

SILSOE
NEIGHBOURHOOD
PLAN – BASIC
CONDITIONS
STATEMENT

July 2019

Foreword

Basic Conditions Statement

This document accompanies the submission of the Silsoe Neighbourhood Plan.

For further detail, please refer to the Silsoe Neighbourhood Plan.

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1 Introduction

1.1 This Basic Conditions Statement has been produced to explain how the proposed Silsoe Neighbourhood Plan (SNP) has been prepared in accordance with the Neighbourhood Planning General Regulations 2015 (as amended) and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 have been considered to have been met.

1.2 The Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the submitted SNP meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.

1.3 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if -

- They have regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood development plan contributes to the achievement of sustainable development;
- 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); and
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.4 **Supporting documents and evidence** – the SNP is supported by a Consultation Statement & Basic Conditions Statement

1.5 **Key statements** -

1.5.1 Silsoe Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The SNP expresses policies that relate to the development and use of land only within the neighbourhood area.

1.5.2 The neighbourhood area is contiguous with the parish boundary, as shown in the map accompanying the neighbourhood plan area designation application.

1.5.3 The SNP does not relate to more than one neighbourhood area. It is solely related to the area of Silsoe parish as designated by Central Bedfordshire Council on 12th December 2016.

1.5.4 There are no other Neighbourhood Development Plans in place for Silsoe

1.5.5 The SNP covers the period from 2018 to 2035.

1.5.6 No provision for excluded development such as national infrastructure is contained within the SNP.

1.6 This Basic Conditions Statement addresses the requirements in the following sections of this Statement -

- Section 3: demonstrates the plan is appropriate having regard to national policies and advice contained in guidance issued by the Secretary of State
- Section 4 shows how the SNP will contribute towards achieving sustainable development
- Section 5 demonstrates conformity with the CBC Northern Core Strategy and Development Management policies 2009
- Section 6 demonstrates compliance with the appropriate EU obligations.

2 Background

2.1 The Silsoe Parish Plan committee was formed in early 2006 and was adopted in 2008 for a period of 10 years.

2.2 In 2016, after the Localism Act had established the concept of Neighbourhood Plans, the Parish Council decided that it would undertake further work and prepare a Neighbourhood Plan. The Parish Council received a letter from Central Bedfordshire Council in December 2016 notifying the Parish Council designation of the area. The boundary of the NP area is shown in Illustration 1a of the NP.

2.3 The Neighbourhood Plan has been prepared by a Steering Group, comprising Parish Councillors and residents. This steering committee has organised a number of activities – including workshops, drop-in sessions, residents' survey and information updates to ensure that the views, comments and issues of concern to residents have been taken into consideration during the preparation of this Plan.

2.4 Preparation of the Neighbourhood Plan is detailed in Section 3 of the Statement on Community Consultation – Overview of the Consultation Process and included focus groups and drop in sessions to obtain the fullest view of local community concerns, needs and wants. Relevant stakeholders have also been consulted, including landowners. Other activities involved were –

- Evidence gathering using business and resident surveys
- Exhibitions to villagers on draft proposals
- The development of a Green infrastructure Plan to run alongside the Neighbourhood Plan, and inform the environmental policies in the NP
- The development of a Village Design Statement to run alongside the Neighbourhood Plan, and inform the building design policies in the NP

2.5 The pre submission NP with accompanying background documents which were published for a 6 week consultation in accordance with Regulation 14 of the Regulations from 18 May to 29 June 2018.

2.6 Submission of the Neighbourhood Plan (September 2018) which takes into account representations received on the earlier version and modifications for submission to CBC. It is accompanied by this Basic Conditions Statement, the Statement on Community Consultation, Regulation 14 Summary Document, Silsoe Green Infrastructure Plan and the Silsoe Village Design Statement.

2.7 The SPC has worked closely with officers of CBC since the start of the process to collate the evidence base and formulate policies and ensure that the emerging NP conforms with the relevant strategic policies of CBC. The NP is focused on a small number of locally relevant and important policies.

3 How the Neighbourhood Plan is appropriate with regard to National Planning Policy

3.1 It is required that the SNP has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF, 2012). Recent publication of NPPF (2018) has also been considered.

3.2 Both NPPF's refer to Neighbourhood Development Plans and require that they have regard to the policies. In addition, Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan.

3.3 The SNP has regard to relevant policies within the NPPF (2012) in relation to -

- Building a strong competitive economy
- Supporting a prosperous rural economy
- Delivering a wide choice of high quality homes
- Supporting high quality communication infrastructure
- 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

3.4 The SNP has regard to relevant policies within the NPPF (2018) in relation to -

- Achieving sustainable development
- Plan making
- Delivering a sufficient supply of homes
- Building a strong competitive economy
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

3.5 The SNP has 6 principal objectives. We summarise them in table 3.1 and 3.2 below and state which NPPF goals each objective seeks to address.

3.6 Table 3.3 then provides a summary of how each policy in the SNP conforms specifically to the current NPPF (2012).

Table 3.1: Assessment of SNP objectives against NPPF (2012)

SNP Objective	Relevant NPPF (2012) Goal
<p>Objective 1 Local Character</p> <ul style="list-style-type: none"> • looking after what is valued in Silsoe • needing to balance development with the protection of the village • using local character to inform development 	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment - Conserving and enhancing the historic environment - Requiring good design
<p>Objective 2 Environment</p> <ul style="list-style-type: none"> • balancing the need for growth with protecting our environment • ensuring developments are high-quality and sensitive to the environment and to climate change • ensuring growth is dealt with responsibly for the next generation 	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment - Conserving and enhancing the historic environment - Promoting healthy communities - Meeting the challenge of climate change, flooding and coastal change
<p>Objective 3 Transport</p> <ul style="list-style-type: none"> • planning for growth to have good connections to jobs, facilities, recreation services and the countryside • improving our existing networks and identifying opportunities 	<ul style="list-style-type: none"> - Supporting a prosperous rural economy - Requiring good design - Conserving and enhancing the natural environment
<p>Objective 4 Jobs & Business</p> <ul style="list-style-type: none"> • supporting the economy of Silsoe and any proposed growth • attracting business to the area • supporting regeneration to attract new investment to improve job prospects 	<ul style="list-style-type: none"> - Building a strong competitive economy - Supporting a prosperous rural economy - Supporting high quality communication infrastructure
<p>Objective 5 Growth & Infrastructure</p> <ul style="list-style-type: none"> • getting the best opportunities for the community • understanding potential locations for growth and the facilities, services and infrastructure needed 	<ul style="list-style-type: none"> - Supporting a prosperous rural economy - Supporting high quality communication infrastructure - Requiring good design - Promoting healthy communities
<p>Objective 6 Homes</p> <ul style="list-style-type: none"> • understanding the types of housing needed and the local population • ensuring the area can accommodate changes in lifestyle, affluence and choice • getting quality housing for current and future residents 	<ul style="list-style-type: none"> - Delivering a wide choice of high quality homes - Requiring good design - Promoting healthy communities

Table 3.2: Assessment of SNP objectives against NPPF (2018)

SNP Objective	Relevant NPPF (2018) Goal
<p>Objective 1 Local Character</p> <ul style="list-style-type: none"> • looking after what is valued in Silsoe • needing to balance development with the protection of the village • using local character to inform development 	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment - Conserving and enhancing the historic environment - Achieving well-designed places - Achieving sustainable development
<p>Objective 2 Environment</p> <ul style="list-style-type: none"> • balancing the need for growth with protecting our environment • ensuring developments are high-quality and sensitive to the environment and to climate change • ensuring growth is dealt with responsibly for the next generation 	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment - Conserving and enhancing the historic environment - Promoting healthy and safe communities - Meeting the challenge of climate change, flooding and coastal change - Achieving well-designed places - Achieving sustainable development
<p>Objective 3 Transport</p> <ul style="list-style-type: none"> • planning for growth to have good connections to jobs, facilities, recreation services and the countryside • improving our existing networks and identifying opportunities 	<ul style="list-style-type: none"> - Building a strong, competitive economy - Achieving well-design places - Promoting sustainable transport - Conserving and enhancing the natural environment
<p>Objective 4 Jobs & Business</p> <ul style="list-style-type: none"> • supporting the economy of Silsoe and any proposed growth • attracting business to the area • supporting regeneration to attract new investment to improve job prospects 	<ul style="list-style-type: none"> - Building a strong competitive economy - Supporting high quality communications - Achieving well-designed places
<p>Objective 5 Growth & Infrastructure</p> <ul style="list-style-type: none"> • getting the best opportunities for the community • understanding potential locations for growth and the facilities, services and infrastructure needed 	<ul style="list-style-type: none"> - Building a strong competitive economy - Supporting high quality communications - Achieving well-designed places - Promoting healthy and safe communities - Making effective use of land
<p>Objective 6 Homes</p> <ul style="list-style-type: none"> • understanding the types of housing needed and the local population • ensuring the area can accommodate changes in lifestyle, affluence and choice • getting quality housing for current and future residents 	<ul style="list-style-type: none"> - Delivering a sufficient supply of homes - Achieving well-designed places - Promoting healthy and safe communities - Achieving sustainable development

Table 3.3: Where SNP Policies conform with the current NPPF (2012)

NPPF (2012) Section	NPPF Paragraph Reference	SNP Policy
Supporting a prosperous rural economy	7, 9, 17, 69, 70 7, 9, 10, 17-21	SNP/SP-2 SNP/DC-1 SNP/EE-1 SNP/EE2
Promoting sustainable transport	7, 9, 17, 37, 69, 70, 73, 75, 114, 171	SNP/HQ-1 SNP/EP-5 SNP/EE-1 SNP/TP-1
Supporting high quality communications infrastructure	7, 17, 20, 42, 43	SNP/HQ-2
Delivering a wide choice of high quality homes	10, 17, 47, 48, 49, 50, 54, 57, 58 7, 17, 47, 48, 50, 54, 57, 58 7, 17, 47, 50, 53, 54, 55, 58 7, 17, 47, 48, 49, 50, 53, 54, 55, 57, 58, 59, 61, 63, 64 17, 47, 49, 50, 54, 55, 57, 58, 59, 60, 61, 63, 64 7, 17, 18, 21, 37	SNP/SP-1 SNP/HP-1 SNP/HQ-1 SNP/DC-1
Requiring good design	17, 47, 53, 56, 57, 58, 64 17, 50, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64 17, 93, 95	SNP/HE-2 SNP/SP-1 SNP/HP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-2 SNP/EP-3 SNP/EP-4 SNP/EP-5 SNP/EE-1 SNP/EE-2

<p>Promoting healthy communities</p>	<p>7, 9, 17, 69, 70, 73, 171 7, 9, 17, 37, 69, 70, 73, 114, 171</p>	<p>SNP/SP-2 SNP/HP-1 SNP/HQ-1 SNP/EP-1 SNP/EP-3 SNP/EP-5 SNP/EE-1 SNP/TP-1</p>
<p>Meeting the challenge of climate change, flooding and coastal change</p>	<p>17, 93, 99, 100, 103, 110, 156, 162 17, 49, 95, 110</p>	<p>SNP/EP-2 SNP/TP-1</p>
<p>Conserving and enhancing the natural environment</p>	<p>9, 17, 53, 56, 57, 58, 59, 60, 63, 64 7, 9, 17, 37, 70, 73, 74, 76, 77, 78, 109, 113 7, 9, 17, 78, 109, 113, 117, 118 9, 17, 109, 113, 114, 117, 118 9, 17, 109, 110, 113, 114, 117, 118</p>	<p>SNP/HE-1 SNP/HE-3 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5 SNP/EE-1 SNP/EE-2</p>
<p>Conserving and enhancing the historic environment</p>	<p>9, 17, 76, 78, 109, 113, 117 9, 17, 61, 64, 126, 128, 131-6, 139 19, 17, 61, 63, 64, 126, 128, 131-6, 139, 140</p>	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-1 SNP/EE-1 SNP/EE-2</p>

4 Contribution to Sustainable Development

4.1 The NPPF (2012) 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.

4.2 Table 4.1 below summarises how the objectives and policies in the SNP contribute towards sustainable development, as defined in the current NPPF (2012).

Table 4.1: Assessment of SNP Objectives & Policies against Sustainable Development

Deliver Economic Sustainability	
NPPF (2012) Definition: “Contribute to building a strong, responsive economy”	
SNP Objectives	<p>Environment – ensuring developments are high quality and sensitive to the environment and to climate change; ensuring growth is dealt with responsibly for the next generation</p> <p>Transport – planning for growth to have good connections to jobs, facilities, recreation services and the countryside</p> <p>Jobs & Business – supporting the economy of Silsoe and any proposed growth; attracting business to the area; supporting regeneration to attract new investment to improve job prospects</p> <p>Growth & Infrastructure – understanding potential locations for growth and the facilities, services and infrastructure needed</p>
SNP Policies	<p>SNP/SP-2 SNP/HQ-2 SNP/DC-1 SNP/EE-1 SNP/EE-2</p>
SNP Comments	<p>The SNP seeks to encourage high quality development of businesses within the area – Wrest Park provides a good base for this; however, size of facility and transport connections need to be taken into consideration to protect the historic environment of Silsoe and tight access through the village.</p> <p>Sustainable forms of transport are encouraged, small scale growth with appropriate access is also encouraged, with particular focus on shops and services which will enhance the living experience in Silsoe. This should be supported by efficient and reliable high speed broadband, as well as good telecommunications infrastructure.</p>

Deliver Social Sustainability	
NPPF (2012) Definition: “Support strong, vibrant and healthy communities”	
SNP Objectives	<p>Local Character – needing to balance development with the protection of the village</p> <p>Environment – ensuring growth is dealt with responsibly for the next generation</p> <p>Transport – planning for growth to have good connections to jobs, facilities, recreation services and the countryside; improving our existing networks and identifying opportunities</p> <p>Jobs & Business – supporting the economy of Silsoe and any proposed growth; attracting business to the area; supporting regeneration to attract new investment to improve job prospects</p> <p>Growth & Infrastructure – getting the best opportunities for the community; understanding potential locations for growth and the facilities, services and infrastructure needed</p> <p>Homes – understanding the types of housing needed and the local population, ensuring the area can accommodate changes in lifestyle, affluence and choice; getting quality housing for current and future residents</p>
SNP Policies	<p>SNP/HE-2</p> <p>SNP/SP-2</p> <p>SNP/HP-1</p> <p>SNP/HQ-1</p> <p>SNP/HQ-2</p> <p>SNP/DC-1</p> <p>SNP/EP-1</p> <p>SNP/EP-5</p> <p>SNP/EE-1</p> <p>SNP/EE-2</p>
SNP Comments	<p>The SNP vision is to maintain and also create for the future a thriving safe rural community that people are happy to live, work and relax in. Social infrastructure is needed in particular in the shape of shops and services – particularly maintaining and increasing pubs and restaurants in the village. Green Spaces have been identified and connect Silsoe through a network of walk, cycle and bridleways that will enhance the experience for residents over the long term of living in Silsoe, so increased opportunity for walking, cycling and horse riding are supported. Housing to meet the needs of the local community is also supported.</p>

Deliver Environmental Sustainability	
<p>NPPF (2012) Definition: “Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change”</p>	
SNP Objectives	<p>Local Character – looking after what is valued in Silsoe; needing to balance development with the protection of the village; using local character to inform development</p> <p>Environment – balancing the need for growth with protecting our environment; ensuring developments are high-quality and sensitive to the environment and to climate change; ensuring growth is dealt with responsibly for the next generation</p> <p>Transport – planning for growth to have good connections to jobs, facilities, recreation services and the countryside; improving our existing networks and identifying opportunities</p> <p>Growth & Infrastructure – understanding potential locations for growth and the facilities, services and infrastructure needed</p>
SNP Policies	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-1 SNP/EP-2 SNP/EP-3 SNP/EP-4 SNP/EP-5 SNP/EE-1 SNP/EE-2 SNP/TP-1</p>
SNP Comments	<p>The SNP seeks to maintain and enhance the natural, built and historic nature of Silsoe through the application of the policies and use of the Silsoe Village Design Statement which gives advice and guidance on how to achieve this successfully. The character of Silsoe is one of the key things residents love about Silsoe and this is a priority for our NP. Wrest Park House and Gardens plays a big part in this and should be celebrated however should work successfully alongside the day to day needs and expectations of residents living there.</p>

4.3 As demonstrated in Table 4.1, the strategic objectives of the Neighbourhood Development Plan are considered to comprise of a balance of social, economic and environmental goals.

4.4 CBC was formally requested to conduct a screening option to determine whether the Draft Silsoe Parish Neighbourhood Plan required a Strategic Environmental Assessment (Appendix 2). CBC confirmed that an SEA was not required as the Draft Plan proposals were unlikely to result in significant environmental effects.

5 General Conformity to Strategic Local Policy

5.1 Silsoe lies within the local authority area of Central Bedfordshire Council and the Neighbourhood Plan must be in general conformity with the strategic policies of the development plan of CBC.

5.2 The Development Plan currently consists of the following -

- 2009 Central Bedfordshire Council Core Strategy and Development Management Policies (CSDMP, 2009)
- 2014 Bedford Borough, Central Bedfordshire and Luton Borough Councils' Minerals and Waste Local Plan: Strategic Sites and Policies.
- 2035 Pre-Submission CBC Local Plan

5.3 The relevant policies are shown in Table 5.1 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the SNP is in general conformity with them.

5.4 Any CBC policy that is not identified in Table 5.1 is not considered to be relevant to the SNP.

Table 5.1: Where SNP Policies fit with Relevant Strategic Policies in the Central Bedfordshire Council Development Plan (CSDMP 2009)

Local Plan Policy	SNP Policy
Core Strategy Policies 2009	
CS1: Development Strategy (Rural Areas)	SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EE-2
CS2: Developer Contributions	SNP/HQ-1 SNP/HQ-2
CS3: Healthy and Sustainable Communities	SNP/SP-2 SNP/HP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-1

	<p>SNP/EP-5 SNP/EE-1 SNP/EE-2 SNP/TP-1</p>
<p>CS4: Linking Communities – Accessibility & Transport</p>	<p>SNP/SP-2 SNP/HQ-1 SNP/HQ-2 SNP/EP-5 SNP/EE-1 SNP/EE-2 SNP/TP-1</p>
<p>CS7: Affordable Housing</p>	<p>SNP/HP-1</p>
<p>CS9: Providing Jobs</p>	<p>SNP/SP-2 SNP/DC-1 SNP/EE-2</p>
<p>CS10: Location of Employment Sites</p>	<p>SNP/DC-1 SNP/EE-1 SNP/EE-2</p>
<p>CS11: Rural Economy and Tourism</p>	<p>SNP/HE-1 SNP/HE-2 SNP/SP-2 SNP/HQ-2 SNP/DC-1 SNP/EE-1 SNP/EE-2</p>
<p>CS12: Town Centres and Retailing</p>	<p>SNP/SP-2 SNP/EE-2</p>
<p>CS13: Climate Change</p>	<p>SNP/EP-2 SNP/TP-1</p>
<p>CS14: High Quality Development</p>	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HP-1 SNP/HQ-1 SNP/HQ-2 SNP/EP-4 SNP/EE-1</p>

	SNP/EE-2
CS15: Heritage	SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EE-2
CS16: Landscape and Woodland	SNP/HE-1 SNP/HE-3 SNP/SP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5
CS17: Green Infrastructure	SNP/HE-3 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5
CS18: Biodiversity and Geological Conservation	SNP/HE-3 SNP/EP-3 SNP/EP-4

Development Management Policies 2009	
DM1: Renewable Energy	SNP/TP-1
DM2: Sustainable Construction of New Buildings	SNP/HE-2 SNP/SP-1 SNP/HQ-1 SNP/HP-1 SNP/DC-1 SNP/EP-2
DM3: High Quality Development	SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HP-1

	<p>SNP/HQ-1 SNP/HQ-2 SNP/EP-4 SNP/EE-1 SNP/EE-2</p>
DM4: Development Within and Beyond Settlement Envelopes	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/SP-2 SNP/HP-1 SNP/HQ-1 SNP/HQ-2 SNP/EP-4 SNP/EE-1 SNP/EE-2</p>
DM5: Important Open Space within Settlement Envelopes	<p>SNP/HE-1 SNP/HE-3 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5</p>
DM8: Village Shops & Pubs	<p>SNP/SP-2 SNP/EE-2</p>
DM9: Providing a range of transport	<p>SNP/SP-2 SNP/HQ-1 SNP/EP-5 SNP/EE-1 SNP/EE-2 SNP/TP-1</p>
DM10: Housing Mix	<p>SNP/HP-1</p>
DM12: Horticultural and Redundant Agricultural Sites	<p>SNP/DC-1</p>
DM13: Heritage in Development	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/HQ-1</p>

	<p>SNP/HQ-2 SNP/DC-1 SNP/EE-2</p>
DM14: Landscape and Woodland	<p>SNP/HE-1 SNP/HE-2 SNP/HE-3 SNP/SP-1 SNP/HQ-1 SNP/HQ-2 SNP/DC-1 SNP/EE-2</p>
DM15: Biodiversity	<p>SNP/HE-3 SNP/EP-3 SNP/EP-4</p>
DM16: Green Infrastructure	<p>SNP/HE-3 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5</p>
DM17: Accessible Green spaces	<p>SNP/HQ-1 SNP/EP-1 SNP/EP-3 SNP/EP-4 SNP/EP-5</p>

Table 4.2: Where SNP Policies fit with Relevant Strategic Policies in the 2035 Central Bedfordshire Council Submission Local Plan

Core Policies 2017	SNP Policies
SP1: Growth Strategy	SNP/SP-1
Policy SP5: Preventing Coalescence and Important Countryside Gaps	SNP/EP-1
Policy SP7: Development Within Settlement Envelopes	SNP/SP-1 SNP/SP-2
Housing	SNP Policies
Policy H1: Housing Mix	SNP/HP-1

Policy H2: Housing Standards	SNP/HP-1
Policy H3: Housing of Older People	SNP/HP-1

Employment and Economy	SNP Policies
Policy EMP1: Employment sites and uses	SNP/SP-2 SNP/DC-1 SNP/EE-1 SNP/EE-2
Policy EMP3: Employment proposals within or adjacent to Settlement Envelopes	SNP/SP-2 SNP/DC-1 SNP/EE-1 SNP/EE-2
Policy EMP4: Rural & Visitor Economy	SNP/SP-2 SNP/DC-1 SNP/EE-1 SNP/EE-2

Retail & Town Centres	SNP Policies
Policy R2: Retail for minor service centres, villages and rural economy	SNP/SP-2 SNP/EE-2

Transport	SNP Policies
Policy T1: Mitigation of Transport Impacts on the Network	SNP/SP-2 SNP/EE-1
Policy T5: Ultra Low Emission Vehicles	SNP/TP-1
Policy T6: Management of Freight	SNP/SP-2 SNP/EE-1

Environmental Enhancement	SNP Policies
Policy EE1: Green Infrastructure	SNP/EP-1
Policy EE2: Enhancing Biodiversity	SNP/HE-3 SNP/EP-3
Policy EE3: Nature Conservation	SNP/EP-1 SNP/EP-3
Policy EE4: Trees Woodlands & Hedgerows	SNP/HE-3 SNP/EP-4
Policy EE5: Landscape Character & Value	SNP/HE-1 SNP/EP-1 SNP/EP-4
Policy EE7: The Chilterns Area of Outstanding Natural Beauty	SNP/HE-1 SNP/EP-4
Policy EE12: Public Rights of Way	SNP/EP-5
Policy EE13: Outdoor sport Leisure and Open Space	SNP/EP-1

Climate Change and Sustainability	SNP Policies
Policy CC3: Flood Risk Management	SNP/EP-2

High Quality Places	SNP Policies
Policy HQ1: High Quality Development	SNP/HQ-1
Policy HQ2: Planning Obligations & The Community Infrastructure Levy	SNP/HQ-1
Policy HQ5: Broadband and Telecommunications Infrastructure	SNP/HQ-2

Historic Environment	SNP Policies
Policy HE2: Historic Parks & Gardens	SNP/HE-1
Policy HE3: Built Heritage	SNP/HE-2 SNP/HE-3

Development in the Countryside	SNP Policies
Policy DC1: Re-use of Buildings in the Countryside	SNP/DC-1
Policy DC2: Replacement Dwellings in the Countryside	SNP/DC-1
Policy DC3: Rural Workers Dwellings	SNP/DC-1

6 Compatibility with EU Legislation

6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency). Regulation 11 states that within 28 days of making the SEA screening determination it shall -

- Send to each consultation body a statement of its reasons for determination (where it is determined that the plan does not require an environmental assessment)
- Bring to the attention of the public that the it has determined the plan is not likely to have significant environmental effects
- Make copies of the determination available to view.

6.2 In 2018, Silsoe Parish Council requested from Central Bedfordshire Council, as the responsible body, to consider whether an environmental assessment of the emerging SNP is required.

6.3 In July 2018, Central Bedfordshire Council issued an SEA screening determination which confirmed that the SNP was not likely to have any significant environmental effects. This was following consultation with the consultation bodies.

6.4. In line with Regulation 11 of the SEA regulations, Central Bedfordshire Council sent the SEA screening determination to the consultation bodies within 28 days of the Screening determination and issued a statement of its reasons for the determination. The SEA screening determination was made available to view on the CBC website.

6.5 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) this document is also submitted alongside the Neighbourhood Development Plan.

6.6 The Silsoe NP SEA/HRA Screening Determination Statement of Reasons document also confirms that the making of the SNP is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

6.7 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under The European Convention on Human Rights. SNP also complies with The Human Rights Act.

6.8 As part of the formal screening process CBC confirmed there were unlikely to be any significant effects on European Sites so no Habitat Regulation Assessment was required.

7 Conclusion

7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by Silsoe Neighbourhood Plan and all policies therein. It is therefore respectfully suggested that Silsoe Neighbourhood Plan complies with paragraph 8(1) (a) of Schedule 4B of the 1990 Town and Country Planning Act.

Appendix 1: Formal Request to Conduct Screening Opinion



FAO - Siobhan Vincent
Neighbourhood Involvement Officer
Regeneration and Business Directorate
Central Bedfordshire Council

13.09.2017

Silsoe Neighbourhood Plan Pre-Submission Draft

Dear Siobhan –

In line with Neighbourhood Planning requirements we formally request that CBC conduct a Screening Option on our behalf to determine whether the Draft Silsoe Neighbourhood Plan (attached) requires a Strategic Environmental Assessment.

We request that you inform us of your decision in writing having consulted the relevant statutory bodies.

Yours sincerely –

Helen Flack

Helen Flack
Silsoe Parish Council
www.silsoeparishcouncil.org
01525 862219 / 07768 610219

Appendix 2: Silsoe Neighbourhood Plan SEA Screening Opinion Report

Appendix 3: Confirmation from CBC that the SNP meets Basic Conditions