

Stutton Neighbourhood Development Plan

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

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1. Introduction

- 1.1. This Basic Conditions Statement has been prepared by Stutton Parish Council's Neighbourhood Planning Group to accompany its submission to the local planning authority, Babergh District Council of the Stutton Neighbourhood Plan (SNP) 2019 under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- 1.2. The SNP has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area which covers the parish of Stutton.
- 1.3. The SNP area was designated by Babergh on 12 October 2018
- 1.4. The policies described in the SNP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is 2022 – 2037 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.5. The statement addresses each of the 'basic conditions' required by the Regulations and explains how the submitted SNP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.6. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order meets the basic conditions if:
 - a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order 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 order does not breach, and is otherwise compatible with, EU obligations; and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.7. Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act (included as item e above).

"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".

1.8. An overview of the SNP is provided in section 2 of this report.

1.9. This document outlines how the SNP meets all of the above basic conditions and addresses these requirements in five sections:

- Section 3 demonstrates the policies in the SNP are appropriate having regard to national policies;
- Section 4 shows how the will contribute towards achieving sustainable development;
- Section 5 demonstrates the conformity of the SNP with Babergh District Council's Core Strategy 2014 and Babergh Local Plan (2006) Saved Policies; and the emerging Joint Local Plan for Babergh and Mid Suffolk;
- Section 6 demonstrates compliance with the appropriate EU obligations including the SEA Directive and obligation relating to Human Rights; and
- Section 7 gives details of how 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

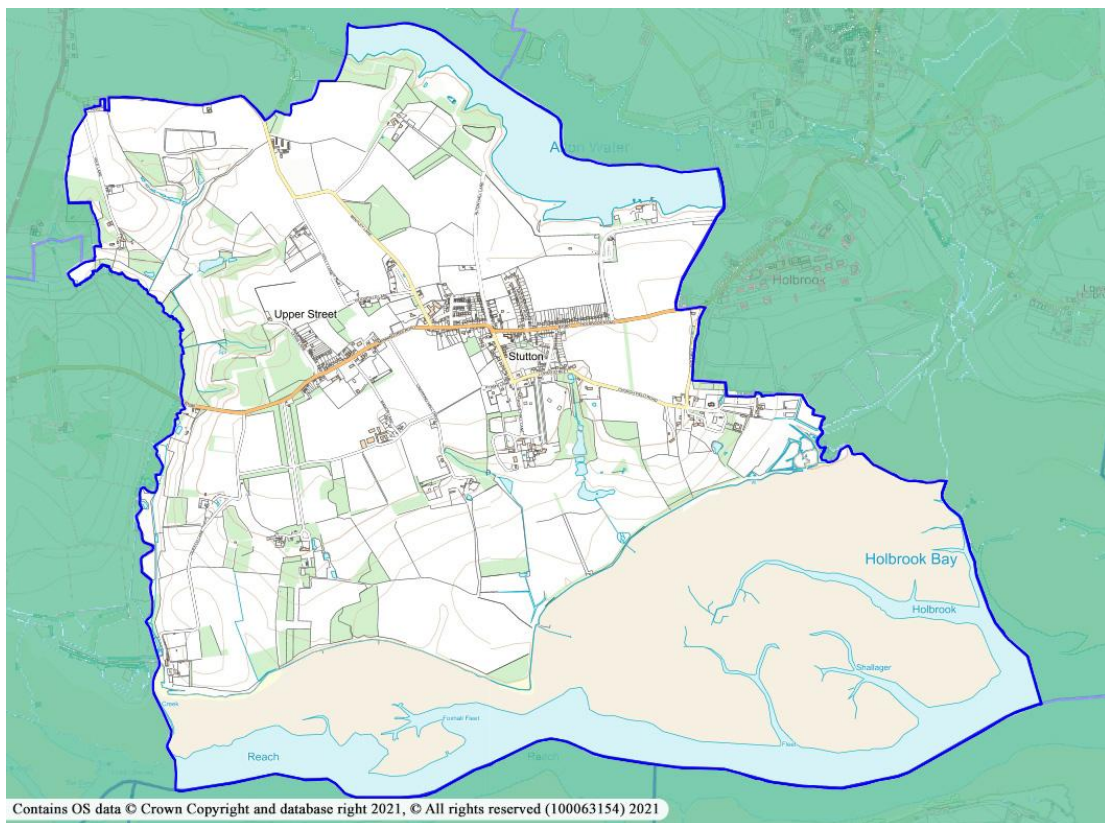


Fig 1 Map showing the boundary of the Stutton Neighbourhood Plan area

2. Stutton Neighbourhood Plan - An Overview This section sets out Stutton Neighbourhood Plan’s vision, its objectives and a brief summary of each of the policies that are contained within the plan and how they contribute to meeting the plan’s objectives.

2.1. The SNP Vision:

“Stutton should remain a vibrant, cohesive community supporting high levels of wellbeing for its residents.

As the village grows and society changes, the character of the village should be maintained, whilst permitting small-scale sustainable growth in line with the needs and wishes of the community.

The beautiful countryside and landscapes will be retained and enhanced and continue to be a source of great pleasure for the community.

Together, we will ensure that the infrastructure of the village supports all residents at different stages of their lives”.

TABLE 2.1: THE SNP OBJECTIVES	
THEME	NEIGHBOURHOOD PLAN OBJECTIVES
SPATIAL STRATEGY	To control development that is commensurate with Stutton’s designation as a hinterland village and protect the valued rural landscape that abuts the settlement boundary
HOUSING	To provide affordable housing in the future (both to rent and to buy) - suitable for single people, young families, and older people wishing to downsize
	To maintain and enhance Stutton’s rural identity, ensuring new development reflects local character and avoids or mitigates environmental impact
	To provide appropriate housing of good design, suitable for people’s changing needs over their lifetimes, which respects the rural character and village settlement boundaries, which is served by adequate infrastructure, and which incorporates measures that reduce environmental impact
LANDSCAPE AND NATURAL ENVIRONMENT	To preserve the character of Stutton and ensure the landscape and natural environment is enhanced
	To protect, improve the connection of, and promote the creation of green spaces in and around the village.
	To integrate appropriate biodiversity features and minimise light pollution in new developments
LEISURE AND TOURISM	To support leisure and tourism activities which respect the character of the area
	To support leisure and tourism activities which do not adversely impact on residential or other uses

HERITAGE AND CULTURE	To conserve heritage assets for the enjoyment of the public, visually or otherwise
	To encourage the sense of cultural community within the village through clubs and groups for activities such as gardening, sports, and the arts
	To promote the existing spirit of artistic and creative activity, and of service to the community
GETTING AROUND	To reduce and mitigate the adverse effect of traffic on pedestrians, those with mobility issues, cyclists and equestrians through the village
	To ensure Stutton offers a safe environment for people and vehicles to move around
	To ensure that new development does not exacerbate but aims to mitigate current problems with traffic, parking and road safety
COMMUNITY FACILITIES AND BUSINESSES	To sustain and grow a vibrant community life in the village across a range of interests, ages and needs
	To sustain and enhance existing facilities, organisations and activities
	To make the village a good place to start and run a small business or work from home, in keeping with the agricultural and rural surroundings

Table 2.2 provides a summary of what each planning policy does.

Table 2.2 What each Neighbourhood Plan Policy does		
Policy Reference	Title	What does this policy do?
Policy SN1	Spatial Strategy	Development commensurate with Stutton’s designation as a hinterland village shall be accommodated within the defined settlement boundary. Development outside the Settlement Boundary will be restricted to small scale rural exception sites on the edge of the settlement only when it can be demonstrated that it cannot be located within the settlement and is justified by an assessment of housing need.
Policy SN2	Housing mix	Future development must favour two and three-bedroom homes to rent or buy meeting the established need. Any proposed alternative housing mix must be justified by 1) an up-to-date assessment of existing needs applicable to Stutton; or 2) the site-specific context. Homes capable of adaptation are also encouraged.
Policy SN3	Affordable housing	A minimum of 35% of any new development of ten houses or more must be affordable housing, as defined by the NPPF, except within the AONB where a threshold of five houses or more will apply.

Policy Reference	Title	What does this policy do?
Policy SN4	Affordable Housing on Rural Exception Sites	Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase on rural exception sites will be supported where there is a proven local need and provided that it remains affordable in perpetuity. In exceptional circumstances, up to 35% of market homes will be permitted where no other means of funding the construction of the affordable homes is available and is demonstrated by a viability assessment. Both housing tenures should be built to the same design standards.
Policy SN5	Lifetime Homes	Proposals which seek to build dwellings which are suitable for people at all the different stages of their lives will be supported.
Policy SN6	Achieving good design in Stutton	Development proposals will be expected to achieve high quality design and be guided by the design principles set out in the Stutton Design Guide. The completion of the Stutton Design Checklist can demonstrate how proposals meet the design requirements.
Policy SN7	Renewable energy in developments	Proposals that incorporate current best practice in energy conservation and on-site renewable technologies will be encouraged. Support will also be given to developments which use Section 106 agreements to achieve these goals.
Policy SN8	Sustainable drainage	Proposals for all new developments will be required to submit schemes, appropriate to the scale of the proposal, detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.
Policy SN9	Stutton Landscape and Settlement Character	Proposals must respect and not significantly adversely impact the key views identified in the Plan and should protect or enhance the landscape features that contribute to local distinctiveness and sense of place The plan seeks to maintain and protect the character of the rural gaps between main village and Stutton Green and between Upper Street and the main village, and to protect or enhance the rural character at key village gateway points
Policy SN10	Enhancing the natural environment	Development must provide a minimum 10% net gain for biodiversity, create biodiversity features and plan positively to improve the connectivity between biodiversity assets and green infrastructure. The policy draws attention to safeguarding specific farmland birds of Conservation Concern, protected species and priority habitats.

Policy Reference	Title	What does this policy do?
Policy SN11	Mitigating the impact of development on the Stour & Orwell Estuaries Special Protection Area (SPA)	All residential developments within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk RAMS, to avoid adverse in-combination recreational disturbance effects on European sites.
Policy SN12	Protecting and enhancing Local Green Spaces	This policy proposes 5 specific sites be designated as Local Green Spaces. Development on these sites will not be acceptable other than in very special circumstances in line with national policy on Green Belts
Policy SN13	Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)	Development proposals in the AONB or within the setting of the AONB will be expected to conserve and enhance the landscape and scenic beauty of the AONB. All development proposals will be expected to be compatible with the management objectives set out in the most up to date Management Plan for the Suffolk Coast and Heaths AONB.
Policy SN14	Visitor and tourist development	Developments that provide facilities or services for the visitor or tourist will be supported where they would not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site. And where they would not have an unacceptable impact on the local highway network or on nearby residential or other uses
Policy SN15	Preserving and enhancing heritage assets and the character of the village	The designated heritage assets will be conserved and where possible enhanced.
Policy SN16	Non-designated heritage assets	Development affecting the non-designated heritage assets in the area should conserve those assets in a manner appropriate to their significance.

Policy Reference	Title	What does this policy do?
Policy SN17.	Reducing the impact of increased road traffic generated by development	Development proposals should prioritise the safety and movements of pedestrians and cyclists over private vehicles. Developments must identify the realistic level of traffic they are likely to generate, including assessing the potential impacts on pedestrians, cyclists, road safety, parking, and congestion within the parish. They must include measures to mitigate any such impact. Proposals must also demonstrate their contribution to the achievement of transport mode shift in the Transport Mitigation Strategy.
Policy SN18	Pedestrian access within the village	Opportunities to link and enhance existing networks and provide new pedestrian and bridleway networks should be taken. Particular attention should be paid to enabling pedestrian access to local services and community facilities.
Policy SN19	Non-motorised rights of way	This policy proposes that Rights of Way, will be protected and opportunities to enhance and improve connections for people with mobility difficulties, cyclists and equestrians will be supported.
Policy SN20	Protecting Community Facilities	There will be a presumption in favour of the protection of existing community facilities, as listed in the SNP. Change of use will only be permitted where a) alternative provision is provided; or b) where it can be demonstrated that there is no longer demand for the facility.
Policy SN21	New Community Facilities	Where a proposal makes provision for new community facilities it will be looked upon favourably, providing it is in keeping with the rural nature of the village, and is in accordance with the SNP as a whole.
Policy SN22	New and expanding businesses	Applications for planning permission for new business services or units will be considered favourably provided that they do not give rise to unacceptable impacts on landscape, amenities, traffic, heritage assets ANOB, SPA and Ramsar sites etc
Policy SN23	Existing business premises	Where permission is required, no loss of existing business premises through change of use will be permitted (including shops). There are specific exceptions that relate to its marketing, or the creation of valued community facilities or employment

3. How the SNP policies are appropriate having regard to national policies and guidance

3.1. It is required that the SNP policies are appropriate having regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF) last updated in 2021 but also provided by planning practice guidance.

3.2. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.

3.3. This section demonstrates that the SNP has regard to the relevant policies in the NPPF in relation to:

- Achieving sustainable development (NPPF Chapter 2)
- Plan-making (NPPF Chapter 3)
- Decision-making (NPPF Chapter 4)
- Delivering a sufficient supply of homes (NPPF Chapter 5)
- Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)
- Ensuring the vitality of town centres (NPPF Chapter 7)
- Promoting healthy and safe communities (NPPF Chapter 8)
- Promoting sustainable transport (NPPF Chapter 9)
- Supporting high quality communications (NPPF Chapter 10)
- Making effective use of land (NPPF Chapter 11)
- Achieving well-designed places (NPPF Chapter 12)
- Protecting Green Belt land (NPPF Chapter 13)
- Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
- Conserving and enhancing the natural environment (NPPF Chapter 15)
- Conserving and enhancing the historic environment (NPPF Chapter 16)

Table 3.1 demonstrates how the SNP objectives and policies relate to the principal goals set out in the NPPF.

Table 3.1: Neighbourhood Plan objectives and the NPPF goals they seek to address.		
SNP Objective	Relevant SNP policies	Relevant NPPF chapters
To control development that is commensurate with Stutton’s designation as a hinterland village and protect the valued rural landscape that abuts the settlement boundary	SN1 Spatial Strategy SN4 Affordable Housing on Rural Exception Sites	Delivering a sufficient supply of homes (NPPF Chapter 5) Achieving sustainable development (NPPF Chapter 2) Conserving and enhancing the natural environment (NPPF Chapter 15) Making effective use of land (NPPF Chapter 11)
To provide affordable housing in the future (both to rent and to buy) - suitable for single people, young families, and older people wishing to downsize.	SN2 Housing Mix SN3 Affordable housing SN4 Affordable Housing on Rural Exception Sites SN5 Lifetime Homes	Delivering a sufficient supply of homes (NPPF Chapter 5) Achieving sustainable development (NPPF Chapter 2)
To maintain and enhance Stutton’s rural identity, ensuring new development reflects local character and avoids or mitigates environmental impact.	SN1 Spatial Strategy SN6 Achieving good design in Stutton SN7 Renewable energy in developments SN 8 Sustainable drainage SN9 Stutton Landscape and Settlement Character	Achieving sustainable development (NPPF Chapter 2) Conserving and enhancing the natural environment (NPPF Chapter 15) Achieving well-designed places (NPPF Chapter 12)
To provide appropriate housing of good design, suitable for people’s changing needs over their lifetimes, which respects the rural character and village settlement boundaries, which is served by adequate infrastructure, and which incorporates measures that reduce environmental impact.	SN5 Lifetime Homes SN6 Achieving good design in Stutton SN7 Renewable energy in developments SN 8 Sustainable drainage	Achieving sustainable development (NPPF Chapter 2) Achieving well-designed places (NPPF Chapter 12) Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14) Promoting healthy and safe communities (NPPF Chapter 8) Conserving and enhancing the natural environment (NPPF Chapter 15)

SNP Objective	Relevant SNP policies	Relevant NPPF chapters
To preserve the character of Stutton and ensure the landscape and natural environment is enhanced	SN9 Stutton Landscape and Settlement Character SN 10 Enhancing the natural environment SN 11 Mitigating the impact of development on the Stour & Orwell Estuaries Special Protection Area (SPA) SN 13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) SN 14 Visitor and tourist development	Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14) Conserving and enhancing the natural environment (NPPF Chapter 15)
To protect, improve the connection of, and promote the creation of green spaces in and around the village.	SN 12 Protecting and enhancing Local Green Spaces SN 18 Pedestrian access within the village SN 14 Visitor and tourist development	Promoting healthy and safe communities (NPPF Chapter 8) Conserving and enhancing the natural environment (NPPF Chapter 15)
To integrate appropriate biodiversity features and minimise light pollution in new developments.	SN6 Achieving good design in Stutton SN 10 Enhancing the natural environment SN 11 Mitigating the impact of development on the Stour & Orwell Estuaries Special Protection Area (SPA) SN 13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)	Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14) Conserving and enhancing the natural environment (NPPF Chapter 15)
To support leisure and tourism activities which respect the character of the area	Policy SN14 Visitor and tourist development	Promoting healthy and safe communities (NPPF Chapter 8) Conserving and enhancing the natural environment (NPPF Chapter 15) Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)

SNP Objective	Relevant SNP policies	Relevant NPPF chapters
To support leisure and tourism activities which do not adversely impact on residential or other uses	Policy SN14 Visitor and tourist development	Promoting healthy and safe communities (NPPF Chapter 8) Conserving and enhancing the natural environment (NPPF Chapter 15) Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)
To conserve heritage assets for the enjoyment of the public, visually or otherwise	SN 15 Preserving and enhancing heritage assets and the character of the village SN 16 Non Heritage Assets	Achieving well-designed places (NPPF Chapter 12) Conserving and enhancing the historic environment (NPPF Chapter 16)
To encourage the sense of cultural community within the village through clubs and groups for activities such as gardening, sports, and the arts	SN 20 Protecting Community Facilities SN 21 New Community Facilities	Promoting healthy and safe communities (NPPF Chapter 8)
To promote the existing spirit of artistic and creative activity, and of service to the community	SN 20 Protecting Community Facilities SN 21 New Community Facilities	Promoting healthy and safe communities (NPPF Chapter 8)
To reduce and mitigate the adverse effect of traffic on pedestrians, those with mobility issues, cyclists and equestrians through the village.	SN 17 Reducing the impact of increased road traffic generated by development SN 19 Non-motorised rights of way	Achieving sustainable development (NPPF Chapter 2) Promoting healthy and safe communities (NPPF Chapter 8) Promoting sustainable transport (NPPF Chapter 9)
To ensure Stutton offers a safe environment for people and vehicles to move around.	SN 18 Pedestrian access within the village SN 19 Non-motorised rights of way	Promoting healthy and safe communities (NPPF Chapter 8) Promoting sustainable transport (NPPF Chapter 9)
To ensure that new development does not exacerbate but aims to mitigate current problems with traffic, parking and road safety.	SN 17 Reducing the impact of increased road traffic generated by development	Achieving sustainable development (NPPF Chapter 2)
To sustain and grow a vibrant community life in the village across a range of interests, ages and needs.	Housing Policies SN1, SN2, SN3, SN4, SN5 SN 20 Protecting Community Facilities SN 21 New Community Facilities	Achieving sustainable development (NPPF Chapter 2) Promoting healthy and safe communities (NPPF Chapter 8)

SNP Objective	Relevant SNP policies	Relevant NPPF chapters
To sustain and enhance existing facilities, organisations and activities.	SN 20 Protecting Community Facilities SN 21 New Community Facilities	Achieving sustainable development (NPPF Chapter 2) Promoting healthy and safe communities (NPPF Chapter 8)
To make the village a good place to start and run a small business or work from home, in keeping with the agricultural and rural surroundings.	SN 22 New and expanding businesses SN 23 Existing business premises	Achieving sustainable development (NPPF Chapter 2) Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)

Table 3.2 below identifies the NPPF primary principles and shows how the Neighbourhood Plan Policies are appropriate and how they relate to those principles.

Table 3.2: NPPF Primary Principles and how the Neighbourhood Plan Policies are appropriate having regard to these principles.		
NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
<p>Chapter 2 – Achieving Sustainable Development</p> <p>7 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.....:</p> <p>1. 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;</p> <p>2. 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;</p>		<p>Economic Goals:</p> <ul style="list-style-type: none"> • SN22 and SN23 seek to retain existing business premises and support new businesses while ensuring negative impacts on the environment and amenities are minimised. • SN14 will support tourist and visitor development that is sensitive to the landscape and infrastructure. <p>Social Goals:</p> <ul style="list-style-type: none"> • SN2, SN3 and SN4 aim to meet the housing needs of young families, couples and single people who may not otherwise be able to live in the village; SN5 looks to provide accessible and adaptable homes. • Policies SN20 and SN21 reflect the importance of retaining the village’s community facilities and open spaces (SN12), a number of which are used for recreation and which are key to sustaining life in a rural community. • The network of footpaths and actions to make walking and cycling safer and seeking to address adverse impact of traffic (SN17,18,19) are seen as essential elements that contribute to the quality of life enjoyed by current and future residents.

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
<p>3. 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</p>		<p>Environmental Goals:</p> <ul style="list-style-type: none"> • The parish encompasses nationally and internationally important landscapes and habitats. Policies SN9, SN10, SN11 and SN13 seek to protect, conserve and enhance these natural assets and biodiversity, or at least to mitigate any impact on them. • Designated local Green Spaces are protected under SN12. • The significance and setting of designated and non-designated heritage assets should be taken into account by any development proposal (SN15 and SN16). • Policies SN17, SN18 and SN19 look to provide alternatives to the use of cars and reduce the impact of traffic. <p>Development proposals should incorporate best practice in energy conservation and renewable technologies (SN7) and submit schemes to manage drainage and surface water such as Sustainable Drainage (SN8).</p>
<p>Chapter 3 Plan Making: 15 Planning should be genuinely planned. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p> <p>29 Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.....</p>	ALL	<p>The SNP includes a positive vision for the plan area. It has been prepared to contribute to sustainable development addressing the NPPF’s economic, social and environmental objectives. The plan has been prepared positively to support new development and to protect key environmental assets. New housing will have to be justified on the basis of a proven housing need. The plan is both aspirational and deliverable. The community has been fully involved in developing the SNP vision, themes and objectives. The SNP seeks to shape this development in a way which reflect community priorities as expressed in the consultation process and is in conformity with the existing Local Plan and the developing JLP The Plan’s accompanying Consultation Statement sets out the details of the extensive and wide ranging community consultation and engagement activities that have been undertaken at all stages of the plan’s preparation.</p>

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
		<p>Throughout the process extensive use has been made of the village web site aimed to assist public involvement. Regular newsletters have been published and delivered to all households in the village raising knowledge of the plan's preparation and encouraging involvement. In order to make the plan more widely available an audio description of the plan's summary was made available on the website.</p> <p>The policies in the SNP have been clearly written (with the support of a planning consultant) and are unambiguous, so that contributions expected from development are clear</p>
<p>Chapter 4: Decision Making</p> <p>This chapter encourages the Local Planning Authority to approach making decisions on proposed development in a positive and creative way</p>	<p>ALL</p>	<p>The policies contained in the SNP have been drafted carefully to be clear and comprehensive to aid the local planning authority in considering future planning applications within the Neighbourhood Plan area.</p> <p>Consultation has taken place with the local planning authority that has aid the drafting of the SNP policies</p>
<p>Chapter 5: Delivering a sufficient supply of homes</p> <p>66 ...strategic policies should also set a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”</p> <p>70 Neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites suitable for housing in their area.</p>	<p>SN1, SN4</p>	<p>The SNP includes the provision of 65 new homes (including 22 affordable homes) within the defined Settlement Boundary. The plan does not allocate any new sites This new housing represents a 16% growth in the number of dwellings and meets the demand identified by the Housing Needs Survey undertaken in 2019 (consistent with paragraph 62 of the NPPF) and the developing JLP.</p> <p>However, Policy SN4 Affordable housing on rural exception sites does recognise that additional housing need might arise that cannot be met within the existing settlement boundary.</p>

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
<p>Chapter 6: Building a strong, competitive economy</p> <p>81 Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt....</p>	<p>SN14, SN22, SN23</p>	<p>The SNP as a whole embraces the potential and opportunity for economic growth in keeping with the village's hinterland status. This is reflected in both the SNP vision and the wording of this objective. This objective is consistent with NPPF Chapter 6 in that it encourages economic growth subject to it not compromising the Plan's environmental objectives to protect the valued landscape and its bio diversity.</p>
<p>Chapter 7. Ensuring the vitality of town centres</p> <p>86 Planning policies and decisions should support the role that town centres play at the heart of local communities</p>	<p>None</p>	<p>This is not applicable to Stutton, it being a hinterland village</p>
<p>Chapter 8. Promoting healthy and safe communities</p> <p>92 Planning policies and decisions should aim to achieve healthy, inclusive and safe places which</p> <p>a) promote social interaction...</p> <p>b) are safe and accessible.... and</p> <p>c) enable and support healthy lifestyles...</p> <p>98 Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities.</p> <p>100 Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...</p> <p>101 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p>	<p>ALL</p>	<p>The vision set out in the SNP is that 'Stutton should remain a vibrant, cohesive community supporting high levels of wellbeing for its residents' and 'countryside and landscapes will be retained and enhanced and continue to be a source of great pleasure for the community'. The SNP is based on this vision and is consistent with Chapter 8 of the NPPF.</p> <p>Through the application of the Design Guide (SN6) new development can achieve good quality housing and layouts that can support healthy and safe outcomes for residents. Promoting designs that offer amenity space, paths that enhance access and connectivity and where security has been fully considered and integrated into the design of the buildings and open spaces.</p> <p>The promotion of Lifetime homes (SN5) that offer both a healthy and safe environment for people with limited mobility and disabilities</p> <p>Policy SN6 'Achieving good design' expects development proposals to be guided by the Design Guide, to achieve good quality housing and layouts that can support healthy and safe outcomes for residents</p>

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
		<p>Policy SN20 ‘Protecting community facilities’ seeks to protect existing facilities, while policy SN21 ‘Enhancing community facilities’ states that a development proposal that provides for new community facilities would be looked on favourably. Both policies are consistent with paragraph 93 of the NPPF.</p> <p>Protecting and enhancing Local Green Spaces (SN12) and the local landscape (SN9) are important elements in offering opportunities for recreation.</p> <p>Protecting and enhancing Rights of Way and adding new links to the network further contribute to this NPPF objective (SN18 and SN19).</p> <p>By protecting a network of paths many opportunities are available for villagers and visitors to explore the local countryside, the shoreline and to the reservoir.</p> <p>Policies SN18 ‘Pedestrian access within the village’ and SN19 ‘Non-motorised rights of way’ are consistent with paragraph 100 of the NPPF</p>
<p>Chapter 9: Promoting sustainable transport 104 Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ol style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; 	<p>SN6, SN14, SN17, SN18 SN19</p>	<p>The most significant concern that residents reported via the consultation processes related to traffic and its adverse impact.</p> <p>The plan includes clear objectives</p> <ul style="list-style-type: none"> • To reduce and mitigate the adverse effect of traffic on pedestrians, those with mobility issues, cyclists and equestrians through the village; • To ensure Stutton offers a safe environment for people and vehicles to move around; • To ensure that new development does not exacerbate but aims to mitigate current problems with traffic, parking and road safety. <p>By protecting and enhancing existing rights of way and looking at opportunities to link the plan (SN18 SN19) offers opportunities for pedestrians and others</p>

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
<p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places</p>		<p>to avoid the public highways. When contemplating new housing, the design guide (SN6) recognises that good design can facilitate wayfinding and provide linkages to the existing pedestrian network.</p> <p>Policy SN17 ‘Reducing the impact of increased road traffic generated by development’ requires development proposals to identify the realistic level of traffic they are likely to generate, including assessing the potential impact on pedestrians, cyclists, road safety, parking and congestion within the parish and to include measures to mitigate any such impact.</p> <p>Policy SN18 ‘Pedestrian access within the village’ requires development proposals to seek to link and enhance existing networks and provide new pedestrian and bridleway networks.</p> <p>Policy SN19 ‘Non-motorised rights of way’ protects rights of way and seeks to improve them for non-motorised movement.</p> <p>These policies are consistent with paragraphs 110 and 112 of the NPPF. In Chapter 10 of the Neighbourhood Plan there is also a community aspiration to create a Greenway to offer safer movement for non-motorised users.</p> <p>Stutton being in a high valued landscape area, the need to cater for tourism and visitors has to be planned. The plan supports the development of facilities and services to serve such demands but must do so without harming the landscape and have no adverse impacts on the highway networks (SN14)</p>
<p>Chapter 10: Supporting High Quality Communications</p>	<p>None</p>	

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
<p>Chapter 11: Making effective use of land</p> <p>119 Planning policies and decisions should promote an 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</p>	SN1, SN4	<p>The Spatial Strategy (SN1) seeks to confine scheduled development within the defined settlement boundary. It is recognised that subject to housing need being established some small scale development on rural exception sites whose impact on the valued landscape is minimised (SN4)</p> <p>The importance of protecting and enhancing the rural parts of the parish maintaining it for farming, woodland are key to making effective use of the land within the plan area</p>
<p>Chapter 12: Achieving well-designed places</p> <p>126 The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p> <p>127Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p>	SN6, SN15, SN16	<p>Policy SN6 ‘Achieving good design in Stutton’ requires that development proposals should follow the Stutton Design Guide. This policy, the Design Guide and accompanying design checklist are consistent with paragraphs 126 to 129 of the NPPF.</p> <p>Good design needs to take account of heritage assets. The guide sets out a methodology whereby the impact upon heritage assets are properly assessed and addressed as part of the design process. Protecting heritage and non heritage assets (SN 15 and SN16)</p>
<p>Chapter 13: Green Belt</p>	None	
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change</p> <p>152 The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low carbon energy and associated infrastructure</p>	SN6 SN 7 SN8SN18 SN19	<p>Addressing the challenge of climate change is a key theme that runs throughout the Plan. Specifically, policies SN6 ‘Achieving good design in Stutton’ and SN7 ‘Renewable energy in developments’ encourage and require best practice energy efficiency and renewable energy systems in development proposals. These policies are consistent with paragraph 154 of the NPPF.</p> <p>Policy SN8 ‘Sustainable drainage’ requires proposals to detail how flooding and surface water will be avoided. This policy is consistent with paragraph 161 of the NPPF.</p>

NPPF primary principles	Relevant NP policies	How the draft SNP has regard to the NPPF
		The plan highlights the value of the parish's network of Public Right of Ways. Protecting and enhancing safe pathways can offer alternatives to car based transport (SN 18 and SN19)
<p>Chapter 15. Conserving and enhancing the natural environment</p> <p>174 Planning policies and decisions should contribute to and enhance the natural and local environment</p>	SN 1,SN 9 SN 10, SN13	<p>Chapter 7 of the Neighbourhood Plan includes the following objectives:</p> <ul style="list-style-type: none"> • To preserve the character of Stutton and ensure the landscape and natural environment is enhanced. • To protect, improve the connection of, and promote the creation of green spaces in and around the village. • To integrate appropriate biodiversity features and minimise light pollution in new developments. <p>To these ends are the following policies: Policy SN9 'Stutton Landscape and Settlement Character' requires development proposals to be sensitive to the distinctive landscape. Policy SN10 'Enhancing the natural environment' seeks to protect and enhance biodiversity assets Policy SN11 'Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area' requires developments to mitigate impacts on nationally and internationally important protected areas.</p>
<p>Chapter 16. Conserving and Enhancing the historic environment</p> <p>189 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations</p>	SN6, SN15, SN16	There are 30 listed heritage assets in the parish. The plan also designates a number of properties as non designated heritage assets. The SNP seeks to conserve and where possible enhance these assets which contribute to the character of the villages built environment (SN15, SN16). The Design Guide (SN6) sets out how development proposals must take into account the significance and the setting of those heritage assets.
<p>Chapter 17. Facilitating the sustainable use of minerals</p>	None	

4. How the Neighbourhood Plan contributes towards the Achievement of Sustainable Development

4.1. The NPPF states in paragraph 11 that plans and decisions should apply a presumption in favour of sustainable development.

4.2. Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF:
<p>An economic objective</p> <p><i>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</i></p>
<p>A social objective</p> <p><i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>
<p>An environmental objective</p> <p><i>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.</i></p>

Table 4.1 below provides an overview as to how the plan as whole contributes towards the sustainable development goals as defined in the NPPF.

Table 4.1 How the Neighbourhood Plan contributes towards the achievement of sustainable development (as defined by the NPPF)	
The Sustainable Development Goals	SNP Dimension
Economic	<p>Stutton's Neighbourhood Plan works within the strategic context established by the adopted Local Plan and the developing Joint Local Plan. Both plans adopt the principle of directing the major part of housing growth to specific locations within the district and controlling development across villages to maintain the identity of villages and limit encroachment on the farmland and valued landscapes. Stutton is classified as a hinterland village. Within the JLP a growth target of 65 homes (a 16% increase in the number of homes in the village) is scheduled.</p> <p>The Neighbourhood Plan acknowledges the role that businesses play in delivering economic goals. Policies are included to protect existing businesses</p>

	<p>and enable new ones to be established subject to their impact on the landscape traffic and amenities of others, being controlled.</p> <p>The provision of facilities and services to support leisure and tourism also feature in the SNP and support economic objectives.</p>
Social	<p>The vision for the SNP is for Stutton to remain a vibrant, cohesive community supporting high levels of well being for its residents.</p> <p>The SNP seeks to ensure the existing community and new residents can take advantage of social and recreational opportunities delivered through identified community assets that include the Community Shop, Community Hall, open spaces and rights of way.</p> <p>Key to the creation of successful communities is maintaining and enhancing sense of place. The policies underpinning the village's Design and Character are focused on addressing this priority. Housing policies are aimed to develop a range of housing, which includes accessible and adapted homes and affordable housing. In this way a range of housing options are available to support a balanced community. Underpinning any proposals for development will be a requirement to demonstrate that there is an assessed housing need.</p>
Environmental	<p>The Plan strikes a balance between delivering housing growth and protecting the valued landscape in which the village sits. AONB, SPA and Ramsar are formal designations of the environmental value of this locality. Several policies feature in the SNP that seek to protect and enhance the environment and policies are in place to promote renewable energy and sustainable drainage schemes in new development along with delivering gains in biodiversity and minimising light pollution</p>

Table 4.2 below provides a more detailed analysis as to how the SNP policies contribute towards achieving the sustainable development goals in the NPPF.

Table 4.2 An analysis of the SNP policies against the sustainable development goals.			
SNP policies	Economic	Social	Environmental
SN1 Spatial Strategy	✓		
SN2 Housing mix	✓	✓	
SN3 Affordable housing	✓	✓	
SN4 Affordable Housing on Rural Exception Sites	✓	✓	
SN5 Lifetime Homes	✓	✓	
SN6 Achieving good design in Stutton		✓	✓
SN7 Renewable energy in developments		✓	✓
SN8 Sustainable drainage			✓
SN 9 Stutton Landscape and Settlement Character	✓	✓	✓
SN 10 Enhancing the natural environment		✓	✓
SN 11 Mitigating the impact of development on the Stour & Orwell Estuaries Special Protection Area		✓	✓

(SPA)			
SN12 Protecting and enhancing Local Green Spaces		✓	✓
SN13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)		✓	✓
SN 14 Visitor and tourist development		✓	
SN 15 Preserving and enhancing heritage assets and the character of the village		✓	✓
SN 16 Non-designated heritage assets		✓	✓
SN 17 Reducing the impact of increased road traffic generated by development		✓	✓
SN 18 Pedestrian access within the village		✓	✓
SN 19 Non-motorised rights of way		✓	✓
SN 20 Protecting Community Facilities		✓	
SN 21 New Community Facilities		✓	
SN 22 New and expanding businesses	✓		
SN 23 Existing business premises	✓		

5. General Conformity with the Strategic Policies of Babergh

5.1. The National Planning Policy Guidance provides a definition of 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 or development proposal 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."

Paragraph: 074 Reference ID: 41-074-20140306

Revision date: 06 03 2014

5.2. This section comprises a detailed appraisal of the extent to which the Stutton Neighbourhood Plan is in general conformity with strategic local policy. There are three specific policy area against which the assessment has been made.

- 5.2.1. The Babergh Core Strategy was adopted in 2014. (table 5.1)
- 5.2.2. The Core Strategy replaced a number of policies from the Babergh Local Plan (2006) but not all and therefore the Neighbourhood Plan has been assessed against the remaining Saved Policies from the previous Local Plan (Table 5.2).
- 5.2.3. Babergh and Mid Suffolk Joint Local Plan (JLP) (table 5.3)
- 5.3. Babergh District council is currently working with Mid Suffolk District Council to develop a Joint Local Plan (JLP). The JLP is at a relatively progressed stage of development, having been submitted for Examination in March 2021. Following the Matter 4 hearing sessions (September 2021), the Councils have proposed to undertake further work regarding the Joint Local Plan's spatial distribution and the housing site selection process. It has been proposed to progress the current Joint Local Plan (JLP) as a 'Part 1' local plan, which will be followed by the preparation and adoption of a 'Part 2' local plan as soon as possible.
- 5.4. The policies been summarised in the tables below, together with a brief assessment of their relevance to the Stutton NP. The assessment identifies there are no areas where there is conflict between the Neighbourhood plan and Babergh Core Strategy 2014, the Local Plan 2006 saved policies or the emerging Joint Local Plan for Babergh and Mid Suffolk. It also finds that there are a number of areas where the neighbourhood plan provides an additional level of detail to that set out in the Strategic Policies for Babergh
- 5.5. An assessment has been undertaken (see Tables 5.1, 5.2 and 5.3 below) to understand how the relevant Strategic policies will sit alongside the proposed Stutton NP policies. The assessment finds:
 - 5.5.1. that there are no areas of conflict;
 - 5.5.2. there are a number of areas where the SNP policies support and uphold the general principle that a strategic policy is concerned with; and a
 - 5.5.3. a number of areas where the where the neighbourhood plan provides an additional level of detail to that set out in the Local Plan.
- 5.6. The adopted and saved development plan policies that do not apply to Stutton Neighbourhood Plan are shown in Appendix A

Table 5.1 Neighbourhood Plan Policies which provide an additional level of detail/a distinct local approach to that set out in the Babergh Core Strategy 2014

Babergh Core Strategy 2014	Neighbourhood Plan Policy	Comment
CS1 Applying the Presumption in Favour of Sustainable Development in Babergh	All	All policies in the Neighbourhood Plan are positively worded to encourage sustainable development to take place in the village
CS2 Settlement Pattern Policy	SN1 Spatial Strategy	The policy identifies Stutton as a Hinterland Village that will “accommodate some development to help meet the needs within them”. The Neighbourhood Plan accords with this policy.
CS3 Strategy for Growth and Development	SN1 Spatial Strategy	The policy identifies the amount of economic and housing growth that will be planned in Babergh, specifically the amount of housing across all hinterland villages. The Neighbourhood Plan provides a positive response to this policy.
CS11 Strategy for Development for Core and Hinterland Villages	SN1 Spatial Strategy SN 4 Affordable housing on rural exception sites	The policy provides detailed guidance on the function of hinterland villages and criteria for the consideration of new development proposals. Policy SN1 has had particular regard to this policy in determining the location for new development being contained within the defined settlement boundary. Policy SN4 acknowledges that affordable housing may be required in the latter stages of the plan and located on rural exception sites
CS12 Sustainable Design and Construction Standards	SN 6 Achieving good design in Stutton	Mostly this policy relates to new homes on larger scale developments which is not applicable to Stutton. New housing development in the parish will be required to conform to a Design Guide specific to Stutton and does not conflict with this policy In addition the Core Strategy requires non-residential development to achieve BREEAM “excellent” standard. The Neighbourhood Plan does not conflict with this policy..
CS13 Renewable / Low Carbon Energy	SN 7 Renewable energy in developments	All new development will be required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use. Policy SN7 supports best practice on building design to include energy conservation and on site renewable technologies. The Neighbourhood Plan provides a positive response to and is not in conflict with this policy

Babergh Core Strategy 2014	Neighbourhood Plan Policy	Comment
CS14 Green Infrastructure	SN 7 Design Guide SN 10 Enhancing the Natural Environment SN 18 Pedestrian Access within the village	<p>This policy proposes that with regard to development existing green infrastructure will be protected and enhanced. All new development will make provision for high quality, multi-functional green infrastructure appropriate to the scale and nature of the proposal. Particular consideration will be given to ensuring new provision establishes links with existing green infrastructure, providing a well connected network of green infrastructure in urban and rural areas. SN7 relates to the application of a design guide for new developments. The design checklist includes elements that relate to landscape and integrating with existing paths.</p> <p>SN10 seeks to avoid reduce the impact on biodiversity assets.</p> <p>SN 18 proposes that new development shall enhance and link to link to existing pedestrian access networks.</p> <p>The SNP policies do not conflict with this policy</p>
CS15 Implementing Sustainable Development in Babergh	ALL	<p>The Core Strategy policy sets out criteria for the principles of sustainable development by which all proposals will be assessed. The SNP proposes a suite of policies that are designed to deliver a sustainable range of housing which is respectful of the valued landscape. The inclusion of green technologies, sustainable drainage and minimising the impact on bio-diversity support the environmental goals. Policies support the retention of existing and creation of new businesses and community facilities. along with a range of polices to protect the environment demonstrate that the SNP does not conflict with this policy</p>
CS16 Town, Village and Local Centres	SN 20 Protecting Community Facilities SN21 New Community Facilities SN 22 New and expanding businesses SN 23 Existing Business premises	<p>The policy provides for new retail, leisure, tourism, cultural and office development at an appropriate scale in village centres. While Stutton does not have an identifiable village centre, the Neighbourhood Plan does seek to protect and enhance existing facilities. Thus the SNP is not in conflict with this policy</p>

Babergh Core Strategy 2014	Neighbourhood Plan Policy	Comment
CS17 The Rural Economy	SN 14 Visitor and tourist development SN 20 Protecting Community Facilities SN21 New Community Facilities SN 22 New and expanding businesses SN 23 Existing Business premises	The policy supports a range of economic initiatives in the rural area. The SNP has specific policies that support rural economy initiatives which include visitor and tourist facilities along with protecting existing business and community facilities and supporting new provision. The Neighbourhood Plan does not conflict with this policy
CS18 Mix and Types of Dwellings	SN 2 Housing Mix SN 3 Affordable Housing SN 4 Affordable Housing on Rural Exception Sites SN 5 Accessible and adaptable homes	The policy states that the mix, type and size of the housing development will be expected to reflect established need. SN4 addresses the delivery of affordable housing on rural exception sites. Proposals must demonstrate a proven housing need. The Neighbourhood Plan does not conflict with this policy.
CS19 Affordable Homes	SN 3 Affordable Housing SN 4 Affordable Housing on Rural Exception Sites	The policy sets requirement for the provision of 35% affordable housing on development sites. The NP supports this policy and the underlying national guidance which shall be applied to a threshold of developments to schemes of 10 homes. In addition the Neighbourhood Plan requires a reduced threshold of 5 homes if located in the ANOB.
CS21 Infrastructure Provision	ALL	The policy seeks to protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities. The Neighbourhood Plan supports this policy in that it seeks to ensure that Stutton remains a sustainable village with safe and healthy communities with the appropriate social, physical and green infrastructure needed to support these places and safeguard the environment.
CS20 Rural Exception Sites	SN 4 Affordable Housing on Rural Exception Sites	The policy enables the provision of affordable housing adjacent or well related to development boundaries in hinterland villages. The Neighbourhood Plan supports this policy only where there is a proven need and provided the housing remains affordable in perpetuity.

Babergh Core Strategy 2014	Neighbourhood Plan Policy	Comment
CS21 Infrastructure Provision	SN12 Protecting and enhancing Local Green Spaces SN 20 Protecting Community Facilities SN21 New Community Facilities	The policy seeks to protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities. The Neighbourhood Plan recognises the importance of such provision and seeks to protect and enhance them. The Neighbourhood Plan does not conflict with this policy
CS22 Monitoring	No specific policies apply	The Neighbourhood Plan does not conflict with this policy

5.2 Neighbourhood Plan Policies which provide an additional level of detail/a distinct local approach to that set out in the Babergh Local Plan (2006) Saved Policies		
Babergh Local Plan (2006) Saved Policies	Neighbourhood Plan Policy	Comment
EN22 Light Pollution - Outdoor Lighting	SN 6 Achieving good design in Stutton SN13 Conserving and enhancing the ANOB	The policy seeks to minimise the provision of outside lighting and any glare or spillage to a minimum. The Design Guide checklist makes specific mention of lighting schemes to avoid light pollution Within the ANOB where development is proposed landscape assessments will be required to identify impacts and where possible to mitigate them. The SNP policy makes specific reference to protecting the Dark Skies in the ANOB
EN26 Telecommunications	No specific policies apply	The policy sets out criteria for the consideration of proposals for new telecommunications equipment. The Neighbourhood Plan does not conflict with this policy.
HS05 Replacement Dwellings	No specific policies apply	The policy provides criteria by which proposals for the replacement of dwellings in the countryside will be considered. The Neighbourhood Plan does not conflict with this policy.
HS28 Infilling	SN1 Spatial Strategy	The policy states in which circumstances development on infill plots will not be permitted. The Neighbourhood Plan does not conflict with this policy.
HS31 Public Open Space (Sites of 1.5 ha and above)	No specific policies apply	The policy requires a proportion of larger housing sites to be public open space. Development of large housing sites is not proposed within the SNP area. The Neighbourhood Plan does not conflict with this policy.
HS32 Public Open Space (New dwellings on sites up to 1.5ha)	SN7 Design Guide	The policy requires proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectare site, to provide open space and play equipment in proportion to the number of dwellings to be built. The Design Guide Checklist makes reference to the provision of community amenity space. The Neighbourhood Plan does not conflict with this policy.
HS33 Extensions to Existing Dwellings	SN7 Design Guide	The policy provides criteria by which proposals for house extensions will be considered. By means of the Design Guide the Neighbourhood Plan seeks to promote good design, which includes reference to house extensions . The Neighbourhood Plan does not conflict with this policy.
HS35 Residential Annexes	No specific policies apply	The policy provides criteria by which proposals for self-contained annexes will be considered. The Neighbourhood Plan does not conflict with this policy.

Babergh Local Plan (2006) Saved Policies	Neighbourhood Plan Policy	Comment
HS39 Special Needs Housing	No specific policies apply	The policy states that proposals for nursing, residential care, rest homes and sheltered housing and extensions to such homes should be provided in towns or defined sustainable villages. Whilst there is an extra care housing scheme in the village, Stutton is defined as a hinterland rather than sustainable village. The Neighbourhood Plan does not conflict with this policy.
HS40 Special Needs Housing: Conversions/Change of Use	No specific policies apply	The policy states that proposals for change of use of a dwelling/building to nursing/residential/rest home or to accommodation for the mentally or physically handicapped should be provided in towns or defined sustainable villages. Stutton is not defined as a sustainable village. The Neighbourhood Plan does not conflict with this policy.
EM02 General Employment Areas – Existing and New Allocations	SN 22 New and expanding businesses SN 23 Existing Business premises	The policy states that proposals for employment related development able to demonstrate a positive effect on town (or village) centre vitality and viability will be permitted. The Neighbourhood Plan recognised the importance of retaining existing businesses and supporting the development of new ventures subject to their compatibility with preserving the high value landscape of the parish. The Neighbourhood Plan does not conflict with this policy.
EM19 High Technology Employment Provision	No specific policies apply	The policy makes provision for how proposals for high technology employment provision will be considered. The Neighbourhood Plan does not conflict with this policy.
EM20 Expansion/Extension of Existing Employment Uses	SN 22 New and expanding businesses SN 23 Existing Business premises	The policy provides for the expansion of existing employment uses subject to certain provisions. The Neighbourhood Plan does not conflict with this policy.
EM24 Retention of Existing Employment Sites	SN 22 New and expanding businesses SN 23 Existing Business premises	The policy sets out criteria by which the redevelopment of existing or vacant employment land will be considered. The Neighbourhood Plan does not conflict with this policy.
SP04 Shopping in Local Centres and Villages	SN 23 Existing Business premises	The policy seeks the retention of shopping in villages. The Neighbourhood Plan identifies those premises that will be protected and does not conflict with this policy.

Babergh Core Strategy 2014	Neighbourhood Plan Policy	Comment
SP05 Farm Shops	No specific policies apply	The policy provides criteria for the consideration of proposals for farm shops. The Neighbourhood Plan does not conflict with this policy.
CR04 Special Landscape Areas	SN11 Mitigating the impact of development in the Stour and Orwell SPA	The policy sets out how proposals for development in the Special Landscape Area (SPA) will be permitted. Policy SN11 seeks to mitigate the impact of development in the SPA that lies within the SNP area. The Neighbourhood Plan does not conflict with this policy.
CR07 Landscaping Schemes	SN9 Enhancing the natural environment SN13 Conserving and enhancing the AONB	The policy requires a high standard of landscaping for any development permitted in the countryside using indigenous species; and where possible, new planting must link with existing features to provide wildlife “corridors” and may also involve creating woodland in appropriate circumstances. The Neighbourhood Plan does not conflict with this policy.
CR08 Hedgerows	SN9 Stutton Landscape and settlement character SN10 Enhancing the natural environment	The policy seeks the protection of hedgerows in development proposals or suitable mitigation schemes. The Neighbourhood does not conflict with this policy.
CR09 Agricultural Reservoirs	No specific policies apply	The policy provides criteria for the consideration of such proposals. The Neighbourhood Plan does not conflict with this policy.
CR10 Change of use from Agricultural Land	No specific policies apply	The policy provides criteria for the consideration of proposals for the change of use from agricultural land to domestic gardens. The Neighbourhood Plan does not conflict with this policy.
CR13 Removal of Agricultural Occupancy Restrictions	No specific policies apply	The policy provides criteria for the consideration of proposals to remove the agricultural occupancy restrictions imposed by a condition of planning permission. The Neighbourhood Plan does not conflict with this policy.
CR18 Buildings in the Countryside – Non Residential	SN 22 New and expanding businesses SN21 New Community Facilities	The policy provides criteria for the consideration of proposals for converting barns, or other redundant or under-used buildings in the countryside, to industrial, business, community or recreational uses. The Neighbourhood Plan does not conflict with this policy

Babergh Local Plan (2006) Saved Policies	Neighbourhood Plan Policy	Comment
CR19 Buildings in the Countryside – Residential	No specific policies apply	The policy provides criteria for the consideration of proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation. The Neighbourhood Plan does not conflict with this policy.
CN01 Design Standards	SN7 Design Guide	The policy requires development proposals to be of appropriate scale, form, detail, design and construction materials. The Neighbourhood Plan seeks the application of a specific design guide for development in Stutton. The Neighbourhood Plan does not conflict with this policy
CN03 Open Space within Settlements	SN 12 Protecting and enhancing Local Green Spaces	The policy states that development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted. The Neighbourhood Plan reinforces this policy by identifying Local Green Spaces.
CN04 Design & Crime Prevention	SN7 Design Guide	The policy seeks to ensure that development is designed to deter vandalism and crime. The Neighbourhood Plan policy SN7 requires development to adhere to the design guide that includes consideration around design and crime prevention and which does not conflict with this policy.
CN06 Listed Buildings - Alteration/Extension/Change of Use	SN15 Preserving and enhancing heritage assets and the character of the village	The policy provides criteria for the consideration of proposals for the alteration (including part demolition), extension or change of use of listed buildings. The Neighbourhood Plan policy (SN15) does not conflict with this policy.
RE06 Small and Medium – Scale Recreation	No specific policies apply	The policy addresses proposals for small or medium-scale recreation facilities and change of use to recreation in the countryside. The Neighbourhood Plan does not conflict with this policy.
RE07 Large Scale Recreation	No specific policies apply	The policy states that large scale recreational facilities will only be permitted adjacent to Sudbury, Hadleigh and Ipswich. The Neighbourhood Plan does not conflict with this policy.

Babergh Local Plan (2006) Saved Policies	Neighbourhood Plan Policy	Comment
TP15 Parking Standards – New Development	SN7 Design Guide	The policy states that development proposals should provide parking in accordance with the adopted standards. The Neighbourhood Plan does not conflict with this policy.
TP16 Green Travel Plans	No specific policies apply	The policy requires proposals for development that employ more than 25 people to prepare and implement a Travel Plan. The Neighbourhood Plan does not conflict with this policy.

Table 5.3 Neighbourhood Plan Policies which provide an additional level of detail/a distinct local approach to that set out in the Babergh and Mid Suffolk Joint Local Plan (JLP)

Babergh and Mid Suffolk Joint Local Plan (JLP)	Neighbourhood Plan Policy	Comment
Policy SP02 – Affordable Housing.	SN3 Affordable Housing	This JLP policy requires a contribution of 35% affordable housing on sites of ten or more dwellings or 0.5ha or more. This policy is replicated in the SNP and additionally specifies that within the AONB a threshold of five houses or more will apply.
Policy SP03: Settlement Hierarchy	SN1 Spatial Strategy	This SNP policy is consistent with Joint Local Plan Policy SP03 Settlement Hierarchy which identifies Stutton as a Hinterland village.
Policy SP04: Housing Spatial Distribution	SN1 Spatial Strategy	The JLP indicates that Hinterland villages are expected to provide around 9% of dwellings within the Plan period (approximately 866 dwellings). This policy is also consistent with the housing allocation shown in the table on page 43 of the Joint Local Plan which indicates a figure of 65 dwellings for Stutton. The SNP acknowledges that this number of homes are being provided within the defined Settlement Boundary
Policy SP07 – Tourism	SN14 Visitor and Tourist Development	The JLP recognises that many settlements across Babergh contain historic assets, tourism and leisure facilities and they play an important role within the Districts. New development that supports this role will be encouraged, where appropriate in the scale, character and nature of their locality. The SNP policy reflects this JLP policy. It supports the provision of facilities or services for visitors and tourists provided that they

Babergh and Mid Suffolk Joint Local Plan (JLP)	Neighbourhood Plan Policy	Comment
		conserve and enhance the landscape, heritage, character and appearance of the area.
Policy SP09 – Enhancement and Management of the Environment	Policy SN8 Sustainable drainage Policy SN9 Stutton Landscape and Settlement Character Policy SN10 Enhancing the natural environment Policy SN11 Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area (SPA) and Ramsar site Policy SN13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) Policy SN15 - Preserving and enhancing heritage assets and the character of the village Policy SN16 - Non-designated heritage assets	<p>The JLP policy will require developments to support the 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 through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.</p> <p>The SNP policies listed reflect and directly support this JLP policy in seeking to protect and enhance the valued rural landscape in which the village is set.</p>
Policy SP10 – Climate Change	Policy SN6 – Achieving good design in Stutton Policy SN7 Renewable energy in developments. SN8 Sustainable drainage	<p>This policy requires all developments to take a proactive approach to mitigate and adapt to climate change.</p> <p>The SNP policies listed here deal with housing developments where direction through the specific design Guide for Stutton seeks the inclusion of renewal energy features and Sustainable drainage. The SNP directly supports this JLP policy</p>
Policy LP25: Sustainable Construction and Design	Policy SN6 – Achieving good design in Stutton	Policy LP25 requires development to meet certain minimum environmental standard The Design Guide which has been prepared for Stutton includes specific environmental design guidance
Policy LP03 - Residential Extensions and Conversions	Policy SN6 – Achieving good design in Stutton	LP03 permits extensions or conversions of existing dwellings providing they are in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting. SNP policy SN6 requires developments to follow the Stutton Design Guide that reflect the wider JLP direction.

Babergh and Mid Suffolk Joint Local Plan (JLP)	Neighbourhood Plan Policy	Comment
Policy LP06 – Mix and type of composition	Policy SN3 Affordable housing Policy SN5 Lifetime homes	The JLP policy directs that housing development of ten units or more, or sites of 0.5ha or more, must accommodate 35% affordable housing. It requires 50% of the dwellings meeting the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations Policy SN5 states that development proposals which seek to provide a higher percentage than the minimum requirement set in the local plan policy will be looked upon favourably (as long as other policies in this Plan are followed).
Policy LP08: Affordable, community-led and rural exception housing	SN1 Spatial Strategy SN 4 Affordable housing on rural exception sites	The Neighbourhood Plan policies provide a positive response to this policy to secure affordable housing.
Policy LP13 - Safeguarding Economic Opportunities	Policy SN22 New and expanding businesses Policy SN23 Existing Business Premises	The JLP policy seeks to protect the operation of existing businesses, proposals for development may only be approved where such activity would not be compromised through amenity conflicts arising from the proposed development. The SNP policies recognise the need to support employment opportunities subject to environmental, landscape and amenity interests are not subject to unacceptable impacts
Policy LP18 - Biodiversity & Geodiversity	Policy SN9 Stutton Landscape and Settlement Character Policy SN10 Enhancing the natural environment Policy SN11 Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area (SPA) and Ramsar site. Policy SN13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)	The JLP policy directs that all development should follow a hierarchy of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated. The SNP policies support this policy direction
Policy LP19 - Landscape	Policy SN9 Stutton Landscape and Settlement Character	The JLP policy seeks to protect and enhance the landscape, taking account of its natural beauty, characteristics and features of

Babergh and Mid Suffolk Joint Local Plan (JLP)	Neighbourhood Plan Policy	Comment
		natural, archaeological or historic interest. All new development proposals need to ensure it responds to and reinforces the local distinctiveness of the area in scale, form, design, materials and location. The SNP having commissioned a specific landscape assessment for the locality includes SN9 which seeks to protect the landscape and key views
Policy LP20 – Area of Outstanding Natural Beauty	Policy SN13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)	JLP supports development that conserves and enhances the landscape and scenic beauty in the AONB. The SNP Policy adds weight to the JLP policy by requiring proposals being accompanied by a proportionate landscape assessment that provides full justification for the proposal in landscape and visual sensitivity terms.
Policy LP21 - The Historic Environment	Policy SN6 – Achieving good design in Stutton Policy SN15 - Preserving and enhancing heritage assets and the character of the village Policy SN16 - Non-designated heritage assets	The JLP sets out a positive approach to the conservation of the historic environment, including heritage assets most at risk. The SNP policies complement the JLP direction. The design guide includes a specific section that addresses the impact on heritage assets
Policy LP25 - Sustainable Construction and Design	Policy SN7 Renewable energy in developments.	All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use. SN7 encourages the incorporation of current best practice in energy conservation and on-site renewable technologies
Policy LP26: Design and Residential Amenity	SN 6 Achieving good design in Stutton	Policy LP26 requires high quality design that recognises local character New housing development in the parish will be required to conform to a Design Guide specific to Stutton and does not conflict with this policy
Policy LP30: Designated Open Spaces	Policy SN12 Protecting and enhancing Local Green Spaces	Policy LP30 seeks to protect designated open spaces The SNP identifies specific Local Green spaces that require protection
Policy LP29: Flood risk and vulnerability	Policy SN8 Sustainable drainage.	Policy LP29 seeks to ensure that flood risk is adequately mitigated The SNP policy requires that proposals for all new developments will be required to

Babergh and Mid Suffolk Joint Local Plan (JLP)	Neighbourhood Plan Policy	Comment
		submit schemes, appropriate to the scale of the proposal, detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.
Policy LP32: Safe, Sustainable and Active Transport	SN18. Pedestrian and cycle access within the village Policy SN19 Non-motorised rights of way	Policy LP32 encourages provision for walking and cycling. SNP policies similarly recognise the importance of protecting and enhancing existing rights of way that support walking and cycling.
Policy LP31: Services and facilities within the community	Policy SN20 Protecting Community Facilities Policy SN21 New Community Facilities	Policy LP31 encourages the provision of new community services and facilities. The SNP policies that seek to protect existing community facilities and SN21 that addresses new provision are consistent with JLP Policy LP31

6. Compatibility with EU Obligations and Legislation

- 6.1. European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2. The Stutton Neighbourhood Plan was subsequently screened (May 2022) by Land Use Consultants (LUC) on behalf of Babergh District Council for SEA.
- 6.3. The Screening Report prepared by LUC concluded that:
“although, the Neighbourhood Plan does not directly impact on land use through the allocation of sites for housing or other forms of development, the separate Habitats Regulations Assessment (HRA) Screening Report (January 2022) prepared on behalf of Babergh District Council by Place Services concluded that an Appropriate Assessment is required as Policies SN11 [Mitigating the impact of development on the Stour & Orwell SPA], SN14 [Visitor and Tourism Development] and SN22 [New and Expanding Businesses] may result in a likely significant effect on one or more European sites. On that basis, it is considered that the Stutton Neighbourhood Plan is likely to have significant environmental effects and that full SEA is therefore required.”

- 6.4. Consultation on the Screening Report was carried out with the Environment Agency, Historic England, and Natural England.
- 6.5. Natural England's response stated: "It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan".
- 6.6. The response from Historic England also suggests that "a full SEA is not required from the perspective of the historic environment". No response was forthcoming from the Environment Agency.
- 6.7. In light of the SEA Screening Report prepared by LUC and notwithstanding the consultation responses received, it was decided by Babergh District Council that "a precautionary approach should be taken and, consequently, it is determined that the Stutton Neighbourhood Plan does require a Strategic Environmental Assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004."
- 6.8. A Strategic Environmental Assessment report has been prepared by AECOM on behalf of the Stutton Parish Council (dated June 2022). It concludes that overall, given the absence of allocations for development, the Stutton Neighbourhood Plan is only likely to lead to significant effects in relation to the community wellbeing SEA theme. Significant positive effects reflect the spatial strategy directions and specific requirements set to reflect local housing needs (type and tenure). Additionally, the designation of a settlement boundary and of local green spaces will support the living environment and support healthy communities.
- 6.9. Focussing development within the settlement boundary also supports the landscape, and land, soil and water SEA themes, with minor positive effects predicted. The conservation and enhancement of the historic environment and wider landscape (including the AONB) is also predicted to lead to minor positive effects.
- 6.10. Additionally, minor positive effects are predicted for the climate change and transportation SEA themes as a result of the support for low carbon, sustainable development, and making use of the opportunities available relating to these themes where possible. Specifically, the Neighbourhood Plan supports the facilitation of modal shift and provides a degree of self-containment (supporting existing and expanding businesses), in addition to addressing any localised impacts of growth.
- 6.11. Residual neutral effects are concluded in relation to the remainder of the SEA themes, reflecting the Plan's avoidance and mitigation measures which should ensure that any new development in the parish integrates without causing significant deviations from the baseline situation.

Human Rights and Equalities

- 6.12. The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.13. An assessment has been carried out to assess the potential impacts of the Stutton NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 6.1 and shows that the draft Neighbourhood Plan is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age or disability. This is primarily due to on people who may experience disadvantage by virtue of their age or disability.

Table6.1: Assessment of SNP against protected characteristics		
Protected Characteristic	Impact	Commentary
Age	+Positive	SN2 Housing Mix Future development should favour smaller dwellings. This will create opportunities for older households to downsize from larger properties SN5 Lifetime Homes encourages housing that is adaptable for people as they grow older, and also supports best practice in building housing suitable for people with dementia SN18 Pedestrian access within the village SN19 Non Motorised rights of way Enhancing and linking paths free of traffic around the village provide increased opportunities for all ages SN20 Protecting Community Facilities SN21 New Community Facilities Community Facilities provide positive opportunities for people of all ages to participate socially
Disability	+Positive	SN5 Accessible and adaptable homes will have a positive impact in people with disabilities SN18 Pedestrian access within the village SN19 Non Motorised rights of way Enhancing and linking paths free of traffic around the village provide increased opportunities for those with disabilities SN20 Protecting Community Facilities SN21 New Community Facilities The retention of existing (and the provision of new) Community facilities that have facilities for people with disabilities provide opportunities for their participation and engagement with a range community activities. This can have positive impacts for people with disabilities.
Gender Reassignment	0 Neutral	

Marriage and civil partnership	0 Neutral	
Race	0 Neutral	
Religion or belief	0 Neutral	
Sex	0 Neutral	
Sexual orientation	0 Neutral	

7. How 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

- 7.1 Under Directive 92/43/EEC, also known as the Habitats Directive², it must be ascertained whether the draft Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 7.2 The Regulation 14 Pre-Submission Stutton Neighbourhood Plan was screened for Habitats Regulations Assessment (HRA) in January 2022 by Place Services on behalf of Babergh District Council.
- 7.3 The HRA Screening stage identified that, without mitigation, further consideration was required at the Appropriate Assessment (AA) stage to determine whether the Regulation 14 Pre-Submission Stutton Neighbourhood Plan either alone or in-combination with other plans and projects, would adversely affect the integrity of Habitats sites as a result of the recreational disturbance potential impact pathway. i.e. the HRA recommended that Policies SN11, SN14 and SN22 should be assessed further due to predicted recreational impacts or changes in water quality.
- 7.4 In applying the HRA Test 2 – the integrity test at AA stage -, based on the proximity to Habitats sites, and in order to be in accordance with the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), mitigation needs to be embedded in the Plan in relation to recreational disturbance and changes in water quality from waste-water to avoid impacts from the Neighbourhood Plan alone. Therefore, the HRA recommended that the policy and supporting text is altered for Policies SN11, SN14 and SN22.
- 7.5 All the recommended changes have been made to those policies and supporting text.
- 7.6 Subject to the above recommendations being incorporated, and Natural England's review, the HRA Screening Report including AA concludes that the Regulation 14 Pre-Submission Stutton Neighbourhood Plan is not predicted, with the mitigation secured, to result in any Adverse Effect on the Integrity of the Habitats sites in scope, either alone or in combination with other plans and projects.
- 7.7 It is therefore concluded that 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.

8 Conclusion

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

APPENDIX A - Adopted and saved development plan policies that do not apply to Stutton Neighbourhood Plan

The following policies in the Babergh Development Plan (Core Strategy and Local Plan) are not appropriate to Stutton, either because they are not of a strategic nature or do not apply to the village and have therefore not been assessed in this Basic Conditions Statement.

Babergh Core Strategy 2014
CS4 Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard
CS5 Strategic Broad Location – East of Sudbury / Great Cornard
CS6 Hadleigh
CS7 Strategic Site Allocation - Babergh Ipswich Fringe
CS8 Sproughton Strategic Employment Site Allocation
CS9 Wherstead Strategic Employment Site Allocation
CS10 Brantham Regeneration Area Allocation
Babergh Local Plan (2006) Saved Policies
HS11 Head Lane, Great Cornard
HS12 William Armes Factory, Cornard Road, Sudbury
HS13 High Bank, Melford Road, Sudbury
HS14 Peoples Park, Sudbury
HS15 Grays Close, Hadleigh
HS16 Gallows Hill, Hadleigh
HS17 Carsons Drive, Great Cornard
HS18 Bures Road, Great Cornard
HS19 Rotherham Road, Bildeston
HS20 Friends Field/Tawney Rise, Bures
HS21 Goodlands Farm, Daking Avenue, Boxford
HS22 Folly Road, Great Waldingfield
HS23 Church Farm, Whatfield
HS24 Church Lane, Sproughton
HS25 Land at Crownfield Road, Glemsford
EM03 Land to south-east of Lady Lane Hadleigh
EM04 Former 'British Sugar' Sproughton
EM05 Wherstead Office Park, Wherstead
EM06 Land at Brantham Industrial Area
EM07 Land at Bures Road, Great Cornard
EM08 Warehousing & Distribution
EM09 Leisure & Sport at Employment Areas
EM11 Notley Enterprise Park, Raydon/Great Wenham
EM12 Bull Lane/Acton Place
EM13 Pond Hall Industrial Estate, Hadleigh
EM14 Tentree Road, Great Waldingfield
EM15 Off Brook Street, (E W Downs) Glemsford
EM16 London Road, Capel St Mary
EM17 Sprites Lane, Ipswich Western Fringe
EM18 Land on the east bank of the River Orwell
EM21 Redundant Airfields
EM23 Workshop Scale Employment Sites
SP03 Retail Development Outside Town Centres
CR02 AONB Landscape

CR14 Houseboats - Estuarial/or Inland Waters
CR15 Houseboats at Pin Mill
CR16 Jetties at Pin Mill
CR22 Proposed LNR Belstead
CR24 Village Schools
CN08 Development in or near conservation Areas
CN14 Historic Parks & Gardens – National
CN15 Historic Parks & Gardens – Local
RE04 Quay Lane, Sudbury Open Space
RE05 Shawlands Avenue Great Cornard
RE11 Land between A137, A14 and The Strand, Wherstead
RE13 Gt Cornard Country Park
RE14 Stour & Orwell Estuaries
RE15 Moorings and Marinas
RE16 Land-based Sailing Facilities on Estuaries
RE17 Land-based Facilities at Alton Water
RE18 Rivers Stour and Gipping
TP04 New Cycle Links
TP05 New Cycle Link – Sproughton
TP07 Expansion of Copdock Park & Ride Facility
TP08 Proposed Park and Ride – Wherstead
TP10 Sudbury Western Bypass route protection
TP13 Lorry Parking in Hadleigh
TP18 Airports
TP19 Boxford Community Car Park
SD01 Principal Shopping Area
SD02 Mixed Use Areas - Business & Service
SD03 Mixed Use Areas - Shopping and Commerce
SD04 Mixed Use Areas – Residential Development
SD05 Bus/Rail Interchange
SD06 Land around Bus Station & Borehamgate Precinct
SD07 Land to rear of Market Hill
SD08 North St/Gainsborough Rd Junction
SD10 Bus Station
SD11 Industrial Areas
SD13 Walnut Tree Hospital
SD14 Market Hill, New Service Road
SD15 Alternative Hospital Site
HD01 Shopping - Foodstore between Pound Lane and Bridge Street
HD03 Prime Shopping Area
HD05 Hadleigh Health Centre
CP01 Chilton Mixed Use Development Package
CP02 Chilton Cemetery