



Steeple Bumpstead Neighbourhood Plan

Basic Conditions Statement

January 2024



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1 Introduction

1.1 Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 requires a Neighbourhood Plan to meet the following basic conditions in order to progress to referendum:

1. the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan;
4. the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
5. prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with proposals within the Neighbourhood Plan¹.

1.2 When submitting a Neighbourhood Plan to a local authority, Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) states that the Plan should be accompanied by a statement which identifies how the draft Neighbourhood Plan meets the requirements of the basic conditions listed above. This statement is referred to as a Basic Conditions Statement.

1.3 The basic conditions require a different level of assessment between national and local planning policy. In relation to national policies and advice, neighbourhood plans are required to 'have regard' to their content, therefore referencing and relating appropriately to relevant national policy and guidance. In relation to local planning policy, neighbourhood plans are required to be 'in general conformity' with strategic

¹ Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for Neighbourhood Plans in addition to those set out in the primary legislation, requiring the making of the Neighbourhood Plan to not have a likely significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).

policies, therefore complying, agreeing, and seeking similar outcomes as local strategic planning policies.

- 1.4 The Parish was designated as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan in March 2018. In the same year the Parish Council formed the Steering Group for the Neighbourhood Plan, made up of Parish Councillors and local residents, and commenced preparation of the Steeple Bumpstead Parish Neighbourhood Plan (hereafter referred to as the 'SBNP'). The draft SBNP was published for Regulation 14 Consultation between 30 March 2023 and 17 May 2023.
- 1.5 The SBNP and this Basic Conditions Statement have been informed by the Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report² produced by Place Services in November 2023.
- 1.6 The SBNP and this Basic Conditions Statement have been produced in conformance with the strategic policies of the development plan for the area, including the Essex Minerals Local Plan (2014), the Essex and Southend-on-Sea Waste Local Plan (2017), and Braintree District Council's Local Plan 2033. The Braintree District Local Plan 2033 is formed of Section 1 and 2. Section 1 of the Local Plan was adopted in February 2021 and Section 2 was adopted in July 2022.
- 1.7 This statement supports the submission of the SBNP. The statement will begin by clarifying which Local Plan policies are considered to be strategic and outlining how the overarching legal requirements of a Neighbourhood Plan are met. The remaining sections of the statement will review each Neighbourhood Plan objective and policy to consider how they meet the requirements of the basic conditions.

² Steeple Bumpstead Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report, Place Services, November 2023

2 Adopted local strategic planning policies

2.1 Part 3 of the basic conditions listed in section 1 above requires a neighbourhood plan to be ‘in general conformity with the strategic policies contained in the Local Plan’. Given the local planning policy context in Braintree District outlined above, this would require the SBNP to consider the strategic policies contained within the Braintree District Local Plan 2033.

2.2 The strategic policies in the adopted Local Plan are set out in Table 1 below.

Table 1: Adopted local strategic planning policies within Braintree District

Strategic policy code	Strategic policy name
Policy SP 1	Presumption in Favour of Sustainable Development
Policy SP 2	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
Policy SP 3	Spatial Strategy for North Essex
Policy SP 4	Meeting Housing Needs
Policy SP 5	Employment
Policy SP 6	Infrastructure and Connectivity
Policy SP 7	Place Shaping Principles
Policy SP 8	Development and Delivery of a New Garden Community in North Essex
Policy SP 9	Tendring/Colchester Borders Garden Community
Policy LPP2	Location of Employment Land
Policy LPP3	Employment Policy Areas
Policy LPP9	Retailing and Regeneration
Policy LPP16	Housing Provision and Delivery
Policy LPP17 Strategic Growth Location	Land East of Great Notley, South of Braintree
Policy LPP18 Strategic Growth Location	Land East of Broad Road, Braintree
Policy LPP19 Strategic Growth Location	Former Towerlands Park Site
Policy LPP20 Strategic Growth Location	North West Braintree
Policy LPP21 Strategic Growth Location	Land at Feering

Strategic policy code	Strategic policy name
Policy LPP22 Strategic Growth Location	Wood End Farm, Witham
Policy LPP29 Strategic Growth Location	Land between A12 and GEML, Hatfield Peverel
Policy LPP31	Affordable Housing
Policy LPP34	Gypsy and Traveller and Travelling Showpersons' Accommodation
Policy LPP42	Sustainable Transport
Policy LPP45	New Road Infrastructure
Policy LPP47	Built and Historic Environment
Policy LPP63	Natural Environment and Green Infrastructure
Policy LPP64	Protected Sites
Policy LPP78	Infrastructure Delivery and Impact Mitigation

3 Legal requirements of a Neighbourhood Plan

- 3.1 The SBNP has been produced by Steeple Bumpstead Parish Council. The Parish Council is a qualifying body to produce a Neighbourhood Plan in accordance with Schedule 9 of the Localism Act 2011.
- 3.2 In March 2018, and in accordance with Part 2 of the Neighbourhood Planning Regulations 2012, Braintree District Council formally designated Steeple Bumpstead Parish as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan.
- 3.3 The draft SBNP contains policies relating to the development and use of land within the neighbourhood area. All policies have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 3.4 The draft SBNP relates to the period 2022-2033. The draft SBNP does not propose policies relating to mineral extraction and waste development, nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 3.5 The draft Plan relates only to the parish of Steeple Bumpstead. There are no other Neighbourhood Plans in place or proposed within the neighbourhood area.

4 Assessment of the Neighbourhood Plan objectives

4.1 Through ongoing engagement with the local community, the Steeple Bumpstead Neighbourhood Plan Steering Group identified 9 objectives to guide the production of the Neighbourhood Plan. Table 2 assesses the general themes of the identified objectives against the requirements of the basic conditions, to consider if the objectives have regard to national planning policy and advice and conform with the identified local strategic planning policies listed in Table 1.

Table 2: Assessment of the Steeple Bumpstead Neighbourhood Plan Objectives against the requirements of the basic conditions

Objectives	Have regard to national planning policy	Objectives conform with the following local strategic planning policies:
To protect and respect the landscape, wildlife and countryside of the Parish, and cherish its natural beauty	NPPF Section 15 <i>Conserving and enhancing the natural environment</i> NPPF Section 12 <i>Achieving well-designed and beautiful spaces</i>	LPP1 Development Boundaries LPP47 Creating Better Places
To minimise the impact of any future development on the landscape and scenic beauty of the area	NPPF Section 15 <i>Conserving and enhancing the natural environment</i>	LPP1 Development Boundaries SP 7 Place Shaping Principles LPP47 Built and Historic Environment
To protect and respect the rich history and heritage of the Parish	NPPF Section 16 <i>Conserving and enhancing the historic environment</i>	SP7 Place Shaping Principles LPP63 Natural Environment and Green Infrastructure LPP47 Built and Historic Environment
To minimise the impact of any future development on the heritage assets of the village	NPPF Section 16 <i>Conserving and enhancing the historic environment</i>	LPP47 Built and Historic Environment
To ensure that likely future housing supply is matched with likely future housing needs	NPPF Section 5 <i>Delivering a sufficient supply of homes</i>	SP4 Meeting Housing Needs

Objectives	Have regard to national planning policy	Objectives conform with the following local strategic planning policies:
To ensure an appropriate mix of housing for local needs, including affordable housing	NPPF Section 5 <i>Delivering a sufficient supply of homes</i>	LPP31 Affordable Housing
To define appropriate criteria for identifying potential sites for housing and types of homes required.	NPPF Section 5 <i>Delivering a sufficient supply of homes</i>	SP4 Meeting Housing Needs
To support local business and retain local employment	NPPF Section 6 <i>Building a strong, competitive economy</i>	SP 5 Employment
To encourage new business and employment opportunities in the Parish	NPPF Section 6 <i>Building a strong, competitive economy</i>	SP 5 Employment
To maintain and protect the community facilities and services available to residents	NPPF Section 6 <i>Building a strong, competitive economy</i> NPPF Section 8 <i>Promoting healthy and safe communities</i>	LPP78 Infrastructure Delivery and Impact Mitigation SP 6 Infrastructure and Connectivity
To ensure that the open public spaces within the village are protected and properly maintained	NPPF Section 8 <i>Promoting healthy and safe communities</i>	LPP 63 Natural Environment and Green Infrastructure
To improve safety for all highway users in, through and around the village, including pedestrians and cyclists.	NPPF Section 9 <i>Promoting sustainable transport</i>	SP 6 Infrastructure and Connectivity SP 7 Place Shaping Principles LPP 42 Sustainable Transport
To promote and support public transport, and travel by foot and cycle.	NPPF Section 9 <i>Promoting sustainable transport</i>	SP 6 Infrastructure and Connectivity SP 7 Place Shaping Principles LPP 42 Sustainable Transport

4.2 Table 2 demonstrates that the SBNP objectives have regard to national planning policy and generally conform with local strategic planning policy.

5 Assessment of the Neighbourhood Plan policies against the basic conditions

5.1 There are 11 policies within the SBNP. This section will review each policy against the requirements of the basic conditions. Please see the submission version of the SBNP for the full policies and supporting text.

Policy SB1 – Location of New Development

Summary of SBNP policy	
Policy SB1 seeks to support development proposals within the development boundary where these represent sustainable development, are on previously developed land, and are compliant with other policies in the SBNP. The policy also seeks to ensure that suitable development in rural areas outside the development boundary is supported.	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraphs 8, 11a	Supports sustainable development.
NPPF paragraph 82	Supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.
NPPF paragraph 84	Aims to resist the development of isolated homes in the countryside.
NPPF paragraph 88 b)	Supports the development and diversification of agricultural and other land-based rural businesses.
NPPF paragraph 124 c)	Supports the use of brownfield land within settlements.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	

Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP1	Supports development proposals that will improve the economic, social and environmental conditions within the area.
SP3	Supports future growth within the existing settlement to avoid coalescence with neighbouring built up area and retain character, as well as supporting the re-use of previously developed land.
SP4	Conforms with SP4 as the neighbourhood plan meets housing needs. It does not allocate additional housing needs above that allocated through the local strategic planning policy as additional needs have not been identified.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> Development proposals outside of the Steeple Bumpstead Development Boundary will be supported where the proposals relate to a Rural Exception Scheme or uses appropriate to the countryside such as agricultural uses. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirements of Policy SB1 have regard to national planning policy and conform with local strategic planning policy. Non-strategic local planning policy LPP1 Development Boundaries supports development within development boundaries, and development outside development boundaries is restricted to uses appropriate to the countryside. The policy builds on and does not contradict national and local strategic planning policy.</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB1 supports development that improves the economic, social and environmental conditions of the area.</p>	

Policy SB2 – Protected Views

Summary of SBNP policy	
<p>Policy SB2 identifies and names key views in the Parish (as identified in the Landscape Character Assessment) and seeks to support development proposals that protect or enhance these.</p> <p>The policy seeks to protect the views in the Parish by requiring a Visual Impact Assessment where proposals may have adverse impacts on key identified views.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 132	The neighbourhood planning group has identified special qualities of the area through the Landscape Character Assessment and Design Code and producing policies.
NPPF paragraph 135 c)	Ensures development is sympathetic to local character and history and the surrounding built environment and landscape setting.
NPPF paragraph 180 a)	Supports the protection and enhancement of valued landscapes.
NPPF Section 16, paragraphs 205-208	Requires justification for development that could impact on the historical significance of the Grade I listed Church of St Mary the Virgin.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Development proposals to include an assessment of their impact on key views through a Landscape Character Assessment. 	

Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP7	Promotes positive response to local character and context to preserve and enhance the quality of existing places and their environs.
LPP47	Supports the achievement of high standards and design and layout in new development and the protection and the enhancement of the historic environment.
LPP63	Supports the protection and enhancement of the natural environment.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
	<ul style="list-style-type: none"> • Development proposals to include an assessment of their impact on key views through a Landscape Character Assessment
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
	<p>The requirements of Policy SB2 have regard to national planning policy and conform with local strategic planning policy. Regarding the identification of key views, the NPPF encourages communities to identify important characteristic using their own evidence. The policy builds on and does not contradict national and local strategic planning policy. In addition, Policy SB2 conforms with non-strategic local planning policy LPP67 Landscape Character and Features through supporting the protection of landscape character and features, which similarly requires development proposals to include an assessment of their impact on the landscape.</p>
Contribution towards the achievement of sustainable development:	
	<p>Policy SB2 contributes towards improved social conditions by seeking to protect important and valued views. Policy SB2 contributes towards improved environmental conditions by promoting the protection and enhancement of the natural and historic environment</p>

Policy SB3 – Design in Harmony with the Built and Historic Environment

Summary of SBNP policy	
<p>Policy SB3 seeks to ensure that proposals for new development demonstrate good quality design and ensure the character and appearance of its surrounds are respected, in conformity with the Design Code for the Parish.</p> <p>The policy sets out four requirements for development proposals to meet related to ensuring design respects the existing context, and that appropriate materials are used.</p> <p>The policy also requires development proposals located above the ‘70m AOD’ (above ordnance datum) line to submit a Visual Impact Assessment, with detrimental proposals being unsupported.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 124 e)	Supports opportunities for upward extension only where these are consistent with prevailing height and form.
NPPF paragraph 131f	Policy is clear about design expectations to achieve good design.
NPPF paragraph 132	Policy seeks to manage and protect identified special qualities of the area identified through the Landscape Character Assessment and Design Code.
NPPF paragraphs 133-134	Design code prepared for neighbourhood area.
NPPF paragraph 135	Supports maintaining a strong sense of place, sympathetic to local character and history, and the quality of area.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Requirement of Visual Impact Assessment for applications above 70 AOD. 	

Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP7	Promotes positive response to local character and context to preserve and enhance the quality of existing places and their environs.
LPP47	Promotes the design of dwellings with regard to character, density and the surrounding built and landscape setting.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
	<ul style="list-style-type: none"> Requirement of Visual Impact Assessment for applications above 70 AOD.
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The policy has regard to national planning policy and conforms with local strategic and non-strategic policies. Regarding the requirement for a Visual Impact Assessment for applications above 70 AOD, the NPPF encourages communities to identify important characteristics using their own evidence. This topic relates to the heights of proposed development and ensures that proposals are in conformity with the existing context. Policy SB3 also conforms with non-strategic local planning policy LPP52 regarding ensuring that design in terms of height reflects the area's local distinctiveness, which Policy SB3 identifies and supports. While national planning policy and guidance and local strategic policy are silent on this topic, Policy SB3 does not contradict other policies</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB3 contributes towards improved environmental conditions by promoting the protection and enhancement of the historic and built environment. Policy SB3 contributes towards improved social conditions by fostering well designed and beautiful places.</p>	

Policy SB4 – Residential Development on Garden Land

Summary of SBNP policy	
Policy SB4 seeks to discourage proposals for development of new dwellings on private residential gardens but will support these where garden sizes post-development would relate well to each other and the neighbourhood, as well as where new dwellings respect the character of the neighbourhood.	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 72	The neighbourhood plan sets out policies to resist inappropriate development of residential gardens.
NPPF paragraph 128 d)	Supports the desirability of maintaining an area’s prevailing character and setting (including residential gardens).
NPPF paragraph 135	Supports maintaining a strong sense of place, sympathetic to local character and history, and the quality of area.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Garden sizes and relation to context 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP7	Promotes the design of development which responds positively to local character and context.
LPP47	Supports the design of dwellings which have regard to character, density and the surrounding built and landscape setting.

Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Garden sizes and relation to context 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirements of Policy SB4 have regard to national planning policy and conform with local strategic planning policy. National policy and guidance and strategic local planning policy do not reference garden sizes, however Policy SB4 builds on and does not contradict other policies. Additionally, Policy SB4 conforms with non-strategic local planning policies LPP67 Landscape Character and Features, and LPP41 Garden Extension.</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB4 contributes towards improved social conditions by fostering well designed and beautiful places.</p>	

Policy SB5 – Affordable Housing

Summary of SBNP policy	
<p>Policy SB6 seeks to promote affordable housing provision in the Parish by requiring that new development proposals should accord with the affordable housing requirements of the Braintree Local Plan and provide a local connection priority to sales of these.</p> <p>Policy SB6 also seeks to support rural exception schemes outside of the development boundary where these provide 100% affordable housing, comply with other neighbourhood planning policy requirements, and provide a local connection priority to sales.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 82	Supports bringing forward rural exception sites to provide affordable housing to meet identified local needs.
NPPF Annex 2	Supports a local connection priority for rural exception sites.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • 100% allocation to affordable housing within Rural Exception Site. • Local connection priority for affordable housing and rural exception schemes. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
LPP31	Supports the requirements of Local Plan Policy LPP31.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	

- 100% allocation to affordable housing within Rural Exception Site.
- Local connection priority for affordable housing and rural exception schemes.

Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy

The requirements of Policy SB5 have regard to national planning policy and conform with local strategic planning policy. Additionally, while LPP32 is a non-strategic, it is relevant as Policy SB5 refers to affordable housing policies in the Braintree Local Plan, and Policy SB5 conforms with this also.

Policy SB5 goes further than Braintree Local Plan affordable housing policies through the requirement for 100% affordable housing on exception sites, however the overarching principles of the Policy conform with local strategic policy.

While national and strategic local policy do not reference priority for general affordable housing to local connection, this is permitted through legislation Section 199 of the Housing Act 1996) and will be achieved through the planning conditions and obligations system and therefore does not conflict with national or local planning policy.

Contribution towards the achievement of sustainable development:

Policy SB5 contributes towards improved social conditions supporting the development of a range of homes to meet needs.

Policy SB6 – Protecting Existing Business Uses

Summary of SBNP policy	
Policy SB6 seeks to reduce the loss of existing business uses by supporting relevant development proposals only where marketing and viability evidence for new development meets identified criteria.	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 85	Supports economic growth by protecting existing business uses.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Requirements for marketing and viability evidence. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP5	Supports economic growth.
LPP2	Supports the protection of existing businesses where viable.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	

Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy

The requirements of Policy SB6 have regard to national planning policy and conform with local strategic planning policy. The requirement for marketing and viability evidence for the loss of employment uses conforms with strategic local planning policy LPP2. In addition, Policy SB6 conforms with non-strategic local planning policy LPP6 by supporting the allocation of the Blois Meadow Business Centre and retention of business uses to meet identified needs.

Contribution towards the achievement of sustainable development:

Policy SB6 contributes towards improved economic conditions by ensuring sufficient land is available in to support economic growth and local employment.

Policy SB7 – Farm Businesses

Summary of SBNP policy	
The Policy SB7 supports development proposals that advance the diversification of rural business and supports the provision of accommodation for rural workers where needed – both preferentially provided through the conversion and re-use of existing buildings.	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 84	Resists development of isolated homes and promotes re-use redundant or disused buildings. Requires this to be demonstrated.
NPPF paragraph 85	Supports creation of conditions to allow businesses to invest, expand and adapt.
NPPF paragraph 86 d)	Allowing flexibility to accommodate new working practices and respond to economic change.
NPPF paragraph 88 b)	Enables development and diversification of agricultural and other land-based rural businesses.
NPPF paragraph 124 d)	Promotes the development of under-utilised land and buildings.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP3	Supports diversification of the rural economy.

Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirements of Policy SB7 have regard to national planning policy and conform with local strategic planning policy. Policy SB7 supports the diversification of the rural economy and also conforms with non-strategic local planning policy LPP7 Rural Enterprise and LPP38 Rural Workers Dwellings.</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB7 contributes towards improved economic conditions by supporting diversification of the rural economy. Policy SB7 contributes towards improved social conditions by supporting rural livelihoods. Policy SB7 contributes towards improved environmental conditions by supporting the efficient use of rural and agricultural land</p>	

Policy SB8 – Provision for Open Space, Sport and Recreation

Summary of SBNP policy	
<p>Policy SB8 seeks to protect and enhance identified green infrastructure and open space assets in the area by supporting ancillary development that enhances the enjoyment of the assets.</p> <p>The Policy seeks to restrict development proposals that result in the loss of all or part of these identified assets, with the exception of utilities infrastructure proposals and where appropriate replacement facilities are provided.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 88 d)	Enables the retention of accessible local services and community facilities.
NPPF paragraph 97 c)	Guard against loss of valued facilities and services and positively promotes the provision of these.
NPPF paragraph 103	Preventing building on open space unless evidence shows this to be surplus, or there is alternative equivalent/ improved provision.
NPPF paragraph 127 b)	Supports more effective use of community sites.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
<p>Topics within the policy which are not included within national planning policy and guidance</p> <ul style="list-style-type: none"> • Permitting loss of open space where essential utility infrastructure is required. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP6	Supports the delivery of social infrastructure.

LPP63	Supports development which contributes to the District’s existing Green Infrastructure and where possible, enhances and protects networks and adds to their functions. Supports securing additional provision where deficiencies have been identified.
LPP78	Supports the provision of infrastructure to meet need arising from new development.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Permitting loss of open space where essential utility infrastructure is required. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirements of Policy SB8 have regard to national planning policy and conform with local strategic planning policy. The consideration of allowing development in exceptional circumstances for utilities development goes beyond national and local policies, however the overarching principles of the Policy have regard to national policy and conform with local strategic policy. In addition, non-strategic local planning policy LPP50 Provision for Open Space, Sport and Recreation supports the provision of open space or recreational facility.</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB8 contributes towards improved social conditions by promoting the retention and improvement of sport and recreational facilities. Policy SB8 contributes towards improved environmental conditions by promoting the retention and improvement of green infrastructure.</p>	

Policy SB9 – Protecting Community Uses

Summary of SBNP policy	
<p>Policy SB9 seeks to reduce the loss of existing community uses by supporting relevant development proposals only where marketing and viability evidence for new development meets identified criteria. This does not apply to education uses however, where to be supported, development proposals must demonstrate that the existing use is redundant or an appropriate replacement is provided for.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 88 d)	Enables the retention of accessible local services and community facilities.
NPPF paragraph 97 c)	Guards against loss of valued facilities and services and positively promotes the provision of these.
NPPF paragraph 99	Supports the retention of a sufficient choice of school places.
NPPF paragraph 127 b)	Supports more effective uses where existing uses are proved to be redundant.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> • Requirement for marketing / viability evidence. • Loss of education uses. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP6	Supports the delivery of social infrastructure.
LPP78	Supports the provision of infrastructure to meet needs arising from new development.

Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
<ul style="list-style-type: none"> • Requirement for marketing / viability evidence. • Loss of education uses. 	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
<p>The requirements of Policy SB9 have regard to national planning policy and guidance and conform with local strategic policies. While Policy SB9 goes beyond national policy regarding the loss of education uses, it has had regard to the desirability for retaining these and builds on this. While strategic local planning policy is silent on the topic of the requirement for marketing and viability evidence for community uses particularly, non-strategic policy LPP61 supports this requirement for marketing and viability evidence in relation to the change or loss of community uses. In addition, the policy complies with non-strategic policy LPP60 which provides for the topic of educational facilities.</p>	
Contribution towards the achievement of sustainable development:	
<p>Policy SB9 contributes towards improved social conditions by supporting the protection of community uses, supporting the current and future needs of the communities' health, social and cultural well-being.</p>	

Policy SB10 – Impact of New Development on Traffic

Summary of SBNP policy	
Policy SB10 requires development proposals to provide access for vehicles and pedestrians in consistency with current standards and to submit a Transport Assessment or Statement and Travel Plan as appropriate.	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 89	Supports the improvement of the sustainability of rural locations by improving scope for access to sites.
NPPF paragraph 108	Promotes early consideration of transport issues.
NPPF paragraph 110	Encourages sustainable transport modes.
NPPF paragraph 117	Supports the national requirement for transport evidence for relevant proposals, including the production of a transport statement or assessment.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP6	Supports the provision of sustainable transport infrastructure.
SP7	Supports the creation of well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above the use of the private car.

LPP42	Supports the delivery of safe and accessible sustainable transport infrastructure. Requiring the production of Travel Plans, Transport Assessments and Statements.
LPP78	Supports the provision of infrastructure to meet need arising from new development, including transport.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy
Topics within the policy which are not included within local strategic planning policy	
Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy	
The requirements of Policy SB10 have regard to national planning policy and guidance and conform with local strategic policies.	
Contribution towards the achievement of sustainable development:	
Policy SB10 contributes towards improved social conditions by ensuring safety and accessibility for active travel and highways.	

Policy SB11 – Parking Provision

Summary of SBNP policy	
<p>Policy SB11 seeks to ensure that development proposals provide off-street parking where necessary and that this provision has regard to relevant Essex County Council standards. The policy also seeks to protect existing provision unless any loss arising from development does not impact the use of the site.</p>	
Have regard to national planning policy	
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has regard to national planning policy and guidance
NPPF paragraph 108	Promotes early consideration of transport issues including parking.
NPPF paragraph 112	Supports local parking standards.
Relevant section of national planning policy and guidance	How the Neighbourhood Plan policy has <u>not</u> had regard to national planning policy and guidance
Topics within the policy which are not included within national planning policy and guidance	
<ul style="list-style-type: none"> Retention of existing off-street car parking. 	
Conformity with local strategic planning policy	
Relevant local strategic planning policy	How the Neighbourhood Plan policy conforms with local strategic planning policy
SP6	Supports the creation of well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.
LPP42	Contributions will be sought to provide additional off-site public car parking if required.
Relevant section of local planning policy and guidance	How the Neighbourhood Plan policy does <u>not</u> conform with local strategic planning policy

Topics within the policy which are not included within local strategic planning policy

- Retention of existing off-street car parking.

Conclusions on having regard to national planning policy and guidance and conforming with local strategic policy

The policy complies with non-strategic local planning policy LPP43 by requiring provision to have regard to Essex Parking Standards. While the Policy goes beyond the requirements of national and local planning policy, the Policy has regard to national planning policy and is in general conformity with local strategic planning policy.

Contribution towards the achievement of sustainable development:

Policy SB11 contributes towards improved social conditions by fostering well designed and beautiful places as well as improving safety and accessibility for active travel and highways.

6 Compatibility with EU obligations and meeting prescribed conditions

- 6.1 Place Services produced a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report³ to support the production of the Neighbourhood Plan.
- 6.2 Regarding the SEA, the report concluded that *'the Plan does not allocate any land for development purposes and seeks to strengthen the protection and enhancement of assets at the local level and in a local context'*. On this basis, and in accordance with the Directive 2001/42/EC, an SEA was not required.
- 6.3 In relation to the HRA, the report concluded that the Plan *'is not predicted to have Likely Significant Effect on the designated features of a Habitats site, either alone or in combination with other plans and projects'*. The policies contained within the SBNP are therefore not likely to have significant effects on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, and c.) Regulations 2007) either alone or in combination with other plans or projects. On this basis, the production of a HRA was not required.
- 6.4 The SBNP therefore does not breach, and is otherwise compatible with, EU obligations. The SBNP meets all prescribed conditions for a Neighbourhood Plan outlined within the Neighbourhood Planning Regulations 2012 (as amended).

³ Steeple Bumpstead Neighbourhood Development Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report, Place Services, November 2023

7 Conclusions

7.1 This Basic Conditions Statement demonstrates how the Steeple Bumpstead Neighbourhood Plan meets the requirements of the basic conditions. The objectives contained within the SBNP were assessed as meeting the neighbourhood plan basic conditions. All SBNP policies have been prepared with regard to the latest national planning policy and are considered to be in general conformity with local strategic planning policy. All SBNP policies contribute towards the achievement of sustainable development. No issues have been identified regarding the compatibility of the policies with EU obligations or meeting the prescribed conditions.