



Eye

Neighbourhood
Plan

Basic Conditions Statement

March 2019

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1 Introduction

1.1 The legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:

- i. Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B.
- ii. Planning and Compulsory Purchase Act 2004: ss 38A-C.
- iii. Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended).

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

1.3 This statement has been prepared in order to demonstrate compliance with these basic conditions. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the "Basic Conditions" that the neighbourhood plan must comply with as:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
4. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
5. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
6. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
7. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect 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 etc.) Regulations 2007) (either alone or in combination with other plans or projects).

Key statements

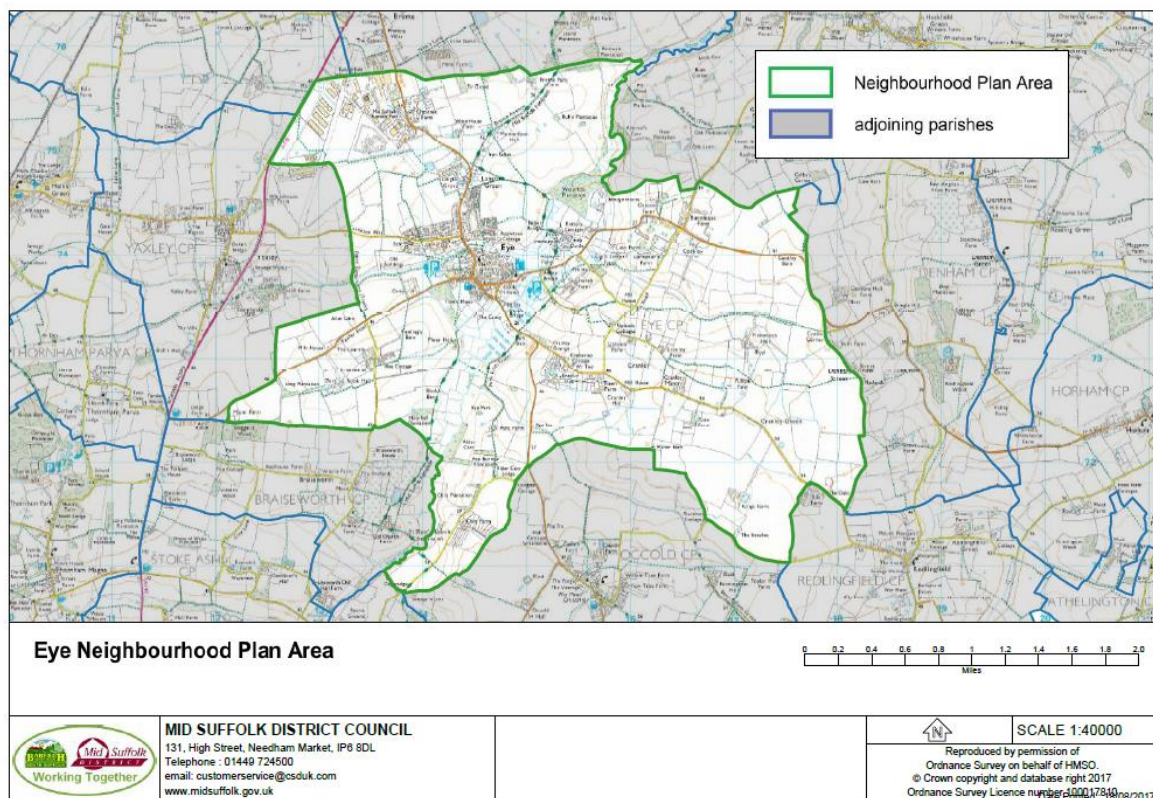
1.4 The ENP has been prepared by the Eye Neighbourhood Plan Steering Group on behalf of Eye Town Council. Mid Suffolk District Council (MSDC), as the local planning authority, designated the Eye Neighbourhood Area in September 2017 to enable Eye Town Council to prepare the ENP.

1.5 The ENP sets out policies that relate to the development and use of land within only the Eye Neighbourhood Area. The Eye Neighbourhood Area as designated by MSDC in September 2017 is shown in Figure 1 below.

1.6 The ENP does not relate to more than one neighbourhood area. It is solely related to the Eye Neighbourhood Area designated by MSDC in September 2017.

1.7 There are no other 'made' Neighbourhood Development Plans that cover the Eye Neighbourhood Area.

1.8 The Plan covers the period from 2018-2036. The ENP Steering Group has prepared the Plan through engagement with local people which identified a vision for the future of the Town and puts forward policies and proposals to bring forward land for housing and other development to implement this vision.



Supporting documents and evidence

1.9 The ENP is also supported by a Consultation Statement, a Sustainability Appraisal incorporating Strategic Environment Assessment (with accompanying

Screening and Scoping Reports), this Basic Conditions Statement, and an extensive evidence base which is available on the www.eyesuffolk.org website.

2. Basic Condition 1 – Conformity with National Planning Policy

2.1. To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPGs).

2.2. The NPPF has 10 sections which are:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

2.3. This section explains how the ENP contributes to meeting these objectives and also notes the specific national policies that the SNP is intended to support and supplement.

2.4. The ENP has 7 vision statements. These are summarised in Table 2.1 alongside the sections of the NPPF that each objective addresses:

Table 2.1 – ENP Vision Statements and the NPPF

ENP Vision Statement	Relates to these NPPF sections
An attractive town: using the historic core to attract visitors and setting high standards to ensure new development is in keeping with the existing.	Conserving and enhancing the natural environment. Conserving and enhancing the historic environment Achieving well designed places Ensuring the vitality of town centres
A walkable town: development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe.	Promoting sustainable development Promoting healthy and safe communities

A connected town: linking up the whole town, including old and new and housing, employment and services.	Promoting healthy and safe communities Promoting sustainable development
An enterprising town: focused on small businesses in the town centre and larger firms, especially those specializing in innovative clean technology and food production, on the former Airfield.	Building a strong, competitive economy
A green town: integrated into its countryside and with community projects to encourage green energy and conservation.	Promoting healthy and safe communities Conserving and enhancing the natural environment.
A living town: growing in size to cope with new needs through new development providing sufficient low cost homes.	Delivering a sufficient supply of homes Building a strong, competitive economy
An evolving town: changing gradually to meet new needs, locally and regionally, but with planned change when things need to alter.	Promoting sustainable development

2.5 Table 2.2 sets out how each policy of the ENP meets the objectives of the NPPF:

Table 2.2 – ENP Policies and the NPPF

ENP Policy	Relevant NPPF Paragraph	Relationship to the Plan
Eye 1 Housing allocations	Section 5, paras 61, 70, 68, 69, 103	The Plan delivers a sufficient supply of homes, the requirements of different groups have been assessed and provided for, there is an evidence windfall sites provision, more than 10 of sites are on sites of less than 1 hectare, and the development sites are in sustainable locations reducing the need to travel.
Eye 2 Form of affordable housing	Para 62	Affordable housing is required to be in small groups contributing to mixed and balanced communities.
Eye 3 Land South of Eye Airfield	Note – permission already granted for housing on this site. Para 124	The requirement for the development to conform to the approved design brief ensuring good design.
Eye 4 Land at Eye Health Centre and Hartismere Health and Care	Paras 64, 91a, 123 and 178	Affordable housing requirements reduced to enable the site to help meet the needs of older people, social interaction is promoted through mixed house types,

		minimum densities ensure the best use of the land and there is a requirement to assess contamination.
Eye 5 Paddock House, Church Street	Paras 63, 85(f), 91(a), 123	Affordable housing requirements are reduced because of the demolition costs of the site to enable the reuse of land, housing is provided close to the Town Centre, mixed use promotes social interaction and high densities appropriate to a site within a central area are required.
Eye 6 Land North of Victoria Mill Allotments	Paras 91a and 123	Mixed use promotes social interaction and minimum densities make optimum use of the site.
Eye 7 Victoria Mill Allotments	Paras 91a and 123	Mixed use promotes social interaction and minimum densities make optimum use of the site.
Eye 8 Reserve Site South of Eye Airfield	Section 5 and para 123	The reserve site is provision should strategic housing allocations exceed the site allocations and minimum densities make the best use of land.
Eye 9 Redevelopment of the Chicken Factory	Paras 63, 85(d), 85(c), 85(f), 85, 155, 157 and 178,	There is no affordable housing requirement because of the high costs of redevelopment on a potentially contaminated site, food retailing is allocated looking at retail needs over future years, an edge of centre site has been identified to avoid retail development out of town, residential development is provided adjoining the shopping centre, a positive approach is taken to support the shopping function through additional public car parking, flood risk is minimised through a requirement for the sequential approach and there is a requirement for contamination to be dealt with.
Eye 10 Public Car Parking at The Rettery	Paras 85 and 146.	The provision of additional car parking is part of a positive approach to supporting the shopping centre and local transport infrastructure in a Local Green Space is supported by Green Belt policy which also applies to Local Green Spaces.
Eye 11 Cycle Parking in Public Car Parks	Para 104(d)	This policy promotes cycling opportunities.

Eye 12 Crematorium, Land West of Eye Cemetery, Yaxley Road	Para 80	Creates conditions for business investment in the facility and use of town centre facilities.
Eye 13 Land for Primary school, West of Hartismere High School	Para 94	Takes a proactive approach to the creation of schools should an alternative Primary School be required.
Eye 14 Sports Hall and related uses at Hartismere High School	Para 91(c)	Supports healthy lifestyles.
Eye 15 Development outside the Settlement Boundary	Para 79 and 170	Avoids isolated development in the countryside and protects the landscape.
Eye 16 Development within the Settlement Boundary	Paras 91, 124, 155, 157 and 185	Promotes healthy and safe places, good design, requires flood risk to be assessed and the sequential approach applied and supports the historic environment.
Eye 17 Special Landscape Area	Para 170	Protects important landscapes.
Eye 18 Managing Change in the Landscape	Para 170	Protects the landscape generally.
Eye 19 Visually Important Open Spaces	Para 124	Promotes good design.
Eye 20 Local Green Spaces	Paras 91(c), 118(b), 99, 100 and 170	Supports healthy lifestyles through the protection of green space, recognises the role of underused land in for recreation, wildlife, etc., the sites selected are particularly important to the community, meet the requirements of being close to the community, special and local and enhance the natural environment.
Eye 21 Biodiversity Networks	Para 174	Protects and enhances biodiversity.
Eye 22 Eye District Centre	Policy 85 and 85(b)	A positive approach the growth and management of the shopping centre and defines the extent of the centre.
Eye 23	Para 92(d)	Guides modernisation of shops.

Uses Appropriate to the District Shopping Centre		
Eye 24 Shop Front Design	Para 92(d)	Guides modernisation of shops.
Eye 25 Retaining Traditional Shop Fronts	Para 92(d)	Guides modernisation of shops.
Eye 26 Management of Public Car Parking Spaces	Para 85	A positive approach the growth and management of the shopping centre by promoting good management of car parking.
Eye 27 Public Rights of Way West	Paras 91(c) and 103	Supports healthy lifestyles and helps to avoid the need for travel by car.
Eye 28 Public Rights of Way East	Paras 91(c) and 103	Supports healthy lifestyles and helps to avoid the need for travel by car.
Eye 29 Improvement of Public Rights of Way	Paras 91(c) and 103	Supports healthy lifestyles and helps to avoid the need for travel by car.
Eye 30 Electric Vehicle Charging in Residential Development	Para 105(c)	Provision of plug in charging spaces.
Eye 31 Electric Vehicle Charging in New Public Car Parking Spaces	Para 105 (c)	Provision of plug in charging spaces.
Eye 32 Traffic Management Plan	Para 91 and 102	Promotes healthy inclusive and safe places and promotes walking and cycling.
Eye 33 Eye Business Area	Paras 80, 82, 83 and 84	Creates conditions for businesses to invest, makes provision for clusters, supports growth in rural economy and is accessible by foot and cycle.
Eye 34 Infrastructure	Paras 72 and 91	Requires the necessary infrastructure to support new development and healthy inclusive and safe places.

2.5. The ENP has not sought to contain policies on all types of development. Regarding housing supply it has utilised evidence of housing need through surveys and assessments. A viability assessment has provided assurance that the housing sites identified are deliverable.

3. Basic Condition 4 – Contribution to Sustainable Development

3.1 A Strategic Environment Assessment was prepared. To be added.

3.2. Table 3.1 – 3.3 summarise how the objectives and policies in the ENP contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the ENP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1 - Contribute to building a strong, responsive economy

Vision statements	An attractive town: using the historic core to attract visitors. An enterprising town: focused on small businesses in the town centre and larger firms, especially those specialising in innovative clean technology and food production, on the former Airfield.
Policies	Eye 9 – supermarket on the chicken factory site. Eye 9 and 10 – provision for additional town centre car parking on the Chicken Factory site and the Rettery and Eye 26 – management of public car parking spaces. Eye 12 – crematorium. Eye 22 and 23 – support for the District shopping centre. Eye 33 – Eye Business Area.
Comments	The ENP supports major economic development in the Eye Business Area and the maintenance and increase of retailing provision in the town (District Centre). The Crematorium will retain spend on hiring of halls and provisions for wakes.

Table 3.2 - Supporting strong, vibrant and healthy communities’ and ‘support its health, social and cultural well-being’

Vision statements	A walkable town; development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe. A connected town: linking up the whole town, including old and new, and housing, employment and services. A living town: growing in size to cope with new needs through new development providing sufficient low cost homes. An evolving town: changing gradually to meet new needs, locally and regionally, but with planned change when things need to change.
Policies	Eye 1 – 9 provide for housing development to meet local needs of young families and older people. Eye 4 proposes housing development on the current health centre and land within the curtilage of Hartismere and Health and Care. This would allow health provision to be concentrated in the latter and for funding for further investment in health facilities. Eye 7 provides for the development of the current allotments but only if an alternative site could be identified which meets a number of tests. Eye 13 identifies an alternative site for the

	Primary School should the relevant authorities prefer this option to the expansion of the current school. Eye 12 provides for a crematorium that would remove the need for those grieving to travel long distances for cremation of loved ones. Eye 14 provides for a new public access sports facilities at the High School. Eye 34 requires the infrastructure needs of the town to be met. Eye 11, 27, 28 and 29 support walking and cycling in the town.
Comments	There are a wide range of policies to improve the strength and health of the community.

Table 3.3 - Contributing to protecting and enhancing our natural, built and historic environment

Vision statements	An attractive town...setting high standards to ensure new development is in keeping with the existing. A green town: integrated into its countryside and with community projects to encourage green energy and conservation.
Policies	Eye 15 controls development in the countryside outside the settlement boundary and Eye 16 sets standards for development within the settlement boundary and protects the historic built environment. Eye 24 and 25 control shop fronts. A number of policies – Eye 17, 18, 19, 20 – protect elements of the landscape and green spaces. Eye 23 protect biodiversity networks. Eye 30 and 31 require electric vehicle charging.
Comments	A number of policies seek to protect and improve the built, natural and historic environment.

4. Basic Condition 5 – General Conformity with the Strategic Policies of the Development Plan

4.1. The Mid Suffolk Local Plan was first prepared in 1998 and has been subject to a number of reviews. The District Council has listed the policies it considers to be ‘live’ in 2016 and this list has been used to assess the conformity of the ENP with the Local Plan – see <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Mid-Suffolk-Core-Strategy/MSDC-current-policies-June-2016.pdf>.

Table 4.1: Assessment of conformity with policies in the development plan

ENP Policy	‘Live’ local plan policies (2016)	ENP conformity.
Eye 1 Housing allocations	H2 housing development in towns – Eye is identified as a Town. CSFR FC2 provision and distribution of housing – Eye 30 brownfield and 200 greenfield. CS1 settlement hierarchy – identifies Eye as a Town to which the majority of new development will be directed. Text notes it is smaller than some villages and that there is likely to be some scope for further housing development towards the airfield. CS7 brown field target (50%).	Eye is identified as a Town and therefore the ENP has made provision for more than local housing need. The brownfield target has been exceeded (taking into account the windfall allowance). Greenfield development conforms to the guidance regarding the direction of growth towards the airfield.
Eye 2 Form of affordable housing	CS9 density and mix – of house types, sizes and affordability.	The ENP policy seeks to ensure that affordable housing is interspersed with market housing.
Eye 3 Land South of Eye Airfield	CS9 density and mix – of house types, sizes and affordability and densities at least 30dph.	Density guidance is complied with.
Eye 4 Land at Eye Health Centre and Hartismere Health and Care	HB14 ensuring archaeological remains are not destroyed. SC4 protection of groundwater supplies. SC4 adapting to climate change – water quality. SC5 mid suffolk’s environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types, sizes and affordability and density at least 30 dph.	Guidance on archaeology, groundwater protection and density and mix is complied with.
Eye 5 Paddock House, Church Street	HB14 ensuring archaeological remains are not destroyed. SC5 mid suffolk’s environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types,	Guidance on archaeology and density and mix is complied with.

	sizes and affordability and density at least 30 dph.	
Eye 6 Land North of Victoria Mill Allotments	HB14 ensuring archaeological remains are not destroyed. SC5 mid suffolk's environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types, sizes and affordability and density at least 30 dph.	Guidance on archaeology and density and mix is complied with.
Eye 7 Victoria Mill Allotments	HB14 ensuring archaeological remains are not destroyed. RT3 protecting recreational open space including allotments. SC5 mid suffolk's environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types, sizes and affordability and density at least 30 dph.	Guidance on archaeology and density and mix is complied with. The site would only be developed if satisfactory alternative provision is made conforming to RT3.
Eye 8 Reserve Site South of Eye Airfield	HB14 ensuring archaeological remains are not destroyed. SC5 mid suffolk's environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types, sizes and affordability and density at least 30 dph	Guidance on archaeology and density and mix is complied with.
Eye 9 Redevelopment of the Chicken Factory	HB14 ensuring archaeological remains are not destroyed. E7 non-conforming industrial areas inappropriate to surroundings encourage relocation. S7 provision of local shops. S10 convenience goods stores. SC4 protection of groundwater supplies. CS4 adapting to climate change – flood risk based sequential approach. SC4 adapting to climate change – water quality. SC5 mid suffolk's environment – protect and conserve residual archaeological remains. CS9 density and mix – of house types, sizes and affordability and higher densities of at least 40 dph in sustainable locations close to services and facilities. CS12 retail provision – maintain and increase retail floor space in Eye.	Guidance on archaeology, groundwater protection and density (although not 40 dph) and mix is complied with. Provision is made for increase in size and quality of shopping.
Eye 10	CS12 retail provision - retain vitality and viability of town centres.	Required to support the town centre.

Public Car Parking at The Rettery		
Eye 11 Cycle Parking in Public Car Parks	SC5 mid suffolk's environment – encourage people to walk and cycle.	Conforms
Eye 12 Crematorium, Land West of Eye Cemetery, Yaxley Road		No relevant MSDC policy.
Eye 13 Land for Primary school, West of Hartismere High School	HB14 ensuring archaeological remains are not destroyed.	Archaeology protection complied with.
Eye 14 Sports Hall and related uses at Hartismere High School	HB14 ensuring archaeological remains are not destroyed. RT1 sports and recreation facilities for local communities. SC5 mid suffolk's environment – protect and conserve residual archaeological remains.	Provides additional sports and recreation in line with RT1 and archaeology protected.
Eye 15 Development outside the Settlement Boundary	HB14 ensuring archaeological remains are not destroyed. H7 restricting housing development unrelated to the needs of the countryside. E10 new industrial and commercial development in the countryside not normally permitted. CS 2 development in the countryside and countryside villages. SC5 mid suffolk's environment – protect and conserve residual archaeological remains.	Conforms to policies to protect the countryside from unnecessary development and protects archaeology.
Eye 16 Development within the Settlement Boundary	SB2 Development appropriate to its setting including protection of conservation areas and listed buildings and trees and development consistent with character and appearance of settlement. GP1 design and layout of development including appropriate materials. HB1 protection of historic buildings.	Conforms to policies to protect and enhance the built and historic environment, retain local distinctiveness protection of archaeology, sequential approach to flood risk.

	<p>HB8 safeguarding the character of the conservation area – harm of loss to the heritage asset and need for their enhancement.</p> <p>HB14 ensuring archaeological remains are not destroyed. H13 design and layout of housing development. H15 development to reflect local characteristics.</p> <p>CSFR FC1.1 mid Suffolk approach to delivering sustainable development – proposals must conserve and enhance the local character of different parts of the district. CS4 adapting to climate change – flood risk based sequential approach. CS5 mid suffolk’s environment – maintain and enhance the environment including the historic environment. SC5 mid suffolk’s environment – protect and conserve residual archaeological remains.</p>	
Eye 17 Special Landscape Area	<p>CL2 development within special landscape areas particular care to safeguard landscape quality. Proposal 6 existing special landscape area Eye inset map. SC5 mid suffolk’s environment – protect and conserve the landscape.</p>	Conforms to policies for the special landscape area.
Eye 18 Managing Change in the Landscape	<p>SC5 mid suffolk’s environment – protect and conserve the landscape.</p>	Conforms to policy to protect and conserve the landscape.
Eye 19 Visually Important Open Spaces	<p>SB2 Development appropriate to its setting including protection of open spaces. SB3 retaining visually important open spaces. Prop 1 – visually important open spaces.</p>	Visually important open spaces carried over from the local plan and added to.
Eye 20 Local Green Spaces	<p>SB2 Development appropriate to its setting including protection of open spaces. RT3 protecting recreational open space including amenity areas.</p>	Local green spaces carried over and added to.

Eye 21 Biodiversity Networks	SB2 Development appropriate to its setting including protection of wildlife areas. CS5 mid suffolk's environment – network of biodiversity.	Conforms to policies requiring development to make net gain in biodiversity.
Eye 22 Eye District Centre	Prop 10 Principle shopping area for Eye. CS12 retail provision – retain vitality and viability of town centres.	Reflects the local plan area for the District shopping centre and supports suitable town centre uses.
Eye 23 Uses Appropriate to the District Shopping Centre	CS12 retail provision – retain vitality and viability of town centres.	As above.
Eye 24 Shop Front Design	S8 shop front design	Ensures shop front design is suitable for the conservation area.
Eye 25 Retaining Traditional Shop Fronts	S9 retaining traditional shop fronts	As above.
Eye 26 Management of Public Car Parking Spaces	CS12 retail provision – retain vitality and viability of town centres.	Supports the vitality and viability of the town centre.
Eye 27 Public Rights of Way West	RT12 footpaths and bridleways – protected, improved and extended. SC5 mid suffolk's environment – encourage people to walk and cycle.	Proposes improved walking and cycling opportunities.
Eye 28 Public Rights of Way East	RT12 footpaths and bridleways – protected, improved and extended. SC5 mid suffolk's environment – encourage people to walk and cycle.	As above.
Eye 29 Improvement of Public Rights of Way	RT12 footpaths and bridleways – protected, improved and extended. SC5 mid suffolk's environment – encourage people to walk and cycle.	Conforms with policies seeking to protect and extend walking and cycling opportunities.
Eye 30 Electric Vehicle Charging in Residential Development		No relevant MSDC policies
Eye 31 Electric Vehicle		No relevant MSDC policies

Charging in New Public Car Parking Spaces		
Eye 32 Traffic Management Plan	T4 planning obligations and highway infrastructure.	Conforms to local plan policy seeking to ensure infrastructure improvements match development related pressures.
Eye 33 Eye Business Area	E2 industrial uses on allocated sites. Prop 8 new sites for industrial and commercial development including Eye Industrial Estate. CSFR FC3 supply of employment land - Eye employment area identified.	Supports local plan policy for the Eye Airfield Industrial Area.
Eye 34 Infrastructure	CSFR FC1.1 mid Suffolk approach to sustainable development – integration of the necessary physical, social and environmental infrastructure within development plans and proposals. CS6 – services and infrastructure.	Conforms to local plan policy seeking to ensure infrastructure improvements match development related pressures.

5. Basic Condition 6 – Conformity with EU Obligations

5.1. The ENP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

5.2. An Strategic Environmental Assessment (SEA) screening process was commissioned by MSDC in October 2018. The Screening Report concluded that the policies in the Regulation 14 version of the SNP could result in there being a significant impact on the environment. Therefore an SEA was required. This Screening Report and the SEA is included in the evidence base (<http://www.eyesuffolk.org/town-council/neighbourhood-plan>).

5.3. The SEA concluded that:

‘... the current version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the ‘Population and Community’ SEA theme. This relates to the focus of the Neighbourhood Plan on the delivery of housing to meet locally arising needs, its impetus on safeguarding and enhancing community infrastructure, and through supporting the economic vitality of one of the key Market Towns within Mid Suffolk District.

The Neighbourhood Plan is also likely to lead to significant positive effects in relation to the ‘Health and Wellbeing’ SEA theme, linked to its promotion of improved walking and cycling networks, enhancements to green infrastructure and open space provision, and the facilitation of high quality and sustainable design through the proposed allocations.

The Neighbourhood Plan will also bring positive approaches in relation to the ‘Landscape’ and ‘Historic Environment’ SEA themes. These benefits largely relate to the Neighbourhood Plan’s focus on protecting the integrity of the Special Landscape Area and locally important viewpoints, supporting the quality of the public realm, conserving and enhancing historic environment assets and their settings, and safeguarding potential below-ground archaeological features. Additionally, the Neighbourhood Plan will bring positive effects in relation to the ‘Biodiversity’ SEA theme through retaining habitats, enhancing ecological networks and delivering net gains through the proposed allocations. However, given the approaches taken forward through the Neighbourhood Plan will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall.

Regarding the ‘Land, Soil and Water Resources’ SEA theme, the Neighbourhood Plan will lead to positive effects relating to the potential regeneration of previously developed and/or underutilised land through new developments, given four of the six sites taken forward are on brownfield land. However, this is dependent on the extent to which the proposals incorporate high-quality and sensitive design, remediate potential contaminated land and protect both above and below ground water resources. Alongside, two of the six sites will be taken forward on greenfield land.

The Neighbourhood Plan will also initiate several beneficial approaches regarding the 'Climate Change' SEA theme, through encouraging lower carbon modes of transportation and through minimising the flood risks from new development areas. Likewise, the Neighbourhood Plan will also initiate several beneficial approaches for the 'Transportation' SEA theme, given its focus on reducing traffic congestion and by ensuring that new developments are in sustainable locations with good access to a range of services and facilities. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.'

6. Basic Condition 7 – Conformity with the Prescribed Conditions

6.1. Under Directive 92/43/EEC, also known as the Habitats Directive⁴, it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. 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.

6.2. An HRA Screening Report was commissioned by MSDC in October 2018 which concluded that the Regulation 14 ENP was not likely to have significant impacts on European protected species or sites.

7. Conclusion

7.1. The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Eye Neighbourhood Plan and all the policies therein.