces.
GP1 Design and layout of development	BTN 16 – Design Considerations BTN 17 – Sustainable Building BTN 18 – Dark Skies	The local plan policy sets out criteria for the design and layout of new development. BNP policies compliment this approach.
HB1 Protection of historic buildings	BTN 12 – Buildings of local significance BTN 13 – Heritage Assets	The local plan provides a strategic policy for protecting the character and appearance of buildings of architectural or historic interest and setting of listed buildings. Policy BTN 12 identifies important locally identified heritage assets and BTN 13 sets out a strategy to ensure the conservation and enhancement of the assets of the village.
HB2 Demolition of listed buildings	BTN 13 – Heritage Assets	The local plan policy resists the demolition of listed buildings. However, it does not reflect the content of the NPPF. The BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB3 Conversions and alterations to historic buildings	BTN 13 – Heritage Assets	The local plan policy resists the conversion or alteration of listed buildings. However, it does not reflect the NPPF. The BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB4 Extensions to listed buildings	BTN 13 – Heritage Assets	The local plan policy enables the sympathetic extension of listed buildings. The BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB5 Preserving historic buildings through alternative uses	BTN 13 – Heritage Assets	The local plan policy supports the change of use of listed buildings subject to certain criteria. The BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB6 Securing the repair of listed buildings	No specific policies apply	The local plan policy relates to the use of statutory powers to secure the repair of listed buildings.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
HB8 Safeguarding the character of conservation areas	BTN 13 – Heritage Assets	The local plan policy seeks to protect the character of conservation areas. Beyton has two conservation areas and the BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB9 Controlling demolition in conservation areas	BTN 13 – Heritage Assets	The local plan policy refers to the demolition of buildings in conservation areas. Beyton has two conservation areas and the BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB10 Advertisements in conservation areas	BTN 13 – Heritage Assets	The local plan policy controls advertisements in conservation areas. Beyton has two conservation areas and the BNP policy brings the local plan policy up-to-date by applying reference to local evidence and the need for a Heritage Statement to accompany planning applications.
HB14 Ensuring archaeological remains are not destroyed	BTN 16 – Design Considerations	The local plan policy protects archaeological remains according to their significance. BTN 16 makes specific reference to any historic, architectural or archaeological heritage assets of the site and its surroundings and the need for these to be taken into consideration in proposals for new development.
H3 Housing development in village	BTN 1 – Spatial Strategy BTN 2 – Housing Development BTN 3 – Land at the former Nursery, Tostock Road BTN 4 – Land south of Bury Road BTN 5 – Land opposite The Bear public house, Tostock Road BTN 6 – Affordable Housing on Rural exception Sites BTN 7 – Housing Mix	The local plan policy provides a presumption in favour of development within housing settlement boundaries, subject to the consideration of certain criteria. The identified policies of the BNP are in conformity with Policy H3.
H7 Restricting housing development unrelated to needs of countryside	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The local plan policy controls proposals for new housing in the countryside. The BNP does not conflict with the Local Plan approach and accords with the more up-to-date NPPF.
H8 Replacement dwellings in the countryside	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The local plan policy provides criteria for the consideration of replacement dwellings in the countryside. The BNP does not conflict with the Local Plan approach although

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		makes no specific reference to replacement dwellings, proposals for such would be considered against policies BTN 1 and 2.
H9 Conversion of rural buildings in the countryside	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The local plan provides criteria for the consideration of buildings in the countryside. The BNP does not conflict with the Local Plan approach and BTN 2 makes specific reference to the re-use of agricultural barns.
H10 Dwellings for key agricultural workers	BTN 1 – Spatial Strategy BTN 2 – Housing Development	The local plan policy provides criteria for the consideration of proposals for agricultural workers' dwellings. The BNP does not conflict with the Local Plan approach and accords with the more up-to-date NPPF.
H11 Residential caravans and other mobile homes	No specific policies apply	The local plan policy provides criteria for the consideration of residential caravans or mobile homes. The BNP does not contradict the local plan policy
H13 Design and layout of housing development	BTN 3 – Land at the former Nursery, Tostock Road BTN 4 – Land south of Bury Road BTN 5 – Land opposite The Bear public house, Tostock Road BTN 7 – Housing Mix BTN 16 – Design Considerations	The local plan policy provides criteria for the consideration of proposals for new homes. The BNP policies support the criteria by referring to up-to-date and locally specific evidence, the 3 site allocation policies include specific design details to reflect the locality and siting of the proposal. BTN 16 includes reference to a design checklist appended to the NP.
H14 A range of house types to meet different accommodation needs	BTN 2 – Housing Development BTN 6 – Affordable Housing on Rural Exception Sites BTN 7 – Housing Mix	The local plan policy seeks a variety of house types and design in development of 10 or more. The BNP supports this policy by providing locally relevant requirements.
H15 Development to reflect local characteristics	BTN 2 – Housing Development BTN 16 – Design Considerations	The local plan policy requires that the development of new homes should be consistent with the pattern and form of development in the surrounding area. The BNP policies support the criteria.
H16 Protecting existing residential amenity	BTN 2 – Housing Development BTN 16 – Design Considerations	The local plan policy seeks to protect existing amenity and character of residential areas. The BNP policies support this approach.
H17 Keeping residential development	BTN 16 – Design Considerations	The local plan policy does not allow residential development which will be impacted

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
away from pollution		by existing noise, smell or other forms of pollution or hazardous installations. Policy BTN 16 includes specific reference to avoiding areas by reason of noise, smell, vibration, or other forms of pollution.
H18 Extensions to existing dwellings.	BTN 16 – Design Considerations	The policy regulates the potential impact of extensions to homes. Policy BTN 16 supports this approach.
H19 Accommodation for special family needs.	No specific policies apply	The local plan policy addresses how proposals for residential annexes in the countryside will be considered. The BNP does not preclude the use of this policy.
CL2 Development within special landscape areas.	BTN 8 – Area of Local Landscape Sensitivity	The local plan policy identifies matters that will be considered for development proposals in a Special Landscape Area. Policy BTN 8 updates the policy and has regard to the locally produced evidence that refines the boundaries of the SLA and designates it as an Area of Local Landscape Sensitivity
CL3 Major utility installations and power lines in the countryside.	No specific policies apply	The local plan policy seeks the careful siting of major installations for utilities and power lines. The BNP does not preclude the use of this policy.
CL5 Protecting existing woodland.	BTN 9 – Biodiversity BTN 16 – Design Considerations	The local plan policy seeks to protect woodland, particularly ancient woodland. BNP supports this approach.
CL6 Tree preservation orders.	BTN 9 – Biodiversity	The local plan policy states that TPOs will be used to prevent the loss of important trees and woodland. BNP supports this approach.
CL8 Protecting wildlife habitats.	BTN 9 – Biodiversity BTN 16 – Design Considerations	The local plan policy protects important habitats and species. The BNP policies support this approach.
CL9 Recognised wildlife areas.	BTN 9 – Biodiversity BTN 16 – Design Considerations	The local plan policy will not allow development that would harm sites with a nature conservation interest. The BNP policies support the criteria.
CL11 Retaining high quality agricultural land.	No specific policies apply	The local plan policy encourages the conservation of the best agricultural land. The BNP does not preclude the use of this policy.
CL12 The effects of severance upon existing farms.	No specific policies apply	The local plan provides for consideration of the impact of a development proposal on farm severance and fragmentation. The BNP does not preclude the use of this policy.
CL13 Siting and design of agricultural buildings.	BTN 16 – Design Considerations	The local plan policy requires proposals for farm buildings to have regard to visual amenity. Policy BTN 16 applies to all new development proposals.
CL14 Use of materials for agricultural buildings and structures	No specific policies apply	The local plan policy requires materials chosen for such buildings to be sympathetic to their setting. The BNP does not preclude the use of this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CL15 Livestock buildings and related development.	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The BNP does not preclude the use of this policy.
CL16 Central grain stores, feed mills and other bulk storage buildings.	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The BNP does not preclude the use of this policy.
CL17 Principles for farm diversification.	No specific policies apply	The local plan policy enables changes of use for farm diversification subject to a number of criteria. The BNP does not preclude the use of this policy.
CL18 Changes of use for agricultural and other rural buildings to non-residential uses.	No specific policies apply	The local plan provides criteria for the consideration of proposals for converting agricultural buildings to non-agricultural uses. The BNP does not preclude the use of this policy.
CL19 Farm shops.	No specific policies apply	The local plan policy provides criteria for the consideration of farm shop proposals. The BNP does not preclude the use of this policy.
CL20 Garden centres.	No specific policies apply	The local plan provides criteria restricting the location of garden centres. The policies of the BNP are compatible with this approach.
CL21 Facilities for horse riding.	No specific policies apply	The local plan provides criteria for considering proposals for the use of land for horse riding and the need to protect landscape, habitats and residential amenity. The policies of the BNP are compatible with this approach.
CL22 Advertisements in a countryside setting.	BTN 8 – Area of Local Landscape Sensitivity BTN 10 – Protection of Important Views BTN 16 – Design Considerations	The local plan policy provides criteria for the siting of advertisement in the countryside. The policies of the BNP are compatible with the local plan policy.
CL24 Wind turbines in the countryside.	BTN 8 – Area of Local Landscape Sensitivity BTN 10 – Protection of Important Views BTN 16 – Design Considerations	The local plan policy requires careful consideration of the siting of wind turbines to minimise visual impact. The policies of the BNP are compatible with the local plan policy.
E3 Warehousing, storage, distribution, and haulage depots.	No specific policies apply	The policy identifies how proposals for such uses will be considered, including in the countryside. The policies of the BNP do not conflict with the local plan approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
E4 Protecting existing industrial/business areas for employment- generating uses.	No specific policies apply	The local plan prevents development within or adjacent to existing business areas that would prejudice their continued use. The BNP policies do not conflict with this approach.
E5 Change of use within existing industrial/commercial areas.	No specific policies apply	The local plan policy provides for considering proposals for the change of use or new buildings for employment uses in existing employment areas. The BNP does not conflict with this approach.
E6 Retention of individual industrial and commercial sites.	No specific policies apply	The local plan policy sets out how proposals for the change of use of existing employment sites will be considered. The BNP does not conflict with this approach.
E7 Non-conforming industrial uses.	No specific policies apply	The local plan policy restricts the intensification of businesses that are inappropriate to the surroundings and encourages their relocation. The BNP does not conflict with this approach.
E8 Extensions to industrial and commercial premises.	No specific policies apply	The local plan policy provides consideration as to how proposals for extensions to existing premises will be considered. The BNP policies do not conflict with this approach.
E9 Location of new businesses.	No specific policies apply	The local plan provides criteria for the consideration of the siting of new business premises. The BNP does not conflict with this approach.
E10 New industrial and commercial development in the countryside.	No specific policies apply	The local plan restricts the development of new industrial development in the countryside unless a need to locate it away from towns and village can be justified. The BNP does not conflict with this approach.
E11 Re-use and adaption of agricultural and other rural buildings for industrial or commercial use	No specific policies apply	The local plan supports such proposals subject to certain criteria. The BNP does not conflict with this approach.
E12 General principles for location, design and layout of industrial and commercial development.	No specific policies apply	The local plan policy provides criteria for the location and design of new industrial and commercial development. The policies in the BNP do not conflict with this approach.
S3 Amusement centres.	No specific policies apply	The local plan policy provides criteria for the location of amusement centres and does not permit them in conservation areas. The policies in the BNP do not conflict with this approach.
S5 Living accommodation above shops and other commercial premises.	No specific policies apply	The local plan policy provides for the creation of homes above shops. Although more appropriate to town centres, the BNP policies do not conflict with this approach.
S7 Provision of local shops.	BTN 14 – Protecting existing services and facilities	The local plan policy provides criteria for the consideration of additional shopping floorspace within settlement boundaries. The policies in the BNP do not conflict with

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		this approach.
S8 Shop front design.	No specific policies apply	The local plan policy provides for how proposals for new shop fronts will be considered. The policies in the BNP do not conflict with this approach.
S9 Retaining traditional shop fronts.	No specific policies apply	The local plan seeks the retention of traditional shop fronts within conservation areas. The policies in the BNP do not conflict with this approach.
S10 Convenience goods stores.	No specific policies apply	The local plan policy provides criteria by which proposals for supermarkets will be considered. Policies in the BNP would not conflict with the approach in the local plan.
S11 Retail warehousing.	No specific policies apply	The local plan policy provides criteria by which proposals for retail warehouses will be considered. It is unlikely that such a proposal will be forthcoming in Beyton but policies in the BNP would not conflict with the approach in the local plan.
S12 Retail on industrial estates and commercial sites.	No specific policies apply	The local plan policy provides criteria by which proposals for retail on industrial estates will be considered. Policies in the BNP would not conflict with the approach in the local plan.
S13 Ancillary retail uses.	No specific policies apply	The local plan policy provides criteria by which proposals for ancillary uses will be considered. Policies in the BNP would not conflict with the approach in the local plan.
T1 Environmental impact of major road schemes.	No specific policies apply	The local plan policy provides criteria for assessing the benefits and impacts of major road schemes. No such schemes are currently proposed in the BNP area but policies in the BNP would not conflict with the approach in the local plan.
T4 Planning obligations and highways infrastructure.	No specific policies apply	The local plan policy refers to the ability for developers to enter into Section 106 agreements to secure necessary highway improvements. Policies in the BNP would not conflict with the approach in the local plan.
T6 Petrol filling station and other roadside services.	No specific policies apply	The local plan policy provides criteria for the location of petrol filling station and roadside services. Policies in the BNP would not conflict with the approach in the local plan.
T7 Provision of public car parking.	No specific policies apply	The local plan policy seeks to provide adequate public car parks to meet identified needs. Policies in the BNP would not conflict with the approach in the local plan.
T9 Parking standards.	BTN 16 – Design Considerations	The local plan states that development should accord with the adopted parking standards. Policy BTN 16 specifically refers to vehicular parking and the need to maintain the safety of the highway network. .
T10 Highway considerations in development.	BTN 16 – Design Considerations	The local plan policy sets out criteria for the consideration of highway matters. Policy BTN 16 supports this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
T11 Facilities for pedestrians and cyclists.	BTN 16 – Design Considerations	The local plan policy seeks to improve facilities for pedestrians and cyclists. Policy BTN 16 supports this approach.
T12 Designing for people with disabilities.	No specific policies apply	The local plan policy seeks to ensure that highways proposals have regard to the needs of people with disabilities. Policies in the BNP would not conflict with the approach in the local plan.
T13 Bus services.	No specific policies apply	The local plan policy seeks to locate new development in ways which support the network of bus services. The policies in the Neighbourhood Plan support this approach.
RT1 Sports and recreation facilities for local communities.	BTN 15 – Open Space, Sport and Recreation	The local plan policy provides criteria for the consideration of proposals for new sport and recreation facilities. Policy BTN 15 does not conflict with this approach.
RT2 Loss of existing sports and recreation facilities.	BTN 14 – Protecting Existing Services and Facilities BTN 15 – Open Space, Sport and Recreation	The local plan policy seeks to protect existing facilities or ensure suitable replacement facilities are provided. Policies in the BNP would not conflict with the approach in the local plan.
RT3 Protecting recreational open space.	BTN 14 – Protecting Existing Services and Facilities BTN 15 – Open Space, Sport and Recreation	The local plan policy safeguards recreational open space from development. Where development is allowed, suitable and equivalent provision should be made. Policies in the BNP would not conflict with the approach in the local plan.
RT4 Amenity open space and play areas within residential development.	BTN 11 – Local Green Spaces BTN 15 – Open Space, Sport and Recreation	The local plan policy sets a standard for the provision of open space and play areas in large sites. The policies in the Neighbourhood Plan support this approach and provide for the identification of 12 local green spaces to contribute to local amenity.
RT5 Recreational facilities as part of other development.	BTN 15 – Open Space, Sport and Recreation	The local plan policy seeks, where appropriate to secure recreation facilities as part of an office, retail, commercial or mixed-use development. Policies in the BNP would not conflict with this approach.
RT6 Sport and recreational facilities in the countryside.	BTN 15 – Open Space, Sport and Recreation	The local plan policy provides criteria for the consideration of new or extensions of such facilities in the countryside. Policies in the BNP would not conflict with this approach.
RT7 Noisy sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of noisy sports. Policies in the BNP would not conflict with this approach.
RT8 Motor sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of motor

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		sports. Policies in the BNP would not conflict with this approach.
RT9 Facilities for air sports.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for air sports. Policies in the BNP would not conflict with this approach.
RT10 Golf courses.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for golf courses. Policies in the BNP would not conflict with this approach.
RT11 Facilities for informal countryside recreation	No specific policies apply	The local plan policy provides criteria for the consideration of proposals such as picnic areas and country parks. Policies in the BNP would not conflict with this approach.
RT12 Footpaths and bridleways.	No specific policies apply	The local plan policy seeks to maintain and improve the public rights of way network. Policies in the BNP would not conflict with this approach.
RT13 Water-based recreation.	No specific policies apply	The local plan policy supports the development of water-based recreation facilities subject to impact on the character and appearance of the countryside. Policies in the BNP would not conflict with this approach.
RT14 Art in public places.	No specific policies apply	The local plan policy encourages the provision of public art. Policies in the BNP would not conflict with this approach.
RT16 Tourism facilities and visitor attractions.	No specific policies apply	The local plan policy provides criteria for the location, design and scale of facilities and attractions. Policies in the BNP would not conflict with this approach.
RT17 Serviced tourist accommodation.	No specific policies apply	The local plan policy identifies how proposals for tourist accommodation will be considered. Policies in the BNP would not conflict with this approach.
RT18 Touring caravan and camping sites.	No specific policies apply	The local plan policy identifies how proposals for touring caravans and camping sites will be considered. Policies in the BNP would not conflict with this approach.
RT19 Static caravans and holiday chalets.	No specific policies apply	The local plan policy identifies how proposals for such accommodation will be considered. Policies in the BNP would not conflict with this approach.
SC2 Septic tanks.	No specific policies apply	The local plan policy identifies when the use of septic tanks in development will be acceptable. Policies in the BNP would not conflict with this approach.
SC3 Small sewage treatment plants.	No specific policies apply	The local plan policy identifies how proposals involving small scale sewage treatment plants will be considered. Policies in the BNP would not conflict with this approach.
SC4 Protection of groundwater supplies.	No specific policies apply	The local plan policy seeks to protect damage to and contamination of groundwater resources. Policies in the BNP would not conflict with this approach.
SC6 Recycling centres.	No specific policies apply	The local plan policy seeks to provide recycling centres within major development schemes. Policies in the BNP would not conflict with this approach, although it is likely that such a major development would be contrary to the development plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SC7 Siting of telecommunications equipment	No specific policies apply	The local plan policy seeks to minimise the visual impact of telecommunications equipment including masts. Policies in the BNP would not conflict with this approach.
SC8 Siting of new school buildings.	No specific policies apply	The local plan policy identifies how proposals for new school buildings will be considered. Policies in the BNP would not conflict with this approach.
SC9 Conversion of premises to residential homes	No specific policies apply	The local plan policy provides criteria for the conversion of premises to residential homes. Policies in the BNP would not conflict with this approach.
SC10 Siting of local community health services.	No specific policies apply	The local plan policy supports the provision of local community health facilities in towns and village. Policies in the BNP would not conflict with this approach.
SC11 Accommodation for voluntary organisations.	No specific policies apply	The local plan policy supports the conversion of redundant public buildings for use by voluntary organisations for community facilities. Policies in the BNP would not conflict with this approach.

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, Beyton Parish Council requested Mid Suffolk District Council, as the responsible body, to consider whether an environmental assessment of the emerging Beyton Neighbourhood Plan was required. The [SEA screening](#) concluded that due to potential impacts on heritage an SEA would be required and this was supported by Historic England. This determination is set out in the '[Beyton Neighbourhood Plan Strategic Environmental Assessment Screening Determination](#)' dated May 2021. In terms of HRA the screening concluded that further assessment was not required and this was supported by Natural England, this determination is set out "[Beyton Neighbourhood Plan Habitats Regulations Screening Determination](#)" dated May 2021.
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to Mid Suffolk District 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 BNP 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 BNP to ensure that Beyton Parish Council, as the "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 Beyton Neighbourhood Development Plan on Persons with Protected Characteristics

BNP Objectives		Outcome for persons with certain protected characteristics
Objective 1	Enable the delivery of new housing that meets locally identified needs and desires of villagers.	Positive impact
Objective 2	Ensure that new housing is designed and located to reflect the characteristics of Beyton's built and natural environment.	Neutral impact
Objective 3	Protect and preserve important green spaces and woodland	Neutral impact
Objective 4	Protect important views and links to the wider countryside.	Neutral impact
Objective 5	Develop greater biodiversity and habitats	Neutral impact
Objective 6	Ensure new development respects the historic character of the village.	Neutral impact
Objective 7	Protect existing historic assets.	Neutral impact
Objective 8	Maintain and improve the existing community services and facilities.	Broadly positive impact
Objective 9	Maintain and enhance the character and heritage of the village	Neutral impact
Objective 10	Minimise the impact of new development on the environment.	Broadly positive impact
Objective 11	Reduce the impact of through traffic on the village	Neutral impact
Objective 12	Improve measures for walkers and cyclists.	Broadly positive impact

Impact of Beyton Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome for persons with certain protected characteristics
BTN 1	To set out the strategy for the location of growth in Beyton during the plan period.	Broadly positive impact
BTN 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
BTN 3	Allocates a site for housing development and includes reference to the provision of affordable housing.	Broadly positive impact
BTN 4	Allocates a site for housing development and includes reference to the provision of affordable housing.	Broadly positive impact
BTN 5	Allocates a site for housing development and includes reference to the provision of affordable housing.	Broadly positive impact
BTN 6	Affordable housing on rural exception sites	Positive impact

Policy	Purpose	Outcome for persons with certain protected characteristics
BTN 7	Sets out the housing mix of new developments with a preference for two bedroom dwellings and includes reference to bungalows to meet identified local needs.	Positive impact
BTN 8	Identifies an area of local landscape sensitivity due to its high landscape quality.	Neutral impact
BTN 9	Requires development to provide a net gain in biodiversity.	Neutral impact
BTN 10	Protects important views from inappropriate development	Neutral impact
BTN 11	Designates green spaces that meet the NPPF criteria	Broadly positive impact
BTN 12	Seeks to retain and protect local important buildings.	Neutral impact
BTN 13	Enable the conservation and enhancement of the heritage assets in the village.	Neutral impact
BTN 14	Seeks to retain existing services and facilities for the residents of the village	Broadly positive impact
BTN 15	Seeks to retain existing and provide new amenity, sport and recreational facilities .	Broadly positive impact
BTN 16	Provides a range of criteria against which all development proposals will be assessed	Broadly positive impact
BTN 17	Sets out energy conservation matters to be included in new proposals	Broadly positive impact
BTN 18	Limits the amount of outdoor lighting systems.	Neutral impact
BTN 19	Requires drainage matters to be included in development proposals.	Broadly positive impact

4.7 Certain protected characteristics are not affected by the BNP, 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 Beyton Neighbourhood Plan

Mid Suffolk Core Strategy 2008	
CS8: Provision and Distribution of Housing	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS11: Supply of Employment Land	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS12: Retail Provision	The policy covers the identified town centres in Mid Suffolk. It does not apply to Beyton.
Mid Suffolk Local Plan 1998 Saved Policies	
SB1 Directing new development to existing settlements	This is listed as a "saved policy" but has been superseded by the Core Strategy (2008) CS1 and CS2
GP2 Development Briefs	The policy applies to site allocations in the Local Plan. There are no sites allocated in the Beyton NDP area.
GP4 Energy and resource conservation	This is listed as a "saved policy" but has been superseded by the Core Strategy (2008) CS3
HB7 Protecting gardens and parkland of historic interest	There are no such designations in the BNP area
HB13 Protecting ancient monuments	There are no such designations in the BNP area
H2 Housing development in towns	Not appropriate to the BNP
H6 A regular supply of land	This is listed as a "saved policy" but has been superseded by the Core Strategy Focused Review (2012) FC2
CL23 After use of sites following mineral extraction.	There are no mineral extraction sites in the BNP area
E2 Industrial uses on allocated sites.	There are no allocated sites in the BNP area
S4 Avoiding the loss of residential accommodation.	Policy applies to principal shopping areas.
S6 Provision of office accommodation.	Policy applies to principal shopping areas.
T2 Minor highway improvements	The local plan policy notes that regard will be had to the content of schemes in the annual Transport Policies and Programme (TPP). The TPP is no longer published by highway authorities and therefore this policy is not relevant.
T5 Financial contributions to B1115 relief road.	Policy does not apply to BNP area
T8 Lorry parking facilities in towns	The policy does not apply to Beyton.
T14 Rail services	The policy does not apply to Beyton.
RT15 Safeguarding arts and entertainments venues.	The policy does not apply to Beyton