



Bures Neighbourhood Plan 2021-2037

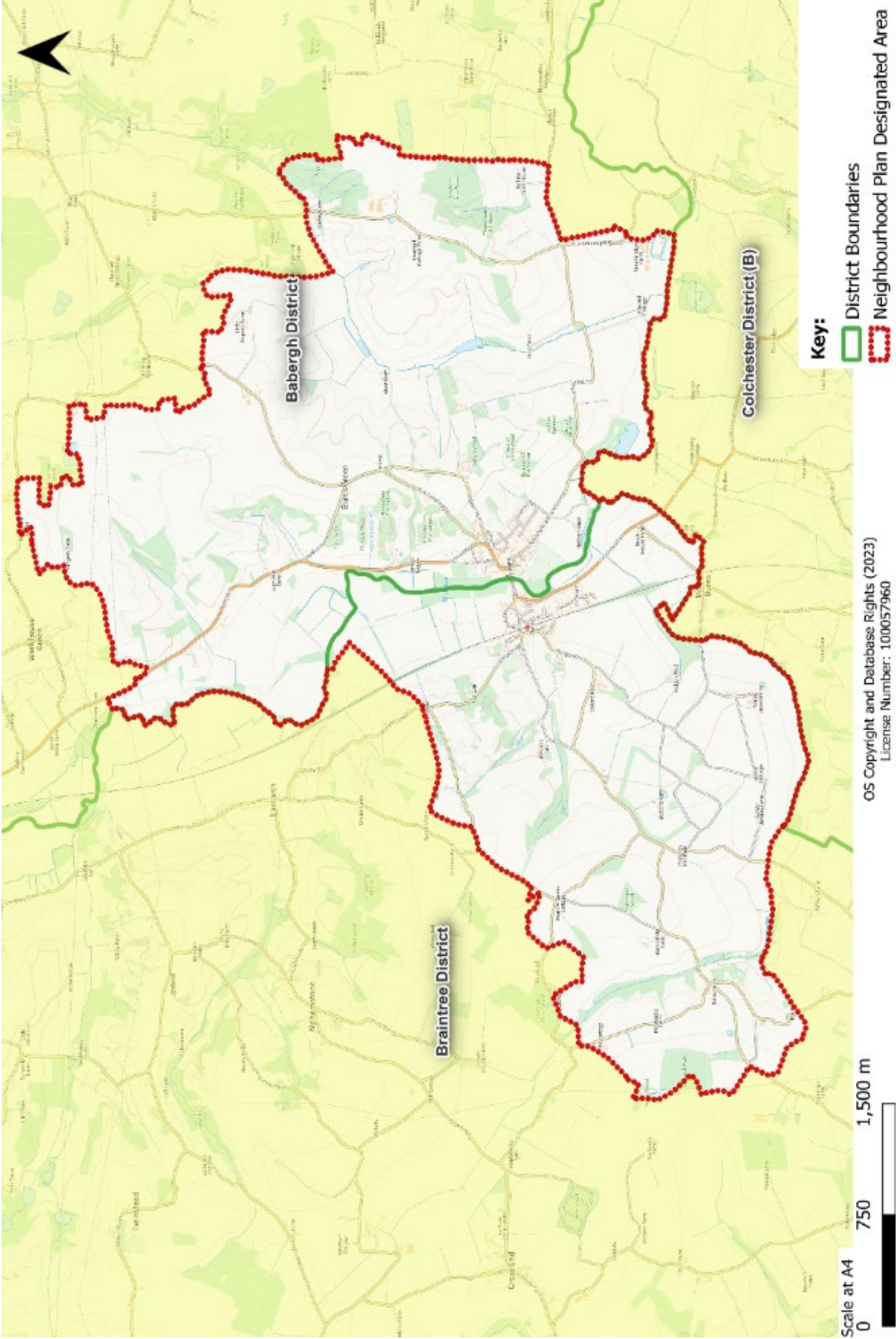
Statement of Basic Conditions

January 2025

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Figure 1: Designated Area



Section 1: Introduction

1. This Basic Conditions Statement has been prepared by [Collective Community Planning](#) on behalf of Bures St Mary Parish Council and Bures Hamlet Parish Council to accompany the Bures Neighbourhood Development Plan 2021-2037 (BNP).

The purpose of the statement is to demonstrate that BNP meets the legal requirements for a Neighbourhood Plan and the five basic conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

2. The five basic conditions that a neighbourhood plan is expected to meet are:
 - a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - b) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - c) 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);
 - d) The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations; and
 - e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
3. There is one prescribed basic condition for Neighbourhood Development Plans, in relation to e) above, that *"the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects"*.
4. This statement confirms that:
 - The legal compliance requirements have been met (section 2);
 - BNP has had due regard to national policies and advice contained in guidance issued by the Secretary of State (Section 3);
 - BNP contributes towards sustainable development (Section 4);
 - BNP is in general conformity with the strategic policies contained in the relevant local plans for Babergh and Mid Suffolk District Council and Braintree District Council (Section 5).
 - BNP does not breach and is otherwise compatible with EU obligations, and that its making is not likely to have a significant effect on the environment, either alone or in combination with other plans or projects (Section 6); and

- BNP meets the prescribed conditions for Neighbourhood Development Plans (Section 7).

Section 2: Legal and Regulatory Compliance

5. BNP has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (as amended). The plan also has regard to policies within the National Planning Policy Framework (NPPF) and guidance from the National Planning Practice Guidance (NPPG). The NPPG largely reflects the Regulations, providing further guidance as to how such requirements can be met.
6. BNP is a neighbourhood plan that covers two parishes Bures St Mary and Bures Hamlet. Bures St Mary falls within Babergh District and Bures Hamlet falls within Braintree District. No other neighbourhood plan has or is being made for this area. The qualifying body for BNP is the Parish Councils. BNP includes a map of the designated area, see **Figure 1** of this report.
7. BNP sets out policies in relation to development and the use of land in the designated neighbourhood area and which has been prepared in accordance with the statutory provisions. Initial consultations had due regard to guidance whilst the Regulation 14 (Pre-Submission) consultation was consistent with the specific regulatory requirements, as detailed in the Consultation Statement.
8. BNP covers the period 2021-2037 which is in general conformity with the timeframes for the strategic policies in the relevant Local Plans (and emerging) for Babergh District Council and Braintree District Council.
9. Babergh District Council is working on a new Joint Local Plan with Mid Suffolk District Council which will guide development in the district until 2037¹. The Joint Local Plan is being split into Part 1 and Part 2. Part 1 was adopted by Babergh District Council on 21 November 2023 and in September 2024 Part 2 of the Joint Local Plan was at the stage of consulting on the sustainability appraisal scoping report.
10. Braintree District Council current Local Plan covers up to the period 2033 and was formally adopted in two sections in 2021 and 2022. Braintree DC are currently working on a Local Plan Review with an end date of 2041. They are expecting to go out to their Regulation 18 stage in October/November 2025².
11. BNP does not include provision of development types that are excluded development, such as minerals and waste matters, nationally significant infrastructure projects or other prescribed development under Section 61K of the Town and Country Planning Act 1990.

¹ [New Joint Local Plan - Babergh District Council - babergh.gov.uk / midsuffolk.gov.uk](https://www.babergh.gov.uk/midsuffolk.gov.uk)

² [About the Local Plan review – Local Plan review – Braintree District Council](#)

Section 3: Due Regard to the NPPF

12. National planning policy is set out in the NPPF. The most recent version was published in December 2024.
13. The Bures NP has had due regard to the NPPF December 2024 version. BNP has been prepared with the policies and guidance contained within the NPPF at its core. The NPPF (December 2024) sets out more specific guidance on neighbourhood plans at Paragraphs 29 to 31, but there is relevant policy throughout other parts of the NPPF.
14. **Figure 2** demonstrates how BNP has had regard to national policy by cross referencing its policies against national policy and guidance. It should be noted that the table is not exhaustive and there may be other cross-references that are not included.

Figure 2: National Planning Policy Framework (December 2023 Version)

BNP Policy	NPPF(and PPG) Cross References	Comments
General	<p>NPPF:</p> <ul style="list-style-type: none"> • Section 2 (Achieving sustainable development) Para 8, Para 11 • Section 3 (Plan-making) Para 15-16, Para 29-31 • Section 5 (Delivering a sufficient supply of homes) Para 61, 63 • Section 8 (Promoting healthy and safe communities) Para 96, Para 103-108 • Section 9 (Promoting sustainable transport) Para 109-112 • Section 12 (Achieving well-designed and beautiful places) Para 131-136, 139 • Section 14 (Meeting the challenge of climate change, flooding, and coastal change) Para 161-162, 170 • Section 15 (Conserving and enhancing the natural environment) Para 187-188, 192, 198 • Section 16 (Conserving and enhancing the historic environment) Para 202-203, 208 <p>PPG:</p> <ul style="list-style-type: none"> • Healthy & Safe Communities- PPG Paragraph: 001 Reference ID:53-001-20190722 • Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306 	<p>BNP will help to deliver sustainable growth that meets the economic, social, and environmental objectives. It provides a suite of policies that will shape and direct development outside of the current strategic policies set out in the prevailing local plans. It supports these strategic policies as shown in Figure 3.</p> <p>BNP provides a framework for addressing housing needs such as affordable housing, housing mix, rural exception sites and community led development, and other economic, social, and environmental priorities, and has been a platform for local people to shape their surroundings. It has been prepared positively and has engaged the community in different ways and with other consultees, as set out in the Consultation Statement.</p> <p>BNP includes non-strategic policies for housing, design codes and principles, conserving and enhancing the natural and historic environment, community assets, buildings and recreation and sustainable transport related matters.</p> <p>The neighbourhood plan does not allocate any sites.</p> <p>It is supported by a proportionate evidence base which includes the AECOM Bures Housing Needs Assessment 2022 and AECOM Bures Guidance and Codes Document</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
	<ul style="list-style-type: none"> • Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721 • Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722 • Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001 • Local Green Space PPG paragraph: 006 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306, Para 014, Para 015, Para 017 • Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723 • Non-Designated Heritage Assets- PPG Paragraph: 040 Reference ID: 18a-040-20190723 	<p>2022. In the Appendix there is evidence in regard to Key Views, Locally Listed Trees, Local Green Space and Non-Designated Heritage Assets. Key aspects of this evidence are presented in the supporting text of the policies.</p> <p>Some of the policies encompass design considerations and codes, with the emphasis on achieving high quality design that is in keeping with local character. Policy 19 is the main policy for design and Appendix B is the AECOM Design Checklist which can be found in the main NP submission document.</p>
Policy BP1: Landscape, Dedham Vale National Landscape and Stour Valley Project Area	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> • Section 3 Plan-making Para 20 • Section 12 Achieving well-designed places Para 131-132, 135 • Section 15 Conserving and enhancing the natural environment Para 187 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>Policy sets out details of supporting development which will reflect the intrinsic quality and character of the landscape.</p> <p>NPPF and PPG both recognise the intrinsic character and beauty of the countryside and settlements, and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		environment and landscape setting. This policy conforms with the NPPF and PPG by ensuring developments will be sympathetic to the landscape setting.
Policy BP2: Bures Rural Lanes	NPPF Para 8c <ul style="list-style-type: none"> • Section 15 Conserving and enhancing the natural environment Para 187 	<p>Policy sets out how new development should retain the traditional character and tranquillity of rural lanes. Development proposals should mitigate any impact which adversely affects the physical appearance of the rural lanes.</p> <p>The policy conforms with the NPPF Para 187 by contributing to enhance the natural local environment and is recognising the character of Bures rural lanes.</p>
Policy BP3: Key Views	NPPF Para 8c <ul style="list-style-type: none"> • Section 3 Plan-making • Section 12 Achieving well-designed places Para 131, 134 • Section 15 Conserving and enhancing the natural environment Para 187, 198 <p>PPG Paragraph: 036 Reference ID: 8-036-20190721</p>	<p>Policy sets out to conserve the current landscape setting through the protection of important local views.</p> <p>NPPF and PPG both recognise the intrinsic character and beauty of the countryside and settlements, and PPG states that it is important to identify policies where landscapes have a particular local value. Planning policies and decisions should ensure that developments will be sympathetic to the local character including the built environment and landscape setting. This policy conforms with the NPPF and PPG by protecting important local views and ensuring proposals are expected to demonstrate that they are designed and sited to avoid harm to the identified important views and the landscape setting they sit within.</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		Plans and design policies should be developed with local communities so they reflect local aspirations and neighbourhood plan groups play an important role in identifying special qualities in their areas to reflect what they would expect from developments (NPPF Para 134). The community chose these local views as part of initial engagement, they were assessed by the steering group and consulted upon again at Regulation 14.
Policy BP4: Biodiversity	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8c • Section 11 Making effective use of land Para 124 • Section 12 Achieving well-designed places, Para 136 • Section 15 Conserving and enhancing the natural environment Para 187, 192 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>Requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.</p> <p>The NPPF Para 187 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity.</p>
Policy BP5: Protection of Wildlife	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8c • Section 11 Making effective use of land Para 124 • Section 15 Conserving and enhancing the 	Policy details that developments where possible within or adjacent to an existing green corridor should use features to enhance the area by incorporating wildlife friendly design features.

BNP Policy	NPPF(and PPG) Cross References	Comments
	<p>natural environment Para 187,192</p> <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Green Infrastructure- Paragraph: 005 Reference ID: 8-005-20190721, Paragraph: 006 Reference ID: 8-006-20190721</p> <p>Natural Environment Para: 020, 021, 022 Reference ID: 8-020-20190721</p>	<p>This policy will support the health and resilience of wildlife, which is essential in maintaining and enhancing its ability to provide the wealth of ecosystem services, such as water retention and climate regulation, which we rely on. Green infrastructure is also vital to human health and wellbeing and a crucial element of adapting to climate change.</p> <p>The NPPF Para 187 states planning policies should contribute to protecting and enhancing sites of biodiversity value and minimising impacts on and providing net gains for biodiversity. Para 192 also goes further to say that plans must identify and map local wildlife rich habitats and wider ecological networks for biodiversity. Promoting the enhancement or restoration of priority habitats, ecological networks and species also allows opportunities for securing measurable net gain for biodiversity (Para 192b).</p> <p>PPG states how plans can be used to set out a suitable approach to delivering biodiversity net gain at a local level.</p>
Policy BP6: Locally Valued Trees	<p>NPPF Para 8c</p> <p>Section 12 Achieving well-designed and beautiful places Para 136</p> <p>Section 15 Conserving and enhancing the natural environment Para 187</p>	<p>Policy sets out that proposals affecting trees should be accompanied by a survey and should promote the use of deciduous/evergreen planting.</p> <p>The NPPF makes note how trees make an important contribution to the character and quality of environments and can help mitigate and adapt to climate change. Para</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>136 states how planning policies should take opportunities to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Para 187 states planning policies should recognise the intrinsic character of the countryside and wider benefits including trees and woodland.</p> <p>This policy conforms with the NPPF by protecting and listing existing locally valued trees within Bures.</p>
Policy BP7: Local Green Space	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> • Section 2 Achieving sustainable development Para 8 • Section 8 Promoting healthy and safe communities Paras 106-108 • Section 13 Protecting Green Belt land <p>Green Infrastructure PPG Paragraph: 005 Reference ID: 8-005-20190721</p> <p>Local Green Space PPG paragraph: 006, 009, 013 to 017 Reference ID: 37-006-20140306, Para 009 Reference ID: 37-009-20140306, Para 013 Reference ID: 37-013-20140306,</p>	<p>This policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The spaces designated will help protect and enhance the natural and built environment.</p> <p>A robust process was undertaken to designate the areas, following the NPPF, PPG and Locality guidance on understanding the types of greenspaces which would be suitable for recreational, natural, or historic reasons. Potential sites were identified by residents in initial engagement, explored further by the steering group and consulted on further at Regulation 14 in discussion with the landowners, community, and stakeholders. All these green spaces were considered in close proximity to the village and the community it serves.</p>
Policy BP8: River	<p>NPPF Para 8c</p>	<p>Policy states that development within 30m to the River Stour should contain an 'Impact on the River'</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
	Section 15 Conserving and enhancing the natural environment Para 187	<p>statement to ensure there will be no significant adverse impacts on the environment and quality of water. Where new development proposals are proposed, impact statements should be confirmed with the relevant water companies, such as Anglian Water, in terms of capacity.</p> <p>The NPPF Para 187 states planning policies should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>The policy conforms with the NPPF by contributing to not supporting applicants close to the River Stour which may have an adverse impact on Bures water quality.</p>
Policy BP9: Foul Water and Waste Infrastructure	NPPF Para 8c Section 15 Conserving and enhancing the natural environment Para 187	<p>In NPPF Para 20 strategic policies (within Local Plans) should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:</p> <p>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater etc.</p> <p>The NPPF Para 187 states planning policies should prevent new and existing development from contributing to, being put at</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>The policy sets out to protect water quality, adequate water and waste-water treatment capacity or infrastructure upgrades shall be in place prior to development proceeding. The policy conforms with the NPPF by setting out wording to protect water quality.</p>
BP10: Flood Risk Management	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> • Section 14 Meeting the challenge of climate change, flooding, and coastal change Para 161-162 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>Protective policy requiring appropriate flood risk management.</p> <p>Policy conforms with the NPPF Para 161 which states how plans should take a proactive approach to mitigate and adapt to climate change taking in account flood risk.</p>
BP11: Community Buildings	<p>NPPF Para 8b</p> <ul style="list-style-type: none"> • Section 3 Plan-making Para 20 • Section 8 Promoting healthy and safe communities Para 96 	<p>The NPPF Para 20 states neighbourhood plans (non-strategic policies) should set out more detailed policies for specific areas including the provision of infrastructure and community facilities at a local level.</p> <p>NPPF Para 96 states planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings which are safe and accessible, so crime and</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		disorder and the fear of crime do not undermine the quality of life or community cohesion. The policy conforms with this para since it actively supports applications which will enhance community buildings and should be designing out crime principles and considered the Bures Design Codes.
BP12: Community Assets	NPPF Para 8a/b <ul style="list-style-type: none"> • Section 3 Plan-making Para 20 • Section 8 Promoting healthy and safe communities Para 96-98 	<p>NPPF Para 98 states that planning policies should guard against the unnecessary loss of valued facilities and services particularly where it would reduce the community's ability to meet its day-to-day needs.</p> <p>The Policy sets out that proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where it meets certain criteria. Generally, conforms with the NPPF by setting criteria to try and not loss a valued facility within Bures.</p>
BP13: Recreational Areas	NPPF Para 8a/b <ul style="list-style-type: none"> • Section 3 Plan-making Para 20 • Section 8 Promoting healthy and safe communities Para 96, 98 	<p>NPPF Para 96 states planning policies should aim to be safe, accessible so crime and disorder do not undermine the quality of life or community cohesion. Regarding recreational and cultural facilities, Para 98 states planning policies should support the delivery of local strategies to improve social and cultural wellbeing sections of the community, ensure facilities are able to develop and modernise to retain benefit of the community and plan positively for the provision of community facilities and services.</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>The Policy sets out that development proposed on existing recreational land use areas must not have an adverse impact on the benefits gained by residents from such provision. If such provision is lost a suitable alternative should be provided in the village which is in an accessible and sustainable location.</p> <p>Proposals to build new facilities or refurbishment should be designed with crime, inclusivity and safety in³ mind for all users and Enhancement of existing recreational areas will be encouraged in principle.</p> <p>The Policy conforms with the NPPF by taking account of crime and supporting recreational facilities.</p>
BP14: Housing Mix	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8b, Para 11 • Section 5 (Delivering a sufficient supply of homes) Para 61-64 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>This policy will help ensure future development meets the needs of the community, including providing a mix of houses which can be easily adaptable for older residents and will provide a smaller number of bedrooms to help enable residents to get on the housing ladder such as younger people. The policy follows the guidance proposals taken from the Bures Housing Needs Assessment 2022 to help achieve a balanced mix of housing to meet the needs of the community.</p> <p>This policy conforms with the NPPF Para 61 and 63 which sets out how planning policies should reflect the different needs regarding size, type, and tenure in the community.</p>

³ Example- www.makespaceforgirls.co.uk/about-us

BNP Policy	NPPF(and PPG) Cross References	Comments
Policy BP15: Affordable Housing	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8b, Para 11 • Section 5 (Delivering a sufficient supply of homes) Para 61-64 <p>Housing needs of different groups: PPG Paragraph: 001 Reference ID: 67-001-20190722</p>	<p>The policy follows the guidance proposals taken from the Bures Housing Needs Assessment 2022 to help achieve a balanced mix of housing to meet the needs of the community. It specifically breaks up the affordable home ownership and affordable rent expected within Bures.</p> <p>This policy conforms with the NPPF Para 63 which states how planning policies should specify the type of affordable housing required in line with the Housing Needs Assessment.</p>
Policy BP16: Rural Exception Sites	<p>NPPF Para 8b Section 5 (Delivering a sufficient supply of homes) Para 61, 82</p>	<p>The NPPF states that LPAS should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs (Para 82).</p> <p>The Policy sets out detail that should be provided on Rural Exception Sites within Bures including demonstrating that they meet the need in the Bures HNA 2022, should remain affordable in perpetuity and should be offered in the first instance to people with a demonstrated local connection. Policy conforms with the NPPF and supporting rural exception sites which meet Bures need.</p>
Policy BP17: Community Led Development	<p>NPPF Para 8b Section 5 (Delivering a sufficient supply of homes) Para 61, 63, 73, 76</p>	<p>The NPPF states that LPAS should support development of exception sites for community led development on sites that would not otherwise be suitable as rural exception sites (Para 76).</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>The Policy states that community-led development should generally be supported. This may include schemes for affordable housing, small business units or renewable energy generation. The policy sets out criteria for CLD which may be permitted outside of development limits.</p> <p>The Policy conforms with generally supporting development for community led development.</p>
Policy BP18: New Housing Development	<p>NPPF</p> <ul style="list-style-type: none"> • Para 8b, Para 11 • Section 5 (Delivering a sufficient supply of homes) Para 61, 63 • Section 11 Making effective use of land Para 124-125 	<p>NPPF Para 11 states all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>NPPF Para 124 states planning policies should promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Para 125 states policies should give substantial weight to the value of using suitable brownfield land within settlement for homes and other identified needs.</p> <p>The Policy states that new housing developments will prioritise access to services, public transport and minimising environmental impact. The policy sets out criteria regarding new built development within the defined settlement boundaries and</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>supports in principle proposals on vacant brownfield land.</p> <p>The policy conforms with the NPPF by stating that development should be in a sustainable location and takes account of the important of brownfield land.</p>
Policy BP19: Design	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> • Section 3- Plan making Para 20 • Section 12 Achieving well-designed places, para 131-134 <p>Climate Change PPG Paragraph: 001 Reference ID: 6-001-20140306</p> <p>Design: process and tools- PPG Paragraph: 002 Reference ID: 26-002-20191001</p> <p>Flooding- PPG Paragraph: 063 Reference ID: 7-063-20140306</p>	<p>This policy encourages all development to be designed to high quality standards and be in conformity with the Bures design codes and guidance document 2022. It sets out detailed clauses in line with the character areas and the design aspects which development should have regard to including density, materials, roofline, and boundary treatments.</p> <p>The policy conforms to the NPPF and PPG by setting out as listed above a clear design vision to meet local aspirations for the BNP and the expectation applications are to follow.</p>
Policy BP20: Conservation Areas	<p>NPPF Para 8c</p> <ul style="list-style-type: none"> • Section 16 Conserving and enhancing the historic environment Para 202 	<p>This policy focuses on detail applications should consider regarding the Bures Design Guide Character Areas.</p> <p>The Policy conforms with the NPPF and PPG by providing clauses to set a positive approach to conserve and enhance conservation areas and their appearance.</p>
Policy BP21: Heritage Assets and Non-	<p>NPPF Para 8c</p>	<p>The policy conforms with the NPPF and PPG by stating development should conserve the historic character, appearance and setting of</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
designated heritage assets	<ul style="list-style-type: none"> • Section 16 Conserving and enhancing the historic environment Para 208 <p>Historic Environment Designated Heritage Assets PPG Paragraph: 023 Reference ID: 18a-023-20190723</p>	heritage assets and locally listed non-designated heritage assets. The Non-Designated Heritage Assets identified were picked with the engagement of residents for their local significance.
Policy BP22: Businesses in Bures	<p>NPPF Para 8a</p> <ul style="list-style-type: none"> • Section 3 Plan-making Para 20 • Section 6 Building a strong, competitive economy Para 85, 86 • Section 8 Promoting healthy and safe communities Para 96, 98 	<p>NPPF Para 20 states that strategic policies (within Local Plans) should set out an overall strategy to make sufficient provision for employment, retail, leisure, and other uses. This policy states existing businesses in Bures should be protected unless it's shown the business is no longer needed or viable.</p> <p>NPPF Para 85 states that planning policies should help create the conditions in which businesses can invest, expand and adapt and Para 86d states policies should be flexible enough to accommodate needs not anticipated to allow for new and flexible working practices.</p> <p>NPPF Para 96 states planning policies should aim to be safe, accessible so crime and disorder do not undermine the quality of life or community cohesion. Regarding recreational and cultural facilities, Para 98 states planning policies should support the services which meet the needs of the community, ensure facilities are able to develop and modernise to retain benefit of the community and plan positively for the provision of community facilities and services including meeting places.</p>

BNP Policy	NPPF(and PPG) Cross References	Comments
		<p>This Policy conforms with the NPPF by supporting the role that current employment uses play within local communities and for boosting sustainable locations. As well as supporting new commercial developments including the provision of flexible employment spaces and designing out crime.</p>
<p>Policy BP23: Walking and Cycling Network</p>	<p>NPPF</p> <ul style="list-style-type: none"> • Section 8 Promoting healthy and safe communities Para 96 • Section 9 Promoting sustainable transport Para 108 	<p>Supportive policy promoting active travel and improved connectivity in the parish. The policy also sets out criteria that newly built developments should consider.</p> <p>The policy conforms with the NPPF Para 108c by promoting walking and cycling which enables and supports a healthy lifestyles and helps promote sustainable transport.</p>
<p>Policy BP24: Walking Routes</p>	<p>NPPF</p> <ul style="list-style-type: none"> • Section 8 Promoting healthy and safe communities Para 96 • Section 9 Promoting sustainable transport Para 109 	<p>Policy looks to protect existing public rights of way and support the opportunity to extend/improve public rights of way along the proposed mapped routes.</p> <p>The policy conforms with the NPPF Para 109e by promoting walking which enables and supports a healthy lifestyles and helps promote sustainable transport.</p>

Section 4: Sustainable Development

15. A widely accepted definition of sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own need'⁴. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental, and economic issues and challenges should be considered in an integrated and balanced way.
16. This is captured by Paragraph 8 of the NPPF in particular, which summarises the three interdependent objectives. **Figure 2** includes a number of references to NPPF para 8, demonstrating the policies in BNP that have due regard to these overarching objectives.
17. The NPPF as a whole represents sustainable development, and **Figure 2** sets out that BNP is very consistent with the NPPF. It should therefore be the case that BNP will help to deliver sustainable development in Bures through delivering the economic, social, and environmental objectives.
18. BNP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic and growth considerations, reasonable environmental and social considerations are taken into account.

Section 5: General Conformity with Local Strategic Policies

19. It is a requirement that BNP is in general conformity with the relevant local strategic policies. The Guidance on Neighbourhood Planning sets out what is meant by general conformity. When considering whether a policy is in general conformity, a qualifying body, independent examiner, or local planning authority, should consider the following:
 - Whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
 - The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
 - Whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
 - The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

⁴ United Nations: Report of the World Commission on Environment and Development: Our Common Future, March 1987

20. The BNP area falls within two local authority areas- Babergh District and Braintree District. The local plan for these districts contains the strategic policies of relevance for this neighbourhood plan, these include:

- The adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)
- Braintree Local Plan Part 1 (2021) and Part 2 (2022)

21. As stated previously Babergh District Council is still working on Part 2 of the Joint Local Plan with Mid Suffolk District Council and in September 2024 Part 2 of the Joint Local Plan was at the stage of consulting on the sustainability appraisal scoping report. Braintree DC are currently working on a Local Plan Review with an end date of 2041. They are expecting to go out to their Regulation 18 stage in October/November 2025⁵. Both emerging local plans are at an early stage and therefore holds limited weight.

22. Other relevant plans include Suffolk County Council Suffolk Minerals and Waste Local Plan (2020) and Essex County Council and Southend-on-Sea Minerals and Waste Local Plan (2017).

23. **Figure 3** reviews each policy in the submitted BNP with respect to the current strategic local plan policies.

⁵ [About the Local Plan review – Local Plan review – Braintree District Council](#)

Figure 3: General Conformity with Local Strategic Policies (and non-strategic)

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
Policy BP1: Landscape, Dedham Vale National Landscape and Stour Valley Project Area	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP17- Landscape • LP18- Area of Outstanding Natural Beauty 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP67- Landscape Character and Features 	<p>BNP Policy sets out details of supporting development which will reflect the intrinsic quality and character of the landscape.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes.</p> <p>LP17 provides criteria that development proposals must protect and enhance the landscape character. Policy LP18 is supportive of development within/affecting the National Landscape that meets criteria relating to conserving and enhancing the landscape and scenic beauty, with proposals required to be sensitive to their landscape and visual impacts.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			sets out that all new development where applicable should protect and enhance assets of historical or natural value. Policy LPP67 sets out that proposals for new development should be informed by and be sympathetic to the character of the landscape as identified in the District Council's Landscape Character Assessments.
Policy BP2: Bures Rural Lanes	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP17- Landscape 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP67- Landscape Character and Features • LPP69- Protected Lanes 	<p>BNP Policy sets out how new development should retain the traditional character and tranquillity of rural lanes. Development proposals should mitigate any impact which adversely affects the physical appearance of the rural lanes.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP17 provides criteria that development proposals must</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>protect and enhance the landscape character.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should protect and enhance assets of historical or natural value. Policy LPP67 sets out that proposals for new development should be informed by and be sympathetic to the character of the landscape.</p> <p>LPP69 is a policy which designates certain lanes in the district protecting them and conserving the traditional landscape and nature conservation of roads including their verges, banks, ditches and natural features such as hedgerows, hedgerow trees and other elements. Any proposals in these lanes would have a materially adverse impact on the physical appearance of these Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a protected lane, will not be permitted. Bures Rural Lane policy wished to have a similar purpose. However, does not designate lanes.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
Policy BP3: Key Views	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP17- Landscape 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP67- Landscape Character and Features 	<p>BNP Policy sets out to conserve the current landscape setting through the protection of important local views.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. Policy LP17 sets out criteria to ensure development proposals protect and enhance the landscape character. The BNP identifies the panoramic views as a key component of this landscape.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should protect and enhance assets of historical or natural value. Policy LPP67 sets out that proposals for new development should be informed by and be sympathetic to the character of the landscape as identified</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			in the District Council's Landscape Character Assessments, which include uninterrupted and panoramic views.
Policy BP4: Biodiversity	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP16- Biodiversity and Geodiversity 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP66- Protection, Enhancement, Management and Monitoring of Biodiversity 	<p>BNP Policy sets a requirement to deliver at least a 10% net gain in ecological value and conservation of existing natural features.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP16 sets out that all development must follow the biodiversity mitigation hierarchy and a number of criteria including conserve, restore and contribute to the enhancement of biodiversity interests.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should incorporate biodiversity creation and</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			enhancement measures. Policy LPP66 sets out detail where development proposals shall provide for the protection of biodiversity.
Policy BP5: Protection of Wildlife	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP16- Biodiversity and Geodiversity 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP67- Landscape Character and Features 	<p>BNP Policy details that developments where possible within or adjacent to an existing green corridor should use features to enhance the area by incorporating wildlife friendly design features.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP16 sets out that all development must follow the biodiversity mitigation hierarchy and a number of criteria including where possible plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. This could include links to existing green infrastructure</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should incorporate biodiversity creation and enhancement measures. Policy LPP67 states that the restoration and enhancement of the natural environment will be encouraged through Creating green infrastructure networks to link urban areas to the countryside, and creating and enhancing the biodiversity value of wildlife corridors.</p>
Policy BP6: Locally Valued Trees	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP17- Landscape 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP65- Tree Protection 	<p>BNP Policy sets out that proposals affecting trees should be accompanied by a survey and should promote the use of deciduous/evergreen planting. Also maps locally valued trees in Bures.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. Policy LP17 sets out criteria to ensure development proposals protect and enhance the landscape character.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should protect and enhance assets or historical or natural value. Policy LPP65 sets out details on trees including on their quality, positive contribution to the landscape character and health.</p>
Policy BP7: Local Green Space	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP28- Services and Facilities within the Community 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP62- Cemeteries and Churchyards 	<p>BNP Policy supports the protection of local green spaces and designates these in accordance with NPPF requirements. The spaces designated will help protect and enhance the natural and built environment.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. Policy LP28 sets out detail on the provision of new or expanding facilities and protecting the loss of existing facilities. It states in 1b that development of and improvements to services and facilities which would assist in safeguarding a viable community asset will be supported subject to Plan policy compliance. A number of facilities used by the community have been designated as LGS in the BNP.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should respond positively to local character and context to preserve and enhance the quality of existing places and their environs protect and enhance assets or historical or natural value. Policy LPP62 will seek retention of all existing churchyards and cemeteries. Those within Bures have been designated as LGS.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
Policy BP8: River	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP15- Environmental Protection and Conservation • LP26- Water resources and infrastructure 	<ul style="list-style-type: none"> • SP6- Infrastructure and Connectivity • LPP70- Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards 	<p>BNP Policy states that development within 30m to the River Stour should contain an 'Impact on the River' statement to ensure there will be no significant adverse impacts on the environment and quality of water. Where new development proposals are proposed, impact statements should be confirmed with the relevant water companies, such as Anglian Water, in terms of capacity.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP26 states development will be supported where it conforms with a number of criteria including considers its impacts on water resources and the capacity of water supply network infrastructure taking into account the effects of climate change.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>Braintree Local Plan (2022) sets out all development must be supported by the provision of the infrastructure, services and facilities that are identified to serve the needs arising from the development. Section E states that</p> <p>“The local planning authorities will work with Anglian Water, Affinity Water, the Environment Agency and developers to ensure that there is sufficient capacity in the water supply and wastewater infrastructure to serve new development. Where necessary, improvements to water infrastructure, waste water treatment and off-site drainage should be made ahead of the occupation of dwellings to ensure compliance with environmental legislation.”</p> <p>LPP70 states that proposals for all new developments should prevent unacceptable risks from all emissions and other forms of pollution (including light and noise pollution) and ensure no deterioration to either air or water quality.</p>
Policy BP9: Foul Water	<ul style="list-style-type: none"> • SP09-Enhancement and 	<ul style="list-style-type: none"> • SP6-Infrastructure 	BNP Policy sets out to protect water quality, adequate water and waste-

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
and Waste Infrastructure	<p>management of the environment</p> <ul style="list-style-type: none"> • LP15- Environmental Protection and Conservation • LP26- Water resources and infrastructure 	<p>and Connectivity</p> <ul style="list-style-type: none"> • LPP70- Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards 	<p>water treatment capacity or infrastructure upgrades shall be in place prior to development proceeding.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP26 states development will be supported where it conforms with a number of criteria including considers its impacts on water resources and the capacity of water supply network infrastructure taking into account the effects of climate change and demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.</p> <p>As stated above. Braintree Local Plan (2022) SP6 sets out the need to ensure there is sufficient capacity in the</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			water supply and wastewater infrastructure to serve new development. LPP70 states that proposals for all new developments should prevent unacceptable risks from all emissions and other forms of pollution (including light and noise pollution) and ensure no deterioration to either air or water quality.
BP10: Flood Risk Management	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP27- Flood risk and vulnerability 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP74- Flooding Risk and Surface Water Drainage • LPP76- Sustainable Urban Drainage Systems 	<p>BNP Policy is a protective policy requiring appropriate flood risk management with details on SuDS.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. Policy LP27 sets out that proposals for new development can be approved where it meets certain criteria including but not limited to above ground, appropriate SuDS are incorporated within new developments unless it can be demonstrated that ground conditions are unsuitable for</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>such measures, and take these opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 sets out that all new development where applicable should include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions. Policy LPP74 sets out detail on flood risk in regard to flood zones and LPP76 sets out expectations on SuDS design.</p>
BP11: Community Buildings	<ul style="list-style-type: none"> LP28- Services and Facilities within the Community 	<ul style="list-style-type: none"> LPP61- Local Community Services and Facilities 	<p>BNP Policy actively supports applications which will enhance community buildings and should be designing out crime principles and considered the Bures Design Codes.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy LP28 sets out detail on the provision of new or expanding facilities and</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>protecting the loss of existing facilities.</p> <p>Braintree Local Plan (2022) LPP61 sets out criteria on the retention of all existing community facilities and services and supporting the provision of new or enhanced community facilities wherever possible.</p>
BP12: Community Assets	<ul style="list-style-type: none"> • LP28- Services and Facilities within the Community 	<ul style="list-style-type: none"> • LPP61- Local Community Services and Facilities 	<p>BNP Policy sets out that proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where it meets certain criteria. Generally, conforms with the NPPF by setting criteria to try and not loss a valued facility within Bures.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy LP28 sets out detail on the provision of new or expanding facilities and protecting the loss of existing facilities.</p> <p>Braintree Local Plan (2022) LPP61 sets out criteria on the retention of all existing community facilities and services and supporting the provision of new or enhanced community facilities wherever possible.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
BP13: Recreational Areas	<ul style="list-style-type: none"> LP28- Services and Facilities within the Community 	<ul style="list-style-type: none"> LPP61- Local Community Services and Facilities 	<p>BNP Policy sets out that development proposed on existing recreational land use areas must not have an adverse impact on the benefits gained by residents from such provision. If such provision is lost a suitable alternative should be provided in the village which is in an accessible and sustainable location.</p> <p>Proposals to build new facilities or refurbishment should be designed with crime, inclusivity and safety in mind for all users and Enhancement of existing recreational areas will be encouraged in principle.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy LP28 sets out detail on the provision of new or expanding facilities and protecting the loss of existing facilities.</p> <p>Braintree Local Plan (2022) LPP61 sets out criteria on the retention of all existing community facilities and services and supporting the provision of new or enhanced community facilities wherever possible.</p>
BP14: Housing Mix	<ul style="list-style-type: none"> SP01- Housing Needs 	<ul style="list-style-type: none"> LPP35- Housing Mix, Density and Accessibility 	<p>BNP Policy will help ensure future development meets the needs of the community, including providing a mix of</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>houses which can be easily adaptable for older residents and will provide a smaller number of bedrooms to help enable residents to get on the housing ladder such as younger people. The policy follows the guidance proposals taken from the Bures Housing Needs Assessment 2022 to help achieve a balanced mix of housing to meet the needs of the community.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy SP01 sets out that across the Plan area the mix of tenure, size and type of new housing development should be informed by the relevant District needs assessment, or any local housing needs surveys where relevant.</p> <p>The Braintree Local Plan (2022) LPP35 sets out that a housing mix should be in line with the identified local need as set out in the 2015 SHMA update or its successor unless material considerations indicate otherwise. The Bures HNA evidence is more up to date than this which the NP wishes to follow.</p>
Policy BP15: Affordable Housing	<ul style="list-style-type: none"> SP02- Affordable Housing 	<ul style="list-style-type: none"> LPP31- Affordable Housing 	BNP Policy follows the guidance proposals taken from the Bures Housing Needs Assessment 2022 to

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>help achieve a balanced mix of housing to meet the needs of the community. It specifically breaks up the affordable home ownership and affordable rent expected within Bures.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy SP02 sets out that the mix of tenure, size and type of new affordable housing development should be informed by the relevant district needs assessment, any local housing needs survey and other relevant supporting evidence.</p> <p>The Braintree Local Plan (2022) LPP31 sets out targets of 40% of the total dwellings to be affordable in the Bures area. A threshold of 10 dwellings or more or where a site area is 0.5 hectares or more will apply in Bures.</p> <p>The Bures HNA 2022 had due regard to the strategic policies in the local plans.</p>
Policy BP16: Rural Exception Sites	<ul style="list-style-type: none"> LP07-Community-led and rural exception housing 	<ul style="list-style-type: none"> LPP32-Affordable Housing in Rural Areas 	BNP Policy sets out detail that should be provided on Rural Exception Sites within Bures including demonstrating that they meet the need in the Bures HNA 2022, should remain affordable in perpetuity and should be offered in the first

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>instance to people with a demonstrated local connection.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy LP07 states a Rural Exception Site scheme must demonstrate that it is well-connected to an existing settlement and proportionate in size to it. Also a Rural Exception Site housing proposals including an element of open market housing must be supported by a viability assessment which convincingly demonstrates that the open market housing is the minimum necessary to cross-subsidise the affordable housing. Proposals including more than 35% open market housing will not be permitted.</p> <p>The Braintree Local Plan (2022) LPP32 sets out detail and criteria where affordable housing will be permitted in rural areas.</p>
Policy BP17: Community Led Development	<ul style="list-style-type: none"> • LP07- Community-led and rural exception housing • LP25- Energy Sources, Storage and Distribution 	<ul style="list-style-type: none"> • LPP32- Affordable Housing in Rural Areas • LPP35- Housing Mix, Density and Accessibility 	BNP Policy states that community-led development should generally be supported. This may include schemes for affordable housing, small business units or renewable energy generation. The policy sets out criteria for CLD which

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>may be permitted outside of development limits.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy LP07 states Community-Led Housing proposals must demonstrate that: The scheme was initiated by, and is being led by, a legitimate local community group; and The scheme has general community support. Policy LP25 sets out criteria where renewable and low carbon, decentralised and community energy generating proposals will be supported.</p> <p>The Braintree Local Plan (2022) LPP32 sets out detail and criteria where affordable housing will be permitted in rural areas. LPP35 sets out how development shall create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need.</p>
Policy BP18: New Housing Development	<ul style="list-style-type: none"> • SP03- The Sustainable Location of New Development 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP1- Development Boundaries • LPP35- Housing Mix, 	BNP Policy states that new housing developments will prioritise access to services, public transport and minimising environmental impact. The policy sets out criteria regarding new built development within the defined settlement

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
		Density and Accessibility	<p>boundaries and supports in principle proposals on vacant brownfield land.</p> <p>Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy SP03 sets out settlement boundaries and that new housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan. Outside of the settlement boundaries, development will normally only be permitted where they meet a number of criteria such as being in accordance with a made neighbourhood plan.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 states all new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective. A list of criteria is</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>given including create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.</p> <p>LPP35 sets out how development shall create sustainable, inclusive and mixed communities through providing a mix of house types and size at an appropriate density for the area, which reflects local need.</p>
Policy BP19: Design	<ul style="list-style-type: none"> • SP03- The Sustainable Location of New Development • LP24- Design and Residential Amenity 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP52- Layout and Design of Development 	<p>BNP Policy encourages all development to be designed to high quality standards and be in conformity with the Bures design codes and guidance document 2022. It sets out detailed clauses in line with the character areas and the design aspects which development should have regard to including density, materials, roofline, and boundary treatments.</p> <p>The Babergh and Mid Suffolk Local Plan Part 1 (2023) Policy SP03 sets out settlement boundaries and that new housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan. Outside of the settlement boundaries, development will normally only be permitted where they meet a number of criteria such as being in accordance with a made neighbourhood plan. Policy LP24 states all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. A number of criteria points are listed in which proposals should meet including but not limited to being compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 states all new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>needed to support this objective.</p> <p>Policy LPP52 states The Council will seek a high standard of layout and design in all developments in the District and encourage innovative design where appropriate. Planning permission will be granted where the relevant following criteria is met including but not limited to around scale, layout, height, architectural quality and the public realm.</p>
Policy BP20: Conservation Areas	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP19- The Historic Environment 	<ul style="list-style-type: none"> • LPP47- Built and Historic Environment • LPP53- Conservation Areas 	<p>BNP Policy focuses on detail applications should consider regarding the Bures Design Guide Character Areas.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP19 sets out detail to protect heritage assets, safeguards and enhances the historic environment.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>The Braintree Local Plan (2022) LPP47 states the Council will promote and secure a high standard of design and layout in all new development and the protection and enhancement of the historic environment in order to respect and respond to local context.</p> <p>LPP53 states the Council will encourage the preservation and enhancement of the character and appearance of designated Conservation Areas and their settings. These include the buildings, open spaces, landscape and historic features and views into, out from and within the constituent parts of designated areas. Criteria is listed.</p>
Policy BP21: Heritage Assets and Non-designated heritage assets	<ul style="list-style-type: none"> • SP09- Enhancement and management of the environment • LP19- The Historic Environment 	<ul style="list-style-type: none"> • LPP47- Built and Historic Environment • LPP57- Heritage Assets and their Settings 	<p>BNP Policy states development should conserve the historic character, appearance and setting of heritage assets and locally listed non-designated heritage assets. The Non-Designated Heritage Assets identified were picked with the engagement of residents for their local significance.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy SP09 states The Councils will require development to support and</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes. LP19 sets out detail to protect heritage assets, safeguards and enhances the historic environment. In Point 4 in order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests³¹ and their significance, including consideration of any contribution made to that significance by their setting.</p> <p>The Braintree Local Plan (2022) LPP47 states the Council will promote and secure a high standard of design and layout in all new</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>development and the protection and enhancement of the historic environment in order to respect and respond to local context, promote and encourage the contribution that heritage assets can make towards driving regeneration and economic development in the district and actively encourages local groups to formulate local lists of buildings and structures of historic or architectural significance.</p>
Policy BP22: Businesses in Bures	<ul style="list-style-type: none"> LP09- Supporting a Prosperous Economy 	<ul style="list-style-type: none"> SP5- Employment 	<p>BNP Policy supports the role that current employment uses play within local communities and for boosting sustainable locations. As well as supporting new commercial developments including the provision of flexible employment spaces and designing out crime.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy LP09 sets out criteria that proposals for employment uses must demonstrate a high standard of design, be sensitive to the surroundings, provide contributions to the enhancement digital infrastructure network where necessary and demonstrate a safe and suitable access for all users and sufficient on-site parking.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>In the Braintree Local Plan 2022 Policy SP5 sets out that a strong, sustainable and diverse economy will be promoted across the area e and diverse economy will be promoted across North Essex with the local planning authorities pursuing a flexible approach to economic sectors showing growth potential across the Plan period.</p>
Policy BP23: Walking and Cycling Network	<ul style="list-style-type: none"> • LP29- Safe, Sustainable and Active Transport 	<ul style="list-style-type: none"> • SP7- Place Shaping Principles • LPP42- Sustainable Transport 	<p>BNP Policy is a supportive policy promoting active travel and improved connectivity in the parish. The policy also sets out criteria that newly built developments should consider.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy LP29 states in Point 1 all developments will be required to demonstrate safe and suitable access for all and must prioritise sustainable and active transport and maximise the opportunities to utilise these modes in accordance with the transport hierarchy. Where possible, active travel is to be tied in with the green infrastructure network to support net environmental gains. Point 2 states Development will be expected to contribute to the</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>delivery of sustainable transport strategies for managing the cumulative impacts of growth, whilst protecting and enhancing the Public Rights of Way network.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 states all new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective. A list of criteria is given including create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.</p> <p>LPP42 sets out that sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks. Priority should be given to cycle and pedestrian movements and access to public transport.</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
Policy BP24: Walking Routes	<ul style="list-style-type: none"> LP29- Safe, Sustainable and Active Transport 	<ul style="list-style-type: none"> SP7- Place Shaping Principles LPP42- Sustainable Transport 	<p>BNP Policy looks to protect existing public rights of way and support the opportunity to extend/improve public rights of way along the proposed mapped routes.</p> <p>The Joint Local Plan for Babergh and Mid Suffolk Local Plan Policy LP29 states in Point 1 all developments will be required to demonstrate safe and suitable access for all and must prioritise sustainable and active transport and maximise the opportunities to utilise these modes in accordance with the transport hierarchy. Where possible, active travel is to be tied in with the green infrastructure network to support net environmental gains. Point 2 states Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth, whilst protecting and enhancing the Public Rights of Way Network.</p> <p>The Braintree District Council Local Plan (2022) Policy SP7 states all new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other</p>

BNP Policy	Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023)	Braintree Local Plan Part 1 and Part 2 (2022)	Comments
			<p>design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective. A list of criteria is given including create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.</p> <p>LPP42 sets out that sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks. Priority should be given to cycle and pedestrian movements and access to public transport.</p>

Section 6: EU Obligations

24. A Screening Opinion request was made to Babergh District Council and Braintree District Council as to whether Strategic Environmental Assessment and Appropriate Assessment (see **section 7**) were required. This was supported by a short report and assessment. In this the BNP was assessed between September-November 2024 for likely significant effects upon the environment in light of the plan characteristics, the effects and area characteristics, including the environmental areas listed under Schedule 2 Part 6 of the EA Regulations (2004). The assessment recommended that SEA and HRA appropriate assessment would not be required. This was supported by Babergh District Council (as the lead planning authority) in consultation with the Statutory Environmental Bodies (SEBs).

25. **Section 7** of this report considers the requirement for Appropriate Assessment.

26. BNP has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights, transposed into UK law by the Human Rights Act 1998. BNP is highly likely to be compatible because it has been prepared within the existing framework of statute, and national planning policy and guidance. In accordance with established processes, its preparation has included consultation with the local community.

27. In conclusion, the BNP does not breach and is compatible with EU Regulations including:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive);
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive);
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species. They may be of relevance to both neighbourhood plans or Orders; and
- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.

Section 7: Prescribed Conditions

28. There is one prescribed condition for Neighbourhood Development Plans identified in Schedule 2 of the Neighbourhood Planning (General) Regulations 2012:
29. *"The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007), either alone or in combination with other plans or projects)".*
30. A Habitats Regulations Assessment (HRA) considers the implications of a plan or project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan or project, which occur as a result of the plan or project being put in place, approved, or authorised. Where likely significant effects are identified, alternative options should be examined to avoid any potential damaging effects.
31. HRA is a step-by-step decision-making process. It can be broken down into four stages. Screening; Appropriate Assessment; Alternative solutions; imperative reasons of overriding public interest and compensatory measures.
32. A screening assessment was undertaken on BNP in mid-2024 to determine whether it will have 'likely significant effects' upon internationally designated habitat sites. This was **screened out** as not having any likely significant effects.