

Thurston Neighbourhood Plan

Basic Conditions Statement

Thurston Parish Council

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Thurston Neighbourhood Plan (or TNP).
- 1.2. The relevant 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:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 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).
- 1.4. This document sets out how the Plan meets the Basic Conditions.

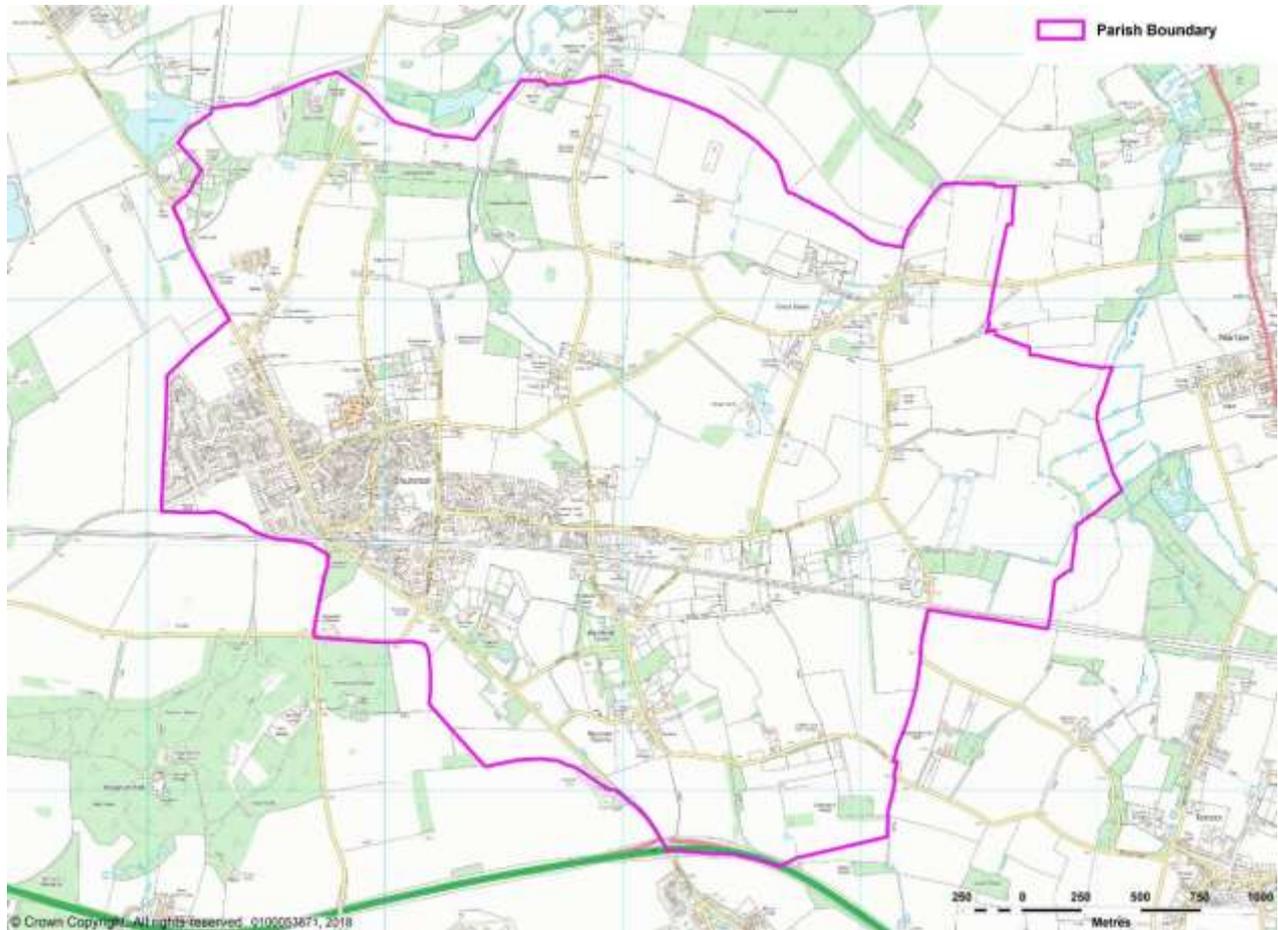
Key statements

- 1.5. The Thurston Neighbourhood Plan has been prepared by the community through the Thurston Neighbourhood Plan Steering Group (TPG). Mid Suffolk District Council (MSDC), as the local planning authority, designated the Thurston Neighbourhood Area in September 2013 to enable Thurston Parish Council to prepare the Neighbourhood Plan.
- 1.6. The TNP sets out policies that relate to the development and use of land within only the Thurston Neighbourhood Area. The Thurston Neighbourhood Area as designated by MSDC in September 2013 is shown in Figure 1 below.
- 1.7. The TNP does not relate to more than one neighbourhood area. It is solely related to the Thurston Neighbourhood Area designated by MSDC in September 2013.

¹ There are two further basic conditions (2 and 3) which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

- 1.8. There are no other 'made' Neighbourhood Development Plans that cover the Thurston Neighbourhood Area.
- 1.9. The Plan covers the period from 2018 to 2036. The Thurston Neighbourhood Plan Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over this plan period.

Figure 1: Thurston Neighbourhood Area



Supporting documents and evidence

- 1.10. The TNP is supported by a Consultation Statement, a Strategic Environment Assessment/Habitats Regulations Assessment Screening Report, a Strategic Environmental Assessment Determination Notice, a Habitats Regulations Assessment Determination Notice, this Basic Conditions Statement, and an extensive evidence base.

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 the Planning Practice Guidance (PPG).
- 2.2. As the Thurston Neighbourhood Plan has been submitted before the end of the NPPF transition period (24th January 2019), this assessment of whether the Neighbourhood Plan meets the Basic Conditions is based on the requirements of the 2012 NPPF (hereafter referred to as ‘the NPPF’), and not the 2018 document.

Supporting documents and evidence

- 2.3. The NPPF has 13 key objectives, of which 11 are relevant to the Neighbourhood Plan:
- Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Supporting a prosperous rural economy
 - 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
- 2.4. This statement explains how the TNP contributes to meeting these objectives and also notes the specific national policies that the TNP is intended to support and supplement.
- 2.5. The Thurston Neighbourhood Plan has 13 principal objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the TNP objectives against NPPF goals

Plan objective	Relevant NPPF goal
Place	
Objective S1: To develop and sustain the key service centre status of Thurston by ensuring any future development is sustainable and supports a range of employment, services, and housing.	<ul style="list-style-type: none"> • Securing a prosperous rural economy • Building a strong, competitive economy
Objective H1: To ensure housing is designed that retains Thurston as a place with a village feel rather than that of a town.	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes • Requiring good design
Objective H2:	<ul style="list-style-type: none"> • Promoting healthy communities

Plan objective	Relevant NPPF goal
To address the specific housing needs of older people.	<ul style="list-style-type: none"> Delivering a wide choice of high quality homes
Objective H3: To address the specific housing needs of younger people	<ul style="list-style-type: none"> Promoting healthy communities Delivering a wide choice of high quality homes
Objective H4: To provide the infrastructure necessary to ensure that growth is sustainable.	<ul style="list-style-type: none"> Building a strong, competitive economy Supporting a prosperous rural economy Promoting sustainable transport Promoting healthy communities
Objective I1: To ensure adequate provision of community, retail, education, leisure facilities, telephony, sewage, and services such as doctors, dentist and family services to support the needs of existing and future population.	<ul style="list-style-type: none"> Supporting a prosperous rural economy Supporting high quality communications infrastructure Promoting healthy communities
Objective I2: To encourage the uptake of sports/fitness/leisure/wellbeing activities in the village by providing facilities that are open for all to use, including those living and working in the wider area.	<ul style="list-style-type: none"> Promoting healthy communities
Objective M1: To ensure the road and rail infrastructure serving Thurston is safe and meets the needs of the growing population	<ul style="list-style-type: none"> Promoting sustainable transport
Objective M2: To maximise the potential for the use of sustainable modes of transport, including cycling and walking.	<ul style="list-style-type: none"> Promoting sustainable transport Promoting healthy communities
Objective M3: To plan for and adequately mitigate the impact of new development on traffic congestion and pedestrian /cyclist safety.	<ul style="list-style-type: none"> Promoting sustainable transport Promoting healthy communities
Objective E1: To protect and enhance the village character and its environment, together with its relationship with the surrounding countryside.	<ul style="list-style-type: none"> Conserving and enhancing the natural environment Conserving and enhancing the historic environment
Objective E2: To protect green spaces of value in and around the village.	<ul style="list-style-type: none"> Conserving and enhancing the natural environment Promoting healthy communities
Objective E3: To enhance green space and wildlife provision and minimise light pollution in new development	<ul style="list-style-type: none"> Conserving and enhancing the natural environment Promoting healthy communities

2.6. Table 2.2 sets out each policy of the TNP alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.2: Assessment of how each policy in the TNP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY 1: SPATIAL STRATEGY	16, 17	The NPPF states that plans should be developed that support the strategic development needs set out in the Local Plan and actively manage patterns of growth. The policy addresses this by stating where growth should be located in Thurston and what local infrastructure is required to support it.
POLICY 2: MEETING THURSTON'S HOUSING NEEDS	16, 17, 50	The NPPF addresses the social role of sustainable development through recognising the need for a good supply of housing to meet the needs of present and future generations. This should be based on up-to-date and relevant evidence regarding the housing mix that local populations are likely to need over the plan period. The policy addresses this by outlining the housing mix required in Thurston, with special consideration for housing provision for younger, and older demographic groups.
POLICY 3: MEETING SPECIFIC HOUSING NEEDS	50	The NPPF seeks to ensure a wide choice of high quality homes and create sustainable, inclusive, and mixed communities, which account for future demographic trends. The policy addresses this by specifically identifying the need for specialised residential care for elderly residents. It provides a targeted starting point from which the development of much needed residential care facilities can be approved, meeting the future demographic needs of the community.
POLICY 4: RETAINING AND ENHANCING THURSTON CHARACTER THROUGH RESIDENTIAL DESIGN	56, 57, 58, 60, 61	The NPPF is clear in its aim of encouraging good, sustainable design, that establishes a strong sense of place and responds to local character and history. As such, this policy aims to ensure a coherent and continued sense of place and community identity within Thurston. It specifies a focus on design that accommodates green and open spaces, identified in paragraphs 75 and 77 of the NPPF. The policy also identifies character features that can easily be identified and integrated into new developments, whilst still maintaining the built character of the parish, as specified in paragraph 58.
POLICY 5: COMMUNITY FACILITIES	69, 70, 73, 74	The NPPF specifies that planning policy should guard against the unnecessary loss of valued community facilities, unless they can be replaced with better facilities. This policy is directly in line with the NPPF aim of protecting and encouraging healthy communities. By providing a framework to ensure the appropriate protection of community facilities, as well as identifying the specific new facilities required, the policy has addressed the NPPF aim of identifying and specifying requirements for open space, sports and recreation facilities, and provides a framework through which these needs can be met.
POLICY 6: KEY MOVEMENT ROUTES	17, 29, 30, 34, 35, 69, 75	The NPPF is clear that transport policies have an important role to play in facilitating sustainable development and contributing to wider sustainability and health objectives. It prioritises policies that encourage the use of sustainable forms of transport. As such, this policy has been shaped to encourage walking and cycling, forms of transport that are identified within the NPPF as contributing to the health of communities, as well as being sustainable forms of transport. By specifying the requirements for developments to maintain right of way, and improve pedestrian and cyclist safety where possible, the policy should act to encourage these forms of transport. It also accounts for potential increases in

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
		road traffic and, in conjunction with policy 7, is designed to minimise the impacts of these increases.
POLICY 7: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS	17, 29, 32, 34, 75	Building upon policy 6 above, policy 7 is concerned with road infrastructure and layout. It identifies the need for new and improved provision of road infrastructure in targeted areas. Conforming with NPPF paragraph 35, the policy is designed to ensure pedestrians and cyclists are protected whilst using the road networks, as well as reducing the potential for vehicle accidents at these same junctions.
POLICY 8: PARKING PROVISION	17, 35, 37, 38, 40, 70.	With regards to parking provision, the NPPF is clear in its requirements to create policy that is appropriate and contingent on the local context it is to be applied to. Policy 8 therefore draws from paragraph 39 and 40 of the NPPF, as well as Suffolk County Council's parking guidance document in specifying its requirements for the maintenance of existing parking infrastructure, or in its requirement for any new developments to demonstrate that it will reduce this demand for parking. Section D, specifying conditions for the provision of a new primary school, conforms to paragraph 35 in that it specifies for provision of sustainable high quality public transport access points.
POLICY 9: LANDSCAPING AND ENVIRONMENTAL FEATURES	8, 17, 55, 56, 58, 109, 117	Policy 9 concerns itself with the maintenance of the balance of built and natural environment within Thurston that directly contributes to the high quality rural feel that characterises the parish. It specifies a number of measures to maintain this character. The two-pronged approach that the policy takes, in valuing design that befits the settlements character, whilst maximising greenery such as hedgerows and trees, is in conformity with the aims of these two sections of the NPPF. It provides guidelines by which new development can be built around, providing clarity for developers, and a solid basis through which to assess developments, as identified in paragraph 58.
POLICY 10: LOCAL GREEN SPACES	76, 77	The green spaces identified for protection in policy 10 conform with the NPPF requirements for Local Green Spaces.
POLICY 11: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT	109, 110, 117, 118	Section 11 of the NPPF makes plain the need to ensure that new developments do not detrimentally impact biodiversity, wildlife and ecosystem services. The range of policy measures identified within policy 11 provide a clear framework to ensure that development does not negatively impact upon local biodiversity. It also provides methods by which these developments can also provide new habitats for biodiversity.
POLICY 12: MINIMISING LIGHT POLLUTION	125	This policy builds upon Suffolk County Council's public lighting standards and other appropriate guidance.

2.7. The development of the TNP has also fully taken into account the guidance provided in the National Planning Practice Guidance on these matters and also generally on the approach to preparing a neighbourhood plan. Of particular note are the following:

“Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.”

Paragraph: 040 Reference ID: 41-040-20160211

- 2.8. The TPG has worked closely with MSDC throughout the process. MSDC has shared key evidence documents such as its Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) with the Neighbourhood Plan Group.

3. Basic Condition 4 – Contribution to Sustainable Development

- 3.1. The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 3.2. For the TNP, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions’. It should also be noted that, as part of the requirement to meet Basic Condition 6, a Strategic Environment Assessment Screening Assessment was undertaken. This determined that the Regulation 16 Submission TNP would not have a significant effect on the environment and would also contribute towards sustainable development. This has been submitted at Regulation 16 stage as part of the evidence base supporting the TNP and should be read alongside this Basic Conditions Statement.
- 3.3. Table 3.1 summarises how the objectives and policies in the TNP contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the TNP 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: Assessment of TNP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’	
TNP Objectives	Objective S1: Develop and sustain the key service centre status of Thurston by ensuring any future development is sustainable and supports a range of employment, services and housing. Support local business growth and employment opportunities and actively seek further employment generating opportunities which directly contribute to the welfare of the community. Growth is to be supported by the infrastructure that is most needed in Thurston and will provide the greatest benefit to the wider community.
TNP Policies	POLICY 1: SPATIAL STRATEGY POLICY 5: COMMUNITY FACILITIES POLICY 6: KEY MOVEMENT ROUTES
Commentary	Thurston has a small economic base and is closely located to larger economic centres, including Bury St Edmunds locally and Cambridge and Ipswich further afield. There are however, some small businesses operating locally along with relatively high levels of self-employment in the parish. TNP policy seeks to address the needs of the economy both generally and specifically in Thurston by improving facilities such as schools and highway capacity. The spatial strategy also outlines policy for protecting agricultural land from further division, in an effort to maintain existing agricultural capacity, and maintain a diverse and solid economic base for the area.
Deliver social sustainability	
NPPF definition: ‘Supporting strong, vibrant and healthy communities’ and ‘support its health, social and cultural well-being’	
TNP Objectives	Objective H2: To address the specific housing needs of older people Objective H3: To address the specific housing needs of younger people Provide homes that meet the needs of Thurston in terms of affordability, size, type and tenure that will allow all ages access to appropriate accommodation in the village, from those of retirement age to families and single people looking to settle, grow and continue to live in the parish. Objective I1: To ensure adequate provision of community, retail, education, leisure facilities, telephony, sewage, and services such as doctors, dentist and family services to support the needs of existing and future population. Support the community of Thurston with diversified infrastructure that includes an expanded range of retail choices to areas throughout the parish as well as improved

	<p>service provision to account for the projected change in the demographic profile of the population.</p> <p>Objective I2: To encourage the uptake of sports/fitness/leisure/wellbeing activities in the village by providing facilities that are open for all to use, including those living and working in the wider area.</p> <p>Provide a mixture of activity and games area provision, from sports centres to playing fields, that are suitable to accommodate the growing range of activities taking place within the parish.</p>
TNP Policies	<p>POLICY 2: MEETING THURSTON'S HOUSING NEEDS</p> <p>POLICY 3: MEETING SPECIFIC HOUSING NEEDS</p> <p>POLICY 5: COMMUNITY FACILITIES</p> <p>POLICY 10: LOCAL GREEN SPACES</p>
Commentary	<p>The growth of the parish brings the need to ensure housing, facilities and infrastructure are provided to serve the community as it expands. The TNP seeks to address the issue of providing an appropriate type and mix of housing, particularly properties suited to younger buyers as well as older 'downsizers', to give people of all ages access to the housing market and to live in Thurston throughout their lifetime.</p> <p>Thurston has a strong local community and this is reflected in the range of community activities and clubs located throughout the parish. In order to address the requirements of significant population growth, the TNP safeguards Thurston's valued leisure facilities and green space and seeks to provide additional open and community spaces and facilities.</p>
<p>Environmental sustainability</p>	
<p>NPPF definition: 'Contributing to protecting and enhancing our natural, built and historic environment'</p>	
TNP Objectives	<p>E1: To protect and enhance the village character and its environment, together with its relationship with the surrounding countryside.</p> <p>Preserve Thurston's rural setting whilst meeting housing and business needs that will allow the village to continue to thrive.</p> <p>E2: To protect green spaces of value in and around the village.</p> <p>Ensure that Thurston maintains its open and green character, that is both vital to its character and identity, but preserves biodiversity and native wildlife.</p> <p>E3: To enhance green space and wildlife provision and minimise light pollution in new development</p> <p>Provide a suite of methods with which to guide the design of new developments and ensure that they maximise the potential for the production of new habitats and minimise the damage to existing biodiversity and wildlife.</p>
TNP Policies	<p>POLICY 9: LANDSCAPING AND ENVIRONMENTAL FEATURES</p> <p>POLICY 10: LOCAL GREEN SPACES</p> <p>POLICY 11: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT</p> <p>POLICY 12: MINIMISING LIGHT POLLUTION</p>
Commentary	<p>The TNP seeks to enhance wildlife and open space provision as part of development. The plan recognises the importance of high quality and well landscaped development on the edge of the parish area, which directly reflect Thurston's currently high proportion of land devoted to greenery and the maintenance of local biodiversity. Including these requirements within the neighbourhood plan will also simultaneously provide a basis from which to maintain Thurston's historic character which is built around a rural 'village feel', including a variety of green community spaces.</p> <p>The TNP seeks to facilitate this by promoting the benefits of such measures within the community, as well as providing a structured list of design principles for development.</p>

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

4.1. The development plan² currently consists of the following:

- Mid Suffolk Core Strategy (2008)
- Mid Suffolk Core Strategy Focussed Review (2012)
- Mid Suffolk Local Plan, First Alteration (2006)
- Mid Suffolk Local Plan saved policies (2007)

4.2. There is an emerging joint local plan (with Babergh District Council), due for adoption in 2020, but until this is adopted, the documents identified above, alongside the NPPF, will form the policy framework against which any Thurston Neighbourhood Plan policies will be weighed.

4.3. Table 4.1 details the TNP policies alongside a consideration of how they are in general conformity with the strategic policies in the Mid Suffolk development plan.

4.4. Where a policy is not identified in Table 4.1, it is considered that the TNP does not contain any policies that directly relate to it.

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

TNP Policy	Mid Suffolk Core Strategy/ Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
POLICY 1: SPATIAL STRATEGY	<p>Policy CS1: Settlement Hierarchy</p> <p>Policy CS 2: Development in the Countryside and Countryside Villages</p> <p>Policy FC2: Provision and Distribution of Housing</p> <p>Policy FC 3: Delivering Jobs</p>	<p>Policy SB2: Development Appropriate to its Setting</p> <p>Policy GP1: Design and layout of development</p> <p>Policy Prop 1: Settlement Boundaries and Visually Important Open Spaces</p> <p>Policy H3: Housing development in villages</p> <p>Policy CL11: Retaining high quality agricultural land</p>	<p>The policy states the overarching approach to development in the village. This is in line with strategic policy relating to the supply of housing, including specific types of housing, as well as community facilities and infrastructure.</p>

² Matters relating to minerals and waste are not within the remit of a neighbourhood plan so have been excluded from this assessment

TNP Policy	Mid Suffolk Core Strategy/ Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		<p>Policy RT6: Sport and recreational facilities in the countryside</p> <p>Policy SC8: Siting of new school buildings</p>	
POLICY 2: MEETING THURSTON'S HOUSING NEEDS	<p>Policy FC2: Provision and Distribution of Housing</p> <p>Policy CS 9: Density and Mix</p>	<p>Policy H3: Housing development in villages</p> <p>Policy H14: A range of house types to meet different accommodation needs</p>	The policy requires developments to provide a mix of dwelling sizes, with focus on housing provision for elderly residents and young people. This is in line with strategic policies outlining a need for smaller dwelling sizes across the district and on the provision of affordable housing.
POLICY 3: MEETING SPECIFIC HOUSING NEEDS	<p>Policy FC2: Provision and Distribution of Housing</p> <p>Policy CS 9: Density and Mix</p>	<p>Policy H3: Housing development in villages</p> <p>Policy H14: A range of house types to meet different accommodation needs</p>	The policy builds upon policy 2, in reiterating the requirement for specialised housing for the young and elderly in Thurston. As such, it is covered by the same strategic policies as outlined above.
POLICY 4: RETAINING AND ENHANCING THURSTON CHARACTER THROUGH RESIDENTIAL DESIGN	<p>Policy CS2: Development in the Countryside & Countryside Villages</p> <p>Policy CS 5: Mid Suffolk's Environment</p> <p>Policy CS 6: Services and Infrastructure</p> <p>Policy FC 1.1: Mid Suffolk approach to delivering Sustainable Development</p>	<p>Policy SB2: Development appropriate to its Setting</p> <p>Policy GP1: Design and layout of development</p> <p>Policy H13: Design and layout of housing development</p> <p>Policy H15: Development to reflect local characteristics</p> <p>Policy H16: Protecting existing residential amenity</p>	The policy encourages new development to reflect Thurston's specific local character and design and plan developments accordingly. This is in line with strategic policy which specifies the requirement of development to be sensitive to such local requirements.
POLICY 5: COMMUNITY FACILITIES	Policy CS6: Services and Infrastructure	Policy RT1: Sports and recreation facilities for local communities	The policy is designed to ensure the maintenance and proposed enhancement of community infrastructure and leisure facilities. This conforms with strategic policy

TNP Policy	Mid Suffolk Core Strategy/ Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		<p>Policy RT2: Loss of existing sports and recreation facilities</p> <p>Policy RT3: Protecting recreational open space</p> <p>Policy RT4: Amenity open space and play areas within residential development</p> <p>Policy RT5: Recreational facilities as part of other development</p> <p>Policy RT6: Sport and recreational facilities in the countryside</p> <p>Policy: RT11 Facilities for informal countryside recreation</p> <p>Policy T10: Highway considerations in development</p> <p>Policy T9: Parking Standards</p>	<p>promoting the role of Thurston as a local service centre. It also helps to address strategic policy objectives for healthy communities by ensuring good access to a wide range of community sports facilities.</p>
<p>POLICY 6: KEY MOVEMENT ROUTES</p>	<p>Policy CS2: Development in the Countryside & Countryside Villages</p> <p>Policy CS 6: Services and Infrastructure</p>	<p>Policy GP1: Design and layout of development</p> <p>Policy T2: Minor Highway improvements</p> <p>Policy T10: Highway considerations in development</p> <p>Policy T11: Facilities for pedestrians and cyclists</p> <p>Policy T13: Bus Service</p>	<p>The policy identifies key movement corridors within the parish, that carry most of the traffic within the village. It is in conformity with strategic policy which seeks to improve provision for walking and cycling provision, as well as easily accessible public transport.</p>

TNP Policy	Mid Suffolk Core Strategy/ Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
POLICY 7: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS	Policy CS2: Development in the Countryside & Countryside Villages	Policy T2: Minor Highway improvements Policy T10: Highway considerations in development	The policy provides guidelines for the improvement of highway provision within Thurston. It fulfils strategic policy guidelines as it prepares the road network for projected increases in population, and aims to encourage sustainable methods of transport, such as walking or cycling.
POLICY 9: LANDSCAPING AND ENVIRONMENTAL FEATURES	Policy CS5: Mid Suffolk's Environment Policy CS2: Development in the Countryside & Countryside Villages	Policy SB2: Development appropriate to its setting Policy GP1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics Policy CL8: Protecting wildlife habitats	The policy specifies measures to be taken to ensure that developments minimise impacts on the natural environment, and ruralised village character of Thurston. This is in line with strategic policy objectives that aim to preserve settlement character, as well as ensuring strategic aims for environmental sustainability and preservation of rural environments.
POLICY 10: LOCAL GREEN SPACES	Policy CS5: Mid Suffolk's Environment	Policy SB3: Retaining visually important open spaces Policy RT3: Protecting recreational open space	The policy protects land areas that are constituted as open spaces that provide significant community or environmental benefits. This conforms to national imperatives for encouraging healthy communities through the provision of green space, as well as contributing to more local strategic goals of maintaining the positive aesthetic provided by green space.
POLICY 11: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT	Policy CS5: Mid Suffolk's Environment	Policy CL8: Protecting wildlife habitats	The policy, in conjunction with policy 9, provides a foundation from which to ensure new developments minimise their impact on biodiversity and wildlife. It also supports the

TNP Policy	Mid Suffolk Core Strategy/ Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
			strategic policy requirement of improving biodiversity within developments, rather than simply mitigating against damage.
POLICY 12: MINIMISING LIGHT POLLUTION	Policy CS5: Mid Suffolk's Environment Policy CS 4: Adapting to Climate Change		This policy requires development to demonstrate adequate minimisation of light pollution. This conforms with strategic policy stating that development should seek to avoid light pollution wherever possible.

5. Basic Condition 6 – Conformity with EU Obligations

- 5.1. The Neighbourhood Development Plan 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. Thurston Parish Council requested a formal Strategic Environmental Assessment (SEA) screening in 2018. MSDC published a Screening Report (prepared by Place Services) which considered that the policies in the Regulation 14 version of the TNP would not result in any significant effects on the environment. Therefore an SEA was not considered to be required. This Screening Report (published in August 2018) is included in the evidence base documentation submitted at Regulation 16 stage. It was consulted on with the statutory bodies (Environment Agency, Natural England and Historic England). A response was received from all three bodies, with Historic England and the Environment Agency agreeing with the view that an SEA was not needed. This was presented in an SEA Determination Notice, published by MSDC in October 2018.
- 5.3. The various documents identified above are included as part of the suite of Regulation 16 Submission documents.

6. Basic Condition 7 – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive³, 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. MSDC, as part of its Screening Report in respect of SEA, concluded that the Regulation 14 TNP was not likely to have significant impacts on European protected species or sites. This was consulted on with Natural England and it did not disagree with this view. This was presented in an HRA Determination Notice, published by MSDC in October 2018.
- 6.3. Both the HRA Screening Report and the HRA Determination documents are included as part of the Regulation 16 Submission documents.

³ Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

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 Thurston Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Thurston Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.



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